

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 1st October 2019

Present: Councillor Proctor (Chair)
Councillors Adshead, Eaton, Fletcher, Gill (sub), Haslam-Jones, Kempson, Marriott and Roberts.

In Attendance: Mike Atherton, Planning Manager
James Dalglish, Senior Planning Officer
Abigail Wrench, Legal Services Officer
Carolyn Sharples, Committee and Member Services Manager

Also Present: Councillors Serridge and Stevens and 2 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were received for Councillor Kenyon (Councillor Gill subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 27th August 2019 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Marriott declared an interest in item 5 (B1) as he had previously objected to the application.

4. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

PLANNING APPLICATIONS

The Chair noted that the planning officers would be outlining the main points of the application and any relevant additional information. She noted that the committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

N.B. Councillor Marriott left for the following item

- 5. Application Number 2018/0574 (Agenda Item B1) – Land At Hurst Platt, Waingate Road, Rawtenstall: Erection of 8 dwellings including new access road, landscaping and land stabilisation and drainage works (part retrospective), pursuant to variation of conditions 2 (relating to drainage outflow), 8 (off-site highway works) and 9 (on site highway works).**

The Senior Planning Officer outlined the application for variation of conditions as detailed in the report and update report and informed that clarification had been provided in relation to the manholes on site and route of the proposed surface water flows. Since the report and update report had been published a further update report had been issued following comments received from United Utilities highlighting concerns with land drainage run off. Officers would need to consider whether the current application could be suitably amended or whether a new planning application would be required to accommodate any proposed changes to the drainage arrangements in response to United Utilities' comments.

The officer's recommendation was for a deferral for the reasons set out in the further update report.

A proposal was moved and seconded to defer the application in line with the officer's recommendation as detailed in the further update report.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

The application was deferred in line with the officer's recommendation as detailed in the further update report.

N.B. Councillor Marriott returned for the remaining items

6. Application Number 2019/0298 (Agenda Item B2) – 14-16 Bury Road Rawtenstall Rossendale Lancashire BB4 6AA: Advertisement Consent: Externally illuminated fascia sign across both units

The Senior Planning Officer outlined the application as detailed in the report, and brought members attention to the consultation responses received including the comments of the Conservation Officer and Highways Authority.

The officer's recommendation was for refusal for the reasons set out in Section 10 of the report.

Councillor Stevens made representation to the committee regarding the application.

In determining the application members discussed the following:

- Other signage in the heart of the conservation area was similar and approved under delegated powers.
- A significant amount of signage on the main high street was not made from wood, nor had raised lettering.
- Some of the signage that would also be deemed unacceptable using the criteria was recent signage.
- Some graphics were described as logo's and had been approved, and there was also inconsistency in relation to lightboxes.
- The proposal was not considered detrimental to visual amenity or public safety.
- Some of the existing high street signage would also be deemed unacceptable using the current criteria, and some of the high street signage was relatively recent.

The Planning Manager informed that should members be minded to approve the application contrary to the officers recommendation, reasons would need to be given in relation to visual amenity and public safety, and that members would also need to consider the conditions recommended by the Highways Authority.

A proposal was moved and seconded to approve the application with the conditions as detailed by the Highways Authority, contrary to the officer's recommendation, as it was not considered detrimental to amenity or public safety.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

Planning permission was approved with the public safety conditions as detailed by the Highways Authority, contrary to the officer's recommendation. Members of the committee did not consider the application detrimental to visual amenity or public safety.

7. Application Number 2019/0329 (Agenda Item B3) – 85 Grane Road Haslingden Rossendale Lancashire BB4 5ED: Permission in Principle: Use of previously developed land for up to 9 no. houses

The Senior Planning Officer outlined the application as detailed in the report, and brought members attention to the consultation responses and notification responses received. As the application was for permission in principle, the applicant would need to apply again for technical details to be considered should they decide to progress further.

The officer's recommendation was for approval in principle as set out in the report.

Mr Hartley spoke in favour of the application.

In determining the application members discussed the following:

- Permission was for up to 9 houses in principle.
- There seemed to be potential for the area to be developed and there were caravans sited in the area.
- There would be no detriment to appearance and the site may look tidier if developed.

A proposal was moved and seconded to approve the application in line with the officer's recommendation.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted in principle in line with the officer's recommendation.

The meeting commenced at 6.30pm and concluded at 7.00pm

Signed:

(Chair)