

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 21st July 2020

Present: Councillor Procter (Chair)
Councillors Adshead, Eaton, Fletcher, Haslam-Jones, Kenyon (in part), Roberts,
Cllr Serridge (in part, subbing for Cllr Marriott) and Cllr Kempson.

In Attendance: Mike Atherton, Planning Manager
Lauren Ashworth, Principal Planning Officer
James Dagleish, Senior Planning Officer
Clare Birtwistle, Legal Services Manager
Carolyn Sharples, Committee and Members Services Manager
Joanna Wood, Committee and Member Services Officer

Also Present: Cllr A. Barnes, Cllr Oakes, Cllr Lythgoe, Cllr Walmsley, Cllr Pendlebury, Cllr Neal, Cllr Haworth, Cllr Marriott, 31 members of the public and 1 member of press.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Marriott (Cllr Serridge subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 9th June 2020 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Cllr Kenyon confirmed that she was registered to speak on item B3 (minute 7), therefore would step down from the Committee when the item was heard and not take part in the decision.

Cllr Procter declared an interest on item B9 and advised that Cllr Fletcher would Chair this item.

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 Cllr Serridge left the meeting.

5. Application Number (Agenda Item B1) 2020/0039 – Land to the North of Johnny Barn Close, Cloughfold, Rossendale, Lancashire: Application for reserved matters approval (layout, landscaping, appearance, scale and access) including approval of details reserved by conditions, for the erection of 30 dwellings and associated infrastructure pursuant to outline planning permission 2015/0517.

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

It was confirmed that the committee members had attended a technical briefing by the applicant prior to the meeting taking place.

Mr A Ronnan spoke against the application. Members asked questions for clarification purposes only.

Mr M Gilbert spoke in favour of the application. Members asked questions for clarification purposes only.

Cllr Gill, Cllr Marriott and County Councillor Foxcroft all spoke on the application.

In determining the application members discussed the following:

- Condition 17
- Drainage and flooding
- Maintenance and management of the drainage system

A proposal was moved and seconded to approve the application for Reserved Matters as detailed in the report, update and further update report, subject to an amendment to remove condition 11 and that the decision on the discharge of condition 17 of the outline permission (ref: 2015/0517) be delegated to the Planning Manager, Chair and the Opposition Spokesperson for Planning.

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

FOR	AGAINST	ABSTENTION
5	3	0

Resolved:

The application was approved as per the Reserved Matters and details reserved by conditions listed on page 9, subject to the additional conditions set out in the report, update and further update report. Along with an amendment to remove condition 11 and that the decision on the discharge of condition 17 of the outline permission (ref: 2015/0517) be delegated to the Planning Manager, Chair and the Opposition Spokesperson for Planning.

6. Application Number (Agenda Item B2) 2019/0596 Wavell House, Holcombe Road, Helmshore, Rossendale, Lancashire: Outline application for the demolition of the existing buildings and erection of 14 no.dwellings with all matters reserved except for access.

The Principal Planning Officer outlined the application as detailed in the report and the update report including the site details, planning history and the proposal.

Mr D Connolly spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Employment-generating use
- Re-use of the building

A proposal was moved and seconded to approve the application as detailed in the report and update report.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

Members resolved that they would be minded to grant planning permission including with the additional condition as detailed in the update report, and that the determination of the application hereafter be delegated to the Planning Manager and Chair of Development Control Committee as follows:

(1) To complete a suitable Section 106 Agreement to secure:

A financial contribution of £1,366 per dwelling towards public open space.

(2) To carry out drafting amendments to any planning condition including adding any conditions as may be required by the Lead Local Flood Authority.

(3) To have to discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within four months of the resolution to grant planning permission.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the following conditions or as amended by (2) above.

7. Application Number (Agenda Item B3) 2019/0433 Rising Bridge Service Station, Blackburn Road, Rising Bridge: Proposed coffee shop with drive thru.

N.B Cllr Kenyon confirmed she had registered to speak on this application, therefore would not take part in this item as a Committee Member.

The Planning Manager outlined the application as detailed in the report including the site details, planning history, the proposal, consultation responses and notification responses received.

Mr A Flatman spoke in favour of the application. Members asked questions for clarification purposes only.

Cllr Ann Kenyon spoke on the application.

N.B Cllr Kenyon left the meeting.

In determining the application members discussed the following:

- Overall appearance of the site
- Traffic surveys
- Antisocial behaviour
- Noise

Clarification was given on the above points.

A proposal was moved and seconded to defer the application to allow a full traffic survey to be completed.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was deferred to allow a traffic survey to be completed before coming back to the committee.

N.B Cllr Kenyon re-joined the members of the Committee.

8. Application Number (Agenda Item B4) 2019/0501 and 2019/0502 LBC 415 Helmshore Road, Helmshore, Haslingden: Demolition of existing outbuilding and construction of new outbuilding (Retrospective).

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

In response to a query, the Legal Services Manager clarified that members could vote on the item if they had not fettered their discretion, kept an open mind, and would consider all sides of the discussion before making their decision.

Mr J Neary spoke against the application. Members asked questions for clarification purposes only.

Mr T Albinson spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Location and the cleaning of the gutters
- Height and design of the roof
- Rebuilding of the wall

Clarification was given on the above points.

A proposal was moved and seconded to approve as detailed in the report and to include the building of the wall within the timescale of 4 months.

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

FOR	AGAINST	ABSTENTION
7	1	0

Resolved:

That Planning Permission and Listed Building Consent be granted subject to conditions set out in Section 4 of the Report and to include the building of the wall within the timescale of 4 months.

N.B A five minute comfort break was taken.

9. Application Number (Agenda Item B5) 2019/0374 6 Greenwood Drive, Weir, Bacup: Erection of single storey rear extension with external chimney flue (retrospective).

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

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

Mr R Mulderrig spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Smoke/Smell
- Type of Flue

Clarification was given on the above points.

A proposal was moved to refuse the application contrary to the officers' recommendation. The

proposal was not seconded.

A proposal was moved and seconded to grant the application as detailed the report.

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

FOR	AGAINST	ABSTENTION
6	2	0

Resolved:

That Planning Permission was granted subject to conditions set out in Section 10 of the Report.

The Chair advised that the timing was 9.25pm and discussed with the Committee in regards to adjourning the remaining applications to a later date.

Resolved:

The Committee agreed to adjourn the meeting and the remaining applications to Wednesday 29th July at 6.30pm.

The meeting commenced at 6.30pm and concluded at 9.30pm

Signed: _____ **(Chair)**