

**MINUTES OF: DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 27<sup>th</sup> June 2006**

**Present:** Councillor Swain (in the Chair)  
Councillors Crosta, Cheetham, Driver, Eaton, Entwistle,  
Haworth, Lamb, Neal and Robertson

**In Attendance:** B Sheasby, Team Manager Development Control  
A Parkinson, Legal Service Manager  
H Moore, Committee Services Manager  
J Cook, Committee Officer  
N Blackhurst, Planning Assistant

**Also Present:** Councillors Graham and Lynskey and approximately 30  
members of the public and press

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**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were submitted on behalf of Councillors D Barnes (Cheetham substituting), L Barnes and S Pawson (Driver substituting).

**2. MINUTES OF THE LAST MEETING:**

**Resolved:**

That the Minutes of the meeting held on 30<sup>th</sup> May 2006 be signed by the Chair as a correct record subject to the following paragraph being amended as set out below:

**DECLARATIONS OF INTEREST**

Councillor Haworth declared a personal and prejudicial interest in application number 2006/148 as he had relatives living nearby to the subject premises. Councillor Haworth vacated the room and the meeting during the discussion on and consideration of the application.

**3. DECLARATIONS OF INTEREST:**

Members of the Committee were asked to consider whether they had an interest in any matters to be discussed at the meeting and the following interests were declared:-

Councillor Haworth declared a personal and prejudicial interest in application number 2006/148 as he had relatives living nearby to the subject premises and he left the meeting during consideration of this item.

Councillor Driver declared a personal and prejudicial interest in application number 2006/248 as she had previously visited the property with another Councillor and she left the room for the duration of this item.

Councillor Neal declared a personal interest in Appeal Decision number 2004/087 as he had spoken on the matter at the Planning Appeal Hearing.

**4. APPLICATION NUMBER 2006/096  
CONSTRUCTION OF DETACHED 5 BED HOUSE WITH INTEGRAL 2 CAR GARAGE  
AT: GARDEN PLOT ADJACENT TO 10 LOWER CLOWES, TOWNSEND FOLD,  
RAWTENSTALL**

The Team Manager for Development Control presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the procedure for public speaking Mr David Dawson spoke against the application and Mr S Hartley spoke in favour of the application.

A proposal was moved and seconded to approve the application.

Voting took place on the proposal, the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta	✓		
Eaton	✓		
Entwistle	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Driver	✓		
Cheetham	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

That the application be approved subject to the following conditions:

Conditions

1. The development permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings shall not be varied without the prior written permission of the Local Planning Authority.  
Reason: To ensure that the development will be of satisfactory appearance.

3. Before any development is commenced, details of a scheme for the diversion of any culvert and for dealing with any other land drainage structure or issue shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the route, size, materials, depth, levels and methods of construction. The works shall be completed in accordance with the approved plans.  
Reason: To ensure satisfactory provision is made for the completion of essential works to the drainage system.
  
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any order revoking or re-enacting that order with or without modification no development shall be carried out on the site within the terms of classes A,B,C,D, and E of Part 1 of Schedule 2 of the Order, without the prior consent of the Local Planning Authority.  
Reason: To ensure that any development of the site has due regard to the amenities of the surrounding area.
  
5. Prior to the commencement of development a scheme of landscaping shall first be submitted to and approved in writing by the Local Planning Authority. All planting seeding comprised in the approved details shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.  
Reason: In the interests of visual amenity.
  
6. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00am and 7:00pm Monday to Friday and 8:00am and 1:00pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
Reasons: To safeguard the amenities of nearby residential properties in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

**5. APPLICATION NUMBER 2006/148  
REVISED PLOT LAYOUT AND SUBSTITUTION OF HOUSE TYPES AND ASSOCIATED GARAGES ON PLOTS 62-116 (LAND INCORPORATING A FOOTPATH – LINK FROM ONCHAN DRIVE)  
AT: LAND BETWEEN DOUGLAS ROAD AND TONG LANE, BACUP**

The Team Manager Development Control presented the report.

In accordance with the procedure for public speaking Mr Dawson spoke in favour of the application.

A proposal was moved and seconded to approve the application.

