

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 8th December 2020

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

In Attendance: Mike Atherton, Head of Planning
Lauren Ashworth, Principal Planning Officer
Abigail Wrench, Solicitor
Joanna Wood, Committee and Member Services Officer
Glenda Ashton, Committee and Member Services Officer

Also Present: Cllrs Essex, Lythgoe, A Barnes, Haworth, Serridge
10 members of the public

The meeting started at 6.52pm due to technical issues with remote connection.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were received from Councillor Roberts (Cllr Cheetham subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 3rd November 2020 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Eaton declared a non-pecuniary interest in item B1 and confirmed he is the Chairman of the Regulatory Committee of Footpaths at Lancashire County Council.

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) 2020/0160 – Former Airtours Car Park, Helmshore – Full: Construction of 8 no. three-bedroom dwellings, with associated access and works.

The Principal 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.

Officer recommendation was to approve the application subject to the conditions set out in the report and the update report.

Mr M Hillier spoke against the application.

Members asked questions for clarification purposes only.

Mr S Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Brian Essex spoke on the application.

In determining the application members discussed the following:

- Parking
- Visual amenity
- Height of the proposed properties
- Urban boundary and proximity to countryside
- Character and appearance of the area
- Scale of the development
- Waterways
- Unadopted road
- Ecology of the site
- Previous applications
- Sectional drawings
- Quantity of proposed properties
- Contamination

Clarification was given on the above points.

A proposal was moved and seconded to refuse the application contrary to the officer's recommendation for the following reasons:

The height and scale of dwellings are excessive in this location in close proximity to the urban/rural boundary and are out of keeping with the area. The number of properties and the layout of the development would result in an over-intensive development which in the context of surrounding dwellings would have a detrimental impact on the visual amenity of the area.

With no objection from the statutory consultees, the Planning Manager and Principal Officer advised that contamination and highways matters were unlikely to be valid reasons for refusal in this instance.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That Planning Permission was refused contrary to the officer's recommendation.

6. Application Number (Agenda Item B2) 2020/0378 – Land South of Commercial Street, Loveclough – Application for approval of reserved matters (appearance, landscaping, layout and scale) for 80 dwellings, pursuant to outline approval 2018/0554.

The Principal 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.

Officer recommendation was to approve the reserved matters subject to the conditions set out in the report and the amended condition in the update report.

Mr M Symons spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Materials
- Ecology/Trees including Tree Preservation Orders

Clarification was given on the above points.

A proposal was moved and seconded to approve the reserved matters application as per the officer's recommendation and subject to the conditions set out in the report and update report. Members recommended the Council's Tree Officer is consulted once the development is complete to assess whether trees on site are worthy of protection.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the reserved matters were approved as per the officer's recommendation and subject to conditions set out in the report and update report and the recommendation to consult with the Council's Tree Officer.

7. Application Number (Agenda Item B3) 2020/0490 – The Whitaker, Haslingden Road, Rossendale – S.73 Application: Variation of Condition 2 (approved plans) pursuant to Planning Approval 2018/0602, to enable installation of a ventilation system including vents, cowls, ducts and louvers on the building elevations and roof, and to include new stonework.

The Principal 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.

Officer recommendation was to approve the application subject to the conditions set out in the report.

There were no registered speakers.

A proposal was moved and seconded to approve the application as per the officer's recommendation and subject to the conditions set out in the report.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

That Planning Permission was granted as per the officer's recommendation and subject to conditions set out in the report.

The meeting commenced at 6.52pm and concluded at 8.12pm

Signed:

(Chair)