

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 25th February 2020

Present: Councillor Procter (Chair)
Councillors Fletcher, Adshead, Eaton, Kempson, MacNae, Marriott, Roberts and Haslam-Jones

In Attendance: Mike Atherton, Planning Manager
Joanna Wood, Committee and Member Services Officer
Abigail Wrench, Legal Services Officer
Lauren Ashworth, Principal Planning Officer

Also Present: Councillors Haworth, Cllr Lythgoe, Cllr Johnson and 11 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies received from Councillor Kenyon (subbing Cllr MacNae).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 14th January 2020 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

None.

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.

5. Application Number (Agenda Item B1) 2019/0477 – Golf Rossendale, Extension and associated alterations to driving range building (part retrospective), including change of use of the upper floor of the extension to a café and change of use of part of the ground floor of the extension to retail of golf equipment.

Since publication of the Committee Report the applicant has requested that the application not be determined at this time, pending further discussion between the applicant/agent and planning officer, with a view to amending the application to try to address the recommended reasons for refusal. Officers were agreeable to move forward on this basis.

In light of the above, the updated recommendation to Members is that the application be deferred from this DC Committee and that a time extension is sought to allow further discussions to occur. The Officer's recommendation was for 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 and the information in the Further Update Report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was deferred in line with the officer's recommendations and the information received in the Further Update Report.

6. Application Number (Agenda Item B4) 2019/0408 – 6 New Line, Bacup, OL13 0BY – Change of use for the land at the side and rear from public open space to garden, including garden shed and boundary fencing.

The Principal Planning Officer outlined the application as detailed in the report.

The application relates to two areas of Council owned land, an area behind the applicant's house and area greater size to the west side of Pippin Street.

The Officer's recommendation was for approval subject to the conditions set out in section 9 of the report.

There was no one registered to speak for or against the application.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and the conditions in section 9 of the report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was approved in line with the officer's recommendation, subject to the conditions in section 9 of the report.

7. Application Number (Agenda Item B5) 2019/0504 – Land off Helmshore Road adjacent to 1A Deansgrave, Haslingden, Rossendale, Lancashire, BB4 4BZ – Erection of 1 no. four-bedroom detached dwelling and associated works/landscaping, including creation of a new vehicular access off Helmshore Road.

The Principal Planning Officer outlined the application as detailed in the report.

The application relates to the erection of a single detached split level four-storey dwelling, and for associated access and landscaping works. The dwelling would have four bedrooms, with its principal elevation facing east towards other properties on Deansgrave and the proposed turning head/parking area.

The Officer's recommendation was for approval subject to the conditions set out in section 11 of the report but including an amendment to Condition 8 which should refer to Helmshore Road and not Holcombe Road.

Mr S Greenwood spoke against the application

There was no one registered to speak in favour of the application.

In determining the application members discussed the following:

- Distances of boundaries
- Neighbour amenity

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and the conditions set out in section 11 of the report, including an amendment to Condition 8 which should refer to Helmshore Road and not Holcombe Road.

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

FOR	AGAINST	ABSTENTION
8	1	0

Resolved:

The application was approved in line with the officer's recommendation, subject to the conditions in section 11 of the report including an amendment to Condition 8 which should refer to Helmshore Road and not Holcombe Road.

8. Application Number (Agenda Item B3) 2019/0406 – Drop Off Café, 38 – 42 Market Street, Edenfield – Use of first floor for function room and external staircase (part retrospective).

The Principal Planning Officer outlined the application as detailed in the report.

The application relates to the operator of the Drop Off Café to seek permission to regularise the use of the first floor space above the café and the three ground-floor units fronting Market Street for functions.

The Officer explained to Members that Condition 3 within the officer's report requires the applicant to implement the recommendations from the Noise Impact Assessment within 2 months of the date of the decision, and to provide the Local Planning Authority with written confirmation that this has been done, however the condition currently requires this to be done prior to first use of the

premises. As the premises are already in use, officers recommended the condition be redrafted to require the written confirmation in no more than one week following completion of the work.

The Officer's recommendation was for approval subject to the conditions set out in section 10 of the report and the change to Condition 3 as above.

Mr Rostron spoke against the application.

Mr Hartley spoke in favour of the application.

Cllr Johnson spoke on the application.

The Planning Manager advised of a late submission in relation to land ownership, he confirmed land ownership was not a material planning consideration.

In determining the application members discussed the following:

- Parking and traffic
- Noise impact assessment

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation subject to the conditions in section 10 of the report and amendment to Condition 3 as above.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was approved in line with the officer's recommendation, subject to the conditions in the report and the amendment to Condition 3 as above.

9. Application Number (Agenda Item B2) 2019/0573 – Land Adjacent 1 Lumb Cottages, Meadow Park, Ramsbottom – Conversion of 4 no.Garages to form a single dwelling, with associated amenity space and car parking.

The Principal Planning Officer outlined the application as detailed in the report and the further update report.

The application relates to the conversion of four of the six garages into a single dwelling two bedroomed dwelling with associated parking space provided to the front and associated garden space provided to the front and rear.

The Officer's recommendation was for approval subject to the conditions set out in the report and the further update report.

Ms E Hodgson spoke against the application.

Mr Gee was registered to speak in favour of the application but did not attend.

In determining the application members discussed the following:

- Emergency Services access
- Visual amenity

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation subject to the conditions in section 10 of the report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was approved in line with the officer's recommendation, subject to the conditions in the report.

The meeting commenced at 6.30pm and concluded at 7.50pm

Signed:

(Chair)