

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 19th January 2021

Present: Councillor Procter (Chair)
Councillors Adshead, Eaton, Fletcher (part), Haslam-Jones, Kempson, Kenyon, Marriott, and 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 Johnson, Haworth, Lythgoe, Bromley, A Barnes and 8 members of the public.

The Chair confirmed that Cllr Fletcher was having connection issues and would join the meeting as soon as possible.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 8th December 2020 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

No declarations of interest.

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) 2020/0018 – The Heritage Arcade and Adjacent Buildings at 23-27 Bacup Road, Rawtenstall: Application for partial demolition and redevelopment of building into a residential scheme comprising of 42 apartments, together with associated car parking and landscaped amenity space.

The Head of Planning 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 Gilbert spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Car parking spaces
- Regeneration

Clarification was given on the above points.

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 and update report.

Cllr Fletcher entered the meeting and was advised by the Legal Officer that she was unable to vote on this application.

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 and the update report.

6. Application Number (Agenda Item B2) 2020/0319 – Garage Court to rear of 222 Helmshore Road, Haslingden – Application is for the erection of a double garage.

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.

Officer recommendation was to approve the application subject to the conditions set out section 10 of the report.

There were no registered speakers.

In determining the application members discussed the following:

- The reason the application was brought to Development Control Meeting
- No objections received
- Application in line with the tenancy agreement

Clarification was given on the above points.

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

That Planning Permission was granted as per the officer's recommendation and subject to conditions set out in section 10 of the report.

7. Application Number (Agenda Item B3) 2020/0462 – Land adjacent, The Vicarage, Goodshawfold Road, Loveclough – Construction of a 1 no-self build 3 – bedroom eco house.

The Head of Planning outlined the application as detailed in the 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 section 10 of the report.

Ms Moon spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Passivhaus Standards
- Zero carbon property
- Further development of the site and potential of setting a precedent

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

That Planning Permission was granted as per the officer's recommendation and subject to conditions set out in section 10 of the report.

8. Application Number (Agenda Item B4) 2020/0578 – 12 Market Street, Bacup, OL13 8HA – Advertisement Consent: installation of 'Bacup 2040 Vision' hoardings to cover temporary boards over 17 broken windows.

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.

Officer recommendation was to approve the Advertisement Consent subject to the conditions set out in the report and an additional condition that limits the consent to a temporary 3 year period.

There were no registered speakers.

In determining the application members discussed the following:

- The advertisements will not be lit, and this is secured by way of a planning condition. Possibility of the building (which is Council-owned) being demolished in future plans.

A proposal was moved and seconded to approve the application as per the officer's recommendation, subject to the conditions in the report and the additional condition regarding the display of the signage for 3 years.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That Planning Permission was granted as per the officer's recommendation and subject to the additional condition limiting the consent to a 3 year period.

The meeting commenced at 6.32pm and concluded at 7.19pm

Signed:

(Chair)