Voting took place on the proposal, the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta	✓		
Eaton	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Driver	✓		
Cheetham	✓		
<b>TOTALS</b>	9	0	0

**Resolved:**

That the application be approved subject to the following conditions:

Conditions

1. The development shall be carried out in accordance with the amended Site Layout Plan (Drwg No 3211/10 rev L), and amended Chesham house-type for Plots 79 & 97, accompanying the Harron Homes letters of 2/6/06 & 6/6/06.  
Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.
2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.  
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
3. Windows in the gables of the dwellings hereby approved shall be obscure-glazed, and thereafter remain as such, unless otherwise first agreed in writing with the Local Planning Authority.  
Reason: In the interests of the amenities of local residents and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

5. No development shall not be commenced until full details, including representative samples, of the external construction to be used on the roof and walls of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

6. No development shall take place until a scheme of landscaping/boundary treatment has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped, together with details of walls/fences to be erected to bound gardens &/or the site; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

7. All hard-surfaced areas/walls/fences forming part of the approved scheme of landscaping/boundary treatment shall be completed prior to occupation of the dwelling to which they relate/are nearest, unless otherwise agreed in writing with the Local Planning Authority. All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following substantial completion of the building to which they relate/are nearest. Any trees or plants in the approved scheme of landscaping which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

8. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

9. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the local planning authority. The scheme shall be completed in accordance with approved plans.

Reason: To reduce the risk of flooding, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

10. The traffic calming features shown within the site shall be designed and implemented to be conducive to the implementation of a 20 mph zone covering the whole of the development site, with the developer funding all costs associated with the appropriate legal processes and signing.

Reason: In the interests of highway and pedestrian safety, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

11. None of the dwellings hereby approved shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

12. That part of each drive extending from the kerb line/edge of carriageway for a minimum distance of 7.5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, prior to first occupation of the dwelling to which it relates.

Reason: To prevent mud/loose surface material from being carried on to the public highway, and causing a potential source of danger to other highway users, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

13. Prior to first occupation of any of the dwellings on Plots 67-75 a footpath shall be provided between the access way serving them and Onchan Drive, in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory means of pedestrian access, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

**6. APPLICATION NUMBER 2006/193  
CHANGE OF HOUSE TYPE WITH ADDITIONAL CONSERVATORY  
AT: 36 THORNFIELD AVENUE, WATERFOOT**

The Team Manager Development Control presented the report.

In accordance with the procedure for public speaking Mr Paul Heys spoke in favour of the application. It was noted that Janet Weeks had registered an intention to speak against the application, however did not take the opportunity to speak when called.

A proposal was moved and seconded to approve the application.

Voting took place on the proposal, the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta	✓		
Eaton	✓		
Entwistle	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Driver	✓		
Cheetham	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

That the application be approved subject to the following conditions:

Conditions

1. The development permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
2. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings shall not be varied without the prior written permission of the Local Planning Authority.  
Reason: To ensure the development is of satisfactory appearance.

**7. APPLICATION NUMBER 2006/227  
APPLICATION FOR THE ERECTION OF 1 DETACHED DWELLING  
AT: LAND TO THE REAR OF 183 BURNLEY ROAD, ROSSENDALE, BB4  
8HY**

The Team Manager Development Control presented the report.

In accordance with the public speaking procedure Mr Alan Hitch spoke against the application and Mr Steven Hartley spoke in favour of the application.

A proposal was moved and seconded to refuse the application.

Voting took place on the proposal, the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta	✓		
Eaton		✓	
Entwistle		✓	
Haworth	✓		
Lamb		✓	
Neal		✓	
Robertson	✓		
Driver		✓	
Cheetham		✓	
<b>TOTALS</b>	4	6	0

The motion was declared lost.

A proposal was moved and seconded to approve the application.

Voting took place on the proposal the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain		✓	
Crosta		✓	
Eaton	✓		
Entwistle	✓		
Haworth		✓	
Lamb	✓		
Neal	✓		
Robertson		✓	
Driver	✓		
Cheetham	✓		
<b>TOTALS</b>	6	4	0

**Resolved:**

That the application be approved for the reason that the creation of one additional dwelling unit will not materially add to housing oversupply within the Borough and the application site is within walking distance of Rawtenstall Town Centre and its public transport interchanges. The proposed development would not unduly impact upon neighbour or visual amenity, highway safety and other criteria of Policy DC1 of the adopted Rosendale District Local Plan, and subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. Prior to the commencement of any development details of the materials to be used on the roof and external elevations of the development hereby

approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policy DC.1 of The Rossendale District Local Plan.

3. Notwithstanding what is shown on the submitted drawings, before the development hereby permitted is first commenced full details of existing and proposed ground levels and the proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and to accord with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

4. No development shall take place until details of the proposed foul and surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the approved drainage arrangements have been fully implemented.

