

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 23<sup>rd</sup> February 2021

**Present:** Councillor Procter (Chair)  
Councillors Adshead, Eaton, Fletcher, 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 Ashworth, Walmsley, Lythgoe, Serridge and 10 members of the public.

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

No apologies.

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 19<sup>th</sup> January 2021 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) 2020/0363 – Development Site Former Forest Mill, Henrietta Street, Bacup. Erection of a food store with new vehicular access/egress to Henrietta Street, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping; alongside road, widening works to Henrietta Street.**

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.

The Officers recommendation was that Members resolve that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning and Chair of Development Control Committee as follows:

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

- A financial contribution of £37,800 to construct a shared cycle / pedestrian route in a northerly direction from Henrietta Street towards Lee Street, on land between Morrisons and the River Irwell.
- A financial contribution of £4,000 for way marker signs.
- A financial contribution of £7,000 towards the provision of a handrail and 3 x lighting columns and power to the steps located between Henrietta Street and Rochdale Road.
- A car park management plan detailing free car parking for no less than 3 hours and not restricted to Aldi customers.

(2) To carry out drafting amendments to any planning condition including adding any conditions as may be required.

(3) To have 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, planning permission be granted subject to the following conditions or as amended by (2) above.

As a result of comments from the Lead Local Flood Authority, changes to two conditions in the report are recommended, and two additional conditions are recommended as set out in the Update Report

As a result of comments from Members at Briefing, conditions 14 and 25 are recommended to be amended as follows (additional text in italics):

Condition 25 (off-site highway works) to include the underlined sentence:

“Prior to occupation, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a scheme for the construction of the site access; and
- full details of the off-site highway works, subject to detailed design.

*Such details shall demonstrate no encroachment or narrowing of the footway on the east side of Market Street, to the north of Henrietta Street.*

The development shall not be open for trade until the works have been completed in accordance with the approved details.”

Condition 14 (hard surfaces and cycleway) to include the underlined additional text:

Notwithstanding the submitted details, full details of all materials for external hard-surfaces across the site, including the proposed shared pedestrian/cycle route on Henrietta Street, shall be submitted to (including physical samples displayed on the site) and approved in writing by the Local Planning Authority. *The details shall include the delineation of the shared pedestrian/cycle route.*

The development shall then be constructed in accordance with approved details, which shall be complete prior to opening, and shall be retained or replaced with the same materials thereafter.

As a result of amended plans, changes to the list of approved drawings in Condition 2 are recommended. The recommendation to approve remains unchanged.

Mr D Brown spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Jobs
- Surrounding conservation area and impact of the proposed development on it
- Regeneration of the area
- Parking
- Pedestrian connectivity and financial contributions towards improving it

Clarification was given on the above points.

A proposal was moved and seconded to approve the application as per the officer's recommendation, subject to the conditions set out in the Report and Update Report and also the recommended amendments to the conditions within the presentation from the Head of Planning as set out above.

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 subject to the conditions set out in the Report and Update Report and also the recommended amendments to the conditions within the presentation from the Head of Planning as set out above.

**6. Application Number (Agenda Item B2) 2020/0411 – 18 New Way, Whitworth – Single-Storey detached outbuilding**

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.

Mr N Lazenbury spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Hydro therapy pool

Clarification was given on the above point.

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) 2020/0504 Garden to E Side of 22 Greave Clough Drive, Bacup – Erection of dwelling**

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:

- Gabel end of the building and windows
- Trees

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) 2020/0505 Garden to W Side of 22 Greave Clough Drive, Bacup – Erection of dwelling**

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.

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
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.

**The meeting commenced at 6.30pm and concluded at 7.10pm**

**Signed:**

**(Chair)**