

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 25th May 2021

Present: Councillor Procter (Chair)
Councillors Stevens, Eaton, Adshead, Kempson, Marriott, Kenyon, Haworth and
Cllr Cheetham (subbing for Cllr Pendlebury)

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

Also Present: Cllr Lythgoe, Cllr Peter Steen and 7 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Pendlebury (Cllr Cheetham subbing)

2. MINUTES

Resolved:

That the minutes of the meeting held on the 16th March 2021 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Cllr Kempson confirmed he had a declaration of interest on Item B6 as he was the applicant, he confirmed he would leave the meeting and return once the item had been heard.

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.

Cllr Kempson left the meeting.

5. Application Number (Agenda Item B6) 2021/0086 – Land South of Hugh Business Park, Cowpe Road, Cowpe, Rossendale, Lancashire, BB4 7EU. Full: Demolition of existing buildings and change of use of land from former coal yard to storage of caravans.

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.

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

S Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Landscaping/fencing
- Installation of entry and exit point signage
- Colour of security fence

Clarification was given on the above points.

A proposal was moved and seconded to approve the application as per the officer's recommendation, the conditions set out in section 10 of the report and subject to two extra conditions in relation to the colour of the security fence (to be green) and installation of signage at entry and exit points.

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, subject to conditions set out in section 10 of the Report and the further two conditions as stated above.

Cllr Kempson re-entered the meeting.

6. Application Number (Agenda Item B1) 2018/0596 – Land north of Co-operative Street, Helmshore – Erection of 3 no. dwellings with associated access, parking and landscaping works.

The Head of Planning outlined as detailed in the Report and 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 correct conditions set out in the Update Report.

S Giles spoke against the application.

Members asked questions for clarification purposes only.

S Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Woods spoke on the application.

In determining the application members discussed the following:

- Errors within the officer's report
- Neighbour notification

- Car parking spaces to serve the proposed development and existing residents
- Height of proposed buildings
- Drainage and surface water
- Road infrastructure

Clarification was given on the above points.

A proposal was moved and seconded to defer the application to allow the applicant to consider the provision of additional land for car parking to serve existing residents, for further comments from the Highway Authority, and for a new officer’s report to be prepared.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

To defer the determination of the application.

7. Application Number (Agenda Item B2) 2021/0117 – Plot 1, Futures Park, Bacup – Provision of timber cabin for use as outdoor clothing store and changing room (associated with the approved nursery development).

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 in the report.

M Kirk spoke in favour of the application.

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
9	0	0

Resolved:

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

8. Application Number (Agenda Item B3) 2021/0168 – Land on the South side of Commercial Street, Loveclough – S.73 Application: Variation of Condition 8 (to change the wording of the condition to that the timescales to discharge this condition can be met, regarding a scheme for the construction of the site access and the off-site highways works) pursuant to Planning Approval 2018/0554.

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 planning permission subject to the conditions set out in the report and subject to the original Section 106 Agreement (securing planning contributions and obligations pursuant to 2018/0554). The original Section 106 Agreement contains a clause to bind its requirements to any subsequent variations of the original outline approval (2018/0554) including the variation hereby sought. All contributions and obligations from the original Section 106 Agreement are therefore carried through into this variation.

H Wild spoke in favour of the application.

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 subject to the original Section 106 Agreement as stated above.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted as per the officer's recommendation, subject to the conditions set out in the report and subject to the original Section 106 Agreement as stated above.

9. Application Number (Agenda Item B4) 2020/0555 – Land between 184 and 188 Booth Road, Stacksteads, Bacup, Lancashire. Outline Application: Outline application (including access, layout and scale) for the erection of a single storey detached 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 refuse the application.

M Hill spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Size of the properties
- Integrity of the greenbelt and greenbelt exceptions including infilling within a village
- Building line

Clarification was given on the above points.

A proposal was moved and seconded to refuse the application as per the officer's recommendation.

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

FOR	AGAINST	ABSTENTION
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7	1	1
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Resolved:

The application was refused.

10. Application Number (Agenda Item B5) 2020/0436 – Land rear of 85 Grane Road, Haslingden, BB4 5ED – Full: Demolition of existing garages and erection of 13 no. Townhouses, with associated parking, highways/access improvement and landscaping.

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, that Members resolve that they were minded to grant planning permission subject to conditions and that the determination of the application hereafter be delegated to the Head of Planning and Chair of the Development Control Committee as follows:

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

- A financial contribution of £17,758 to be allocated to improving the existing facilities at Victoria Park, Haslingden.

(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.

There were no registered speakers.

In determining the application members discussed the following:

- Whether public open space contributions should be directed to Greenfield Gardens instead of Victoria Park
- Materials used
- Condition and maintenance of the un-adopted road
- Construction hours

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 and s106 agreement as set out in the report, and also subject to the following amendments:

Condition 6 to include the use of blue slate on the roofs of the properties.

Condition 14 to include a requirement to bring the road up to an adoptable standard.

An additional condition to restrict hours of construction.

An amendment to be made in relation to the Section 106 agreement to include Greenfield Gardens, Haslingden.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted as per the officer's recommendations and the amendments listed above.

11. Application Number (Agenda Item B7) 2020/0136 – Land opposite the former Deerplay Inn, Burnley Road, Bacup. Full: Show persons site, including erection of 3-bed bungalow, 3 no caravans and area for parking and maintenance of fairground vehicles and equipment.

The Head of Planning 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.

Officer recommendation was to refuse the application as per the reasons set out in Section 9 of the Report.

S Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Steen spoke in favour of the application.

In determining the application members discussed the following:

- Highways/traffic movement
- Visibility when exiting the site
- Viability of using other sites
- Local Plan and identify the need

Clarification was given on the above points.

A proposal was moved and seconded to approve the application contrary to the officer's recommendation on the grounds that contrary to the Highway Authority's advice, the site access is suitable and safe, there is a need for the accommodation in the location and this will not have a detrimental impact on the character of the countryside.

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

FOR	AGAINST	ABSTENTION
4	5	0

Resolved:

The proposal was not carried.

A proposal was moved and seconded to defer the application to allow further investigations to take place in relation to highway safety reason for refusal and for the applicant to submit evidence to demonstrate a need for the accommodation.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was deferred.

The meeting commenced at 6.30pm and concluded at 9.09pm

Signed:

(Chair)