Reason: To secure proper drainage to accord with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping/boundary treatment. The submitted scheme shall include all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. All external hard-surfaced areas/walls/fences forming part of the approved scheme shall be completed prior to first occupation of the dwelling hereby permitted. All tree/shrub planting comprised in the approved details of soft landscaping shall be carried out in the first planting season following the substantial completion of the development and any trees/shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to accord with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order) no development shall be carried out on the site within the terms of Class A and B of Part 1 of Schedule 2 of the Order, without the prior consent of the Local Planning Authority.

Reason: To ensure that any additions/alterations to the dwelling have due regard to the amenities of neighbours and the surrounding area in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

7. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

**8. APPLICATION NUMBER 2006/242  
ERECTION OF STABLES AND TACK STORE  
AT: LAND TO THE REAR OF 51/59 BLACKBURN ROAD, EDENFIELD**

The Team Leader, Development Control presented the report.

In accordance with the public speaking procedure Mr Richard Nuttall spoke in favour of the application.

A proposal was moved and seconded to grant the application.

Voting took place on the proposal the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta	✓		
Eaton	✓		
Entwistle	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Driver	✓		
Cheetham	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

That the application be granted subject to the following conditions.

Conditions

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by section 51 of The Planning and Compulsory Purchase Act 2004

2. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of The Local Planning Authority.

Reason: To ensure the development will be of satisfactory appearance.

3. Prior to the commencement of any development details of how the site is to be accessed shall be submitted to and approved in writing by the Local Planning Authority, and the development shall not be brought into use until the access has been constructed in accordance with the approved details.

Reason: In the interests of highway safety and to accord with Policy DC.1 of The Rossendale District Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the provision of drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the risk of flooding by ensuring the provision of a satisfactory means of drainage.

5. No development shall be commenced until a scheme for siting, management and disposal of manure has been submitted to and approved in writing by the Local Planning Authority.

Reasons in order to avoid any nuisance caused by smell or flies and to protect the amenities of local residents in accordance with Policy DC.1 of The Rossendale District Local Plan.

**9. APPLICATION NUMBER 2006/248  
CHANGE OF USE OF A FORMER AGRICULTURAL BUILDING TO A  
DWELLING  
AT: HIGHER TUNSTEAD FARM, TUNSTEAD LANE, BACUP**

The Team Manager, Development Control presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the public speaking procedure Mr Steven Hartley spoke in favour of the application. Councillor Lynskey also spoke on the application.

A proposal was moved and seconded to approve the application.

Voting took place on the proposal the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta	✓		
Eaton	✓		
Entwistle	✓		
Haworth	✓		
Lamb	✓		
Neal		✓	
Robertson		✓	
Cheetham	✓		
<b>TOTALS</b>	<b>7</b>	<b>2</b>	<b>0</b>

## **Resolved:**

That the application be approved as the conversion of a building is in accordance with Green Belt policy and the creation of one additional unit will not materially add to housing oversupply within the Borough. The proposed development will not unduly impact upon the amenity of neighbouring residents, the landscape, highway safety or other criteria, and is subject to the following conditions:

### Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. The permission hereby granted is for the change of use of the existing building only and does not imply or grant any consent for any demolition or rebuilding of external walls of the building, replacement of the existing slated-roof or new external doors/window-frames, unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To define the permission and to prevent works of inappropriate scale/ appearance within an area subject to policies of development constraint and to comply with Policy C6 of the adopted Rossendale District Local Plan.
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft-landscaping/ boundary treatment. The submitted scheme shall include all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. All external hard-surfaced areas/walls/fences forming part of the approved scheme shall be completed prior to first occupation of the dwelling hereby permitted. All tree/shrub planting comprised in the approved details of soft-landscaping shall be carried out in the first planting season following the substantial completion of the development, and any trees/shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
Reason: In the interests of visual amenity and to accord with Policy C6 of the adopted Rossendale District Local Plan.
4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the adopted Rossendale District Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that order) no development shall be carried out on the site within the terms of Class A, B,C, D, and E of Part 1 of Schedule 2 of the Order without the prior consent of the Local Planning Authority.

Reason: To ensure that any development of the site has due regard to the amenities of the surrounding area and to accord with Policy C6 of the adopted Rossendale District Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Parts 6 & 7), or any order amending, revoking or re-enacting that Order, no works for the erection, extension or alteration of a building for the purposes of agriculture or forestry shall be undertaken within the land holding edged red and blue on the plans hereby approved, without the prior submission to and approval by the Local Planning Authority of an application for planning permission.

Reason: To avoid the unnecessary proliferation of buildings within, and harmful to, the character and appearance of the Green Belt and in accordance with Policy C6 of the adopted Rossendale District Local Plan.

