

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 1<sup>st</sup> September 2020

**Present:** Councillor Procter (Chair)  
Councillors Johnson (subbing for Cllr Adshead), Eaton, Fletcher, Haslam-Jones, Kenyon, Roberts, Marriott and Kempson

**In Attendance:** Mike Atherton, Planning Manager  
Lauren Ashworth, Principal Planning Officer  
Abigail Wrench, Legal Officer  
Jenni Cook, Committee and Member Services Officer  
Glenda Ashton, Committee and Member Services Officer

**Also Present:** Cllr Haworth and 16 members of the public

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

Apologies from Cllr Adshead (Cllr Johnson subbing)

**2. MINUTES**

**Resolved:**

That the minutes of the meetings held on the 21<sup>st</sup> and 29<sup>th</sup> July 2020 be agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

Councillor Johnson declared a non-pecuniary interest in Agenda Item B1 2019/0405 and would leave the meeting for the duration of this item.

Councillor Kenyon declared a non-pecuniary interest in Agenda Item B3 2019/0433 and once she had spoken on the item, would leave the meeting for the duration of the 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.

**5. Application Number (Agenda Item B1) 2019/0405 – Irwell Vale Mill, Irwell Vale: Outline application (with all matters reserved) Demolition of all existing buildings and erection of up to 30 no. dwellings.**

Councillor Johnson left the meeting for the duration of this item.

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

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

In determining the application members discussed the following:

- S106 money and allocations.
- Access, pavements and highway safety/S278 agreements.
- Emerging Local Plan and weighting.

Clarification was given on the above points.

A proposal was moved and seconded to approve the application as detailed in the report with an amendment to the allocation of S106 money for play equipment, pitches, facilities or public open space to be allocated to the local area.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	2	0

**Resolved:**

Members resolved that they would be minded to grant planning permission 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 the following:

- i. 30% affordable housing provided on site (with a clause to allow any subsequent reduction in the required amount of affordable housing at Reserved Matters stage once the total number of dwellings is fixed, enabling a Vacant Building Credit calculation to be carried out if officers consider it to be applicable).
- ii. A contribution of £1,366 per dwelling towards the provision or upgrade of play equipment, pitches, facilities or public open space in the local area.
- iii. A contribution of £120,925.80 towards the provision of 5 secondary school places (on the basis of 30 dwellings although the final figure will be calculated at reserved matters stage).

(2) To carry out drafting amendments to any planning condition.

(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.

Councillor Johnson returned to the meeting.

**6. Application Number (Agenda Item B2) 2020/0203 – Former Anacapri Restaurant, Helmshore: Conversion of existing building into two dwellings and erection of three new dwellings to the rear, with associated works.**

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

Ms C Bradley spoke in favour of the application. Members asked questions for clarification purposes only.

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

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

FOR	AGAINST	ABSTENTION
9	0	0

**Resolved:**

Planning permission approved subject to the conditions set out in the report.

**7. Application Number (Agenda Item B3) 2019/0433 Rising Bridge Service Station, Blackburn Road, Rising Bridge: Proposed coffee shop with drive thru, deferred at the July Committee for further consideration of highway matters.**

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.

This matter had been deferred from the July 2020 Committee as members had requested that a traffic survey be carried out. The Applicant's Agent had stated that they had already carried out traffic assessment works as part of the original application process and provided a Technical Note.

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

Councillor Kenyon spoke on the item and then left the meeting for the rest of the item.

In determining the application members discussed the following:

- Some accidents would not be on record if they had not been reported to the authorities.
- Volume of custom from cars and walk-ins.
- Impact of Covid and summer holidays on accurate traffic assessments since the last meeting.
- There was no designated public footpath.
- The site was 10% green belt with no obvious demarcation line.

Clarification was given on the above points.

A proposal was moved and seconded to approve the application as detailed in the report and subject to the conditions set out in Section 10 of the report considered at the meeting of the Committee dated the 21st July 2020.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
5	3	0

**Resolved:**

Planning permission was granted as detailed in the report and subject to the conditions set out in Section 10 of the report considered at the meeting of the Committee dated the 21<sup>st</sup> July 2020.

Councillor Kenyon returned to the meeting.

**8. Application Number (Agenda Item B4) 2020/0259 Land north of 112 Booth Road, Stacksteads: Reserved matters application (appearance, landscaping and scale) pursuant to outline approval 2017/0423 for the construction of a detached house and double garage, with associated works.**

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

Mr Hartley spoke in favour of the application. Members asked questions for clarification purposed only.

In determining the application members discussed the following:

- Material for windows and doors.

Clarification was given on the above points.

A proposal was moved and seconded to approve the application subject to conditions set out in the report and update report.

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:**

Planning Permission was granted subject to the conditions set out in the report and update report.

**9. Application Number (Agenda Item B5) 2020/0272 Goodshaw Baptist Church: Full single storey front extension and additional car parking facility (resubmission of 2020/0146).**

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.

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

In determining the application members discussed the following:

- Roof pitch, scale and options available to the applicant.
- Disabled access.
- Balance of design vs community resources.

Clarification was given on the above points.

A proposal was moved and seconded to approve the application contrary to officer recommendation, with conditions to be delegated to the Planning Manager and the Chair of the Committee.

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

FOR	AGAINST	ABSTENTION
8	0	1

**Resolved:**

That Planning Permission is approved, with conditions delegated to the Planning Manager and the Chair of the Committee.

**10. Application Number (Agenda Item C1) TPO Melba Swintex, Stubbins: Rossendale Borough Council Tree Preservation Order No.4 (Land at Melba Swintex, Stubbins, Vale Mill, Stubbins Road, Ramsbottom, Bury, BL0 0N) 2020**

The Planning Manager outlined the application as detailed in the report.

Two objections to the proposed TPO have been received and this is why a decision to confirm the order needs to be made by the Committee.

The trees are of sufficient value to justify the making of a TPO and it is recommended that the order is made.

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

In determining the application members discussed the following:

- Importance of trees and wildlife.
- The applicant was a large employer.
- TPOs could be amended once confirmed and applications could be made for works to protected trees.

A proposal was moved and seconded to confirm the TPO as set out in the report.

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:**

Permission was granted for the TPO.

**The meeting commenced at 6.30pm and concluded at 8.21pm**

**Signed:**

**(Chair)**