

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 28<sup>th</sup> April 2020

**Present:** Councillor Procter (Chair)  
Councillors Fletcher, Adshead, Kenyon, Eaton, Marriott, Roberts, Kostyan (sub) and Haslam-Jones.

**In Attendance:** Mike Atherton, Planning Manager  
James Dalglish, Senior Planning Officer  
Clare Birtwistle, Legal Services Manager/Monitoring Officer  
Abigail Wrench, Legal Services Officer  
Carolyn Sharples, Committee and Members Services Manager  
Joanna Wood, Committee and Member Services Officer

**Also Present:** Cllr A. Barnes, Cllr Haworth, Cllr Oakes, Cllr Ashworth, Cllr Lythgoe, Cllr Serridge, Cllr Morris, Cllr Steen and Neil Shaw, Chief Executive.  
1 Press  
14 members of the public.

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

Apologies were received from Cllr Kempson (Cllr Kostyan subbing).

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 17<sup>th</sup> March 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.

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**5. Application Number (Agenda Item B1) 2020/0137 – Plot 1, Futures Park, Bacup.  
Construction of nursery building, with associated works, parking and access.**

The Senior Planning Officer outlined the application as detailed in the report and the update report including the site details, planning history, the proposal, consultation responses and notification

responses received. He also brought members attention to the Update Report and amended Condition 19 and amended recommendation following further comments received from the Local Highway Authority.

The Officer's amended recommendation was that authority is delegated to the Chair of the Committee and the Planning Manager to grant planning permission (subject to the conditions set out in the report and update report) once Officers (and the Environment Agency) are satisfied that the development will not be at undue risk of flooding and that the development will not unduly increase the risk of flooding elsewhere, and that Officers (and the Local Highway Authority) are satisfied that the development will not have any unacceptable impact on highway safety. Also that authority is delegated to the Chair of the Committee and the Planning Manager for any additional floor risk-related conditions (related to the above) to be authored and included on the grant of planning permission as necessary.

Ms J.Turner spoke against the application. Members asked questions for clarification purposes only.

Mr M. Kirk spoke in favour of the application.

In determining the application members discussed the following:

- Access
- Signage
- Existing nursery provision and business case
- Highways
- Parking
- Bin Stores

In response to questions from members the Senior Planning Officer advised that further talks were to take place with Lancashire County Council as per stated in the report and the update report to take into consideration the points raised above. The Planning Manager informed that existing nursery provision and the business case were not material planning considerations.

A proposal was moved and seconded to defer the application to allow more detail in relation to car parking, access and further consultation.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
3	6	0

The motion was lost and the proposal was not carried.

A proposal was moved and seconded to grant permission in line with the Officer's recommendation as detailed in the report and the update report, and to also include an opposition spokesperson in the delegated decision.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
9	0	0

**Resolved:**

That the application be approved in line with the officer's recommendation with the addition of an opposition spokesperson as follows:

That authority is delegated to the Chair of Committee, the Planning Manager and opposition spokesperson to grant planning permission (subject to the conditions set out in the report and update report) once Officers (and the Environment Agency) are satisfied that the development will not be at undue risk of flooding and that the development will not unduly increase the risk of flooding elsewhere, and that Officers (and the Local Highway Authority) are satisfied that the development will not have an unacceptable impact on highway safety. Also that authority is delegated to the Chair of Committee, Planning Manager and opposition spokesperson for any additional flood risk-related conditions (related to the above) to be authored and included on the grant of planning permission as necessary.

**The meeting commenced at 6.30pm and concluded at 7.15pm**

**Signed:**

**(Chair)**