**10. APPLICATION NUMBER 2006/257  
ERECTION OF 2 BEDROOM BUNGALOW  
AT: LAND TO THE REAR OF 288-294 NEWCHURCH ROAD,  
STACKSTEADS**

The Team Manager Development Control presented the report.

In accordance with the procedure for public speaking Mr Steven Hartley spoke in favour of the application. Councillor Lynskey also spoke on the application.

A proposal was moved and seconded to approve the application.

Councillor Crosta did not take part in the discussion or voting on the application as she had not been present to hear the entire debate.

Voting took place on the proposal the result of which was as follows:

COUNCILLOR	FOR	AGAINST	ABSTENTION
Swain	✓		
Eaton	✓		
Entwistle	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Driver		✓	
Cheetham	✓		
<b>TOTALS</b>	<b>8</b>	<b>1</b>	<b>0</b>

**Resolved:**

That the application be approved subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.
3. No development shall be commenced until a scheme detailing two off-road parking spaces within the curtilage of the dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full and be available for use before the dwelling is occupied. The parking area shall thereafter be retained in perpetuity for the purpose of parking.  
Reason: In the interests of highway safety and to accord with Policy DC1 of the Rossendale District Local Plan
4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.  
Reason: In the interests of residential amenity.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which

within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
Reason: In the interests of visual amenity.

6. Notwithstanding any indication on the approved plans or application forms, no development shall be commenced until full details of the external materials to be used on the roof and the walls of the development have been submitted to and first approved in writing by the Local Planning Authority. The development shall thereafter not be carried out otherwise than in complete accordance with the approved details.  
Reason: To ensure a satisfactory appearance to the development and to accord with Policy DC4 of the Rossendale District Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) no development shall be carried out on the site within the terms of Classes A, B, C, D and E, part 1 of Schedule 2 of the Order, without the prior consent of the Local Planning Authority.  
Reason: To ensure that any development of the site has due regard to the amenities of the surrounding area.

**11. APPLICATION NUMBER 2006/272  
SINGLE STOREY SIDE EXTENSION AND FIRST FLOOR BEDROOM  
EXTENSION  
AT: 21 SLAIDBURN AVENUE, RAWTENSTALL**

The Team Manager Development Control presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the procedure for public speaking Mr Alan Spencer spoke in favour of the application.

A proposal was moved and seconded to refuse the application.

Voting took place on the proposal the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta		✓	
Eaton		✓	
Entwistle	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Driver		✓	
Cheetham		✓	
<b>TOTALS</b>	<b>6</b>	<b>4</b>	<b>0</b>

**Resolved:**

That the application be refused as it is considered that by virtue of its size and location the development would have a detrimental impact upon existing conditions in the area and would lead to a significant loss of neighbour amenity contrary to the provisions of Policy DC1 of the Rossendale District Local Plan.

**12. APPLICATION NUMBER 2006/230  
ERECTION OF 1 NO. 3 BED DWELLING  
AT: THE GARDEN AREA OF 285 EDGESIDE LANE, WATERFOOT**

The Team Manager, Development Control presented the report and referred to the additional representations received since the preparation of his report.

A proposal was moved and seconded to approve the application.

Voting took place on the proposal, the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Swain	✓		
Crosta	✓		
Eaton	✓		
Entwistle	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Driver	✓		
Cheetham	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

That the application be approved subject to the following conditions:

Reasons/Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act
2. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.

3. The proposed access, driveway and turning area shall be constructed in accordance with the approved plan and be available for use before the dwelling is first occupied. The parking and turning area shall thereafter be retained in perpetuity for the purpose of parking and turning.  
Reason: To ensure adequate off-street parking and turning to permit vehicles to leave the site in forward gear, in the interests of highway safety.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order) the garage shall not be used for any purpose which would preclude its use for the parking of a motor car.  
Reason: The retention of the parking space within the site is important in terms of amenity and highway safety.
5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.  
Reason: In the interests of residential amenity.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
Reason: In the interests of visual amenity.
7. The development shall not be commenced until full details, including representative samples, of the external materials of construction to be used on the roof and walls of the development have been submitted to and first approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.  
Reason: To ensure a satisfactory appearance to the development and to accord with Policy DC4 of the Rossendale District Local Plan
8. All windows in the southern (LH flank) elevation of the proposed development shall not at any time be glazed other than with obscure glass of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved.  
Reason: To protect the residential amenities of adjoining property and to accord with Policy DC1 of the Rossendale District Local Plan.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory instrument revoking or re-enacting that Order) no material change of elevation, change of use or alteration to form a habitable room of any integral or

other garage constructed concurrently with or subsequent to the original dwelling house, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Reason: In order to ensure that the existing standard of garage accommodation is not materially affected in terms of visual amenity and more particularly with a view to retaining the existing standard of car parking provision within the application site.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) no development shall be carried out on the site within the terms of Class A of Part 1 of Schedule 2 of the Order, without the prior consent of the Local Planning Authority.

