

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 27th July 2021

Present: Councillor Procter (Chair)

Councillors Oakes, Kenyon, Marriott, Stevens (in part), Haworth, Kempson and Pendlebury.

In Attendance: Mike Atherton, Head of Planning
Lauren Ashworth, Principal Planning Officer
Yasmin Ahmed, Chartered Legal Executive

Also Present: 