Reason: to ensure that any development of the site has due regard to the amenities of the surrounding area.

11. The proposed access, driveway and turning area shall be constructed in accordance with the approved plan and be available for use before the dwelling is first occupied. The parking and turning area shall thereafter be retained in perpetuity for the purpose of parking and turning.

Reason: To ensure adequate off-street parking and turning to permit vehicles to leave the site in forward gear, in the interests of highway safety.

12. The development shall be carried out in accordance with plans numbered 601001/01C, 601001-02C and 601001-03C received on 11<sup>th</sup> June 2006.

**13. PLANNING APPEAL DECISION  
APPLICATION NUMBER 2004/087  
OUTLINE APPLICATION (SITING, DESIGN, MEANS OF ACCESS AND  
EXTERNAL APPEARANCE) FOR THE ERECTION OF A 1,147 SQ M  
INDOOR MÉNAGE INCORPORATING 8 LOOSE BOXES AND TACK  
ROOM  
AT: LAND AT PISGAH FARM, IVY BANK, WHITWORTH**

**Resolved:**

That the report be deferred to the next meeting in order that the Committee can consider the Planning Inspector's Report.

**14. PLANNING APPEAL DECISIONS**

The Team Manager Development Control outlined the Planning Appeal Decisions.

In accordance with the procedure for public speaking Mrs C Fishwick spoke on the Planning Appeal Decisions.

**APPLICATION NUMBER 2005/093  
ERECTION OF 4 TOWNHOUSES  
AT: LAND AT HILL END LANE, RAWTENSTALL**

The Team Manager Development Control submitted a report notifying members of an appeal decision in respect of Planning Application Number 2005/093 which was for the erection of 4 townhouses at land at Hill End Lane, Rawtenstall.

It was reported that the Planning Inspector had dismissed the Appeal.

**Resolved:**

That the report be noted.

**PLANNING APPEAL DECISION  
APPLICATION NUMBER 2005/372  
(OUTLINE) ERECTION OF SPLIT LEVEL BUNGALOW WITH DETACHED  
GARAGE  
AT: LAND TO REAR OF 4 VICTORIA DRIVE, HASLINGDEN**

The Team Manager Development Control submitted a report notifying members of an appeal decision in respect of Planning Application Number 2005/372 which was an outline application for the erection of split level bungalow with detached garage at land to the rear of 4 Victoria Drive, Haslingden.

It was reported that the Planning Inspector had dismissed the Appeal.

**Resolved:**

That the report be noted.

**PLANNING APPEAL DECISION  
APPLICATION NUMBER 2005/421  
ERECTION OF A 2 STOREY EXTENSION TO REAR  
24 NORTH VIEW, CRAWSHAWBOOTH**

The Team Manager Development Control submitted a report notifying members of an appeal decision in respect of Planning Application Number 2005/421 which was an application for the erection of a 2 storey extension to the rear at 24 North View, Crawshawbooth.

It was reported that the Planning Inspector had dismissed the Appeal.

**Resolved:**

That the report be noted.

**PLANNING APPEAL RESULT  
APPLICATION NUMBER 2005/516  
(OUTLINE) ERECTION OF BUILDING FOR INDUSTRIAL USE  
AT: LAND AT VICTORIA STREET AND HOPE STREET, CLOUGHFOLD**

The Team Manager Development Control submitted a report notifying members of an appeal decision in respect of Planning Application Number 2005/516 which was an (outline) erection of building for industrial use at land at Victoria Street and Hope Street, Cloughfold.

It was reported that the Planning Inspector had allowed the Appeal and granted planning permission subject to conditions.

**Resolved:**

That the report be noted.

**PLANNING APPEAL RESULT  
APPLICATION NUMBER 2005/567  
RETROSPECTIVE APPLICATION FOR THE CONVERSION OF ROOF  
SPACE WITH DORMER TO REAR  
AT: 160 FALLBARN CRESCENT, RAWTENSTALL**

The Team Manager Development Control submitted a report notifying members of an appeal decision in respect of Planning Application Number 2005/567 which was a retrospective application for the conversion of roof space with dormer to rear at 160 Fallbarn Crescent, Rawtenstall.

It was reported that the Planning Inspector had dismissed the Appeal.

**Resolved:**

That the report be noted.

**The Meeting commenced at 6.30pm and closed at 9.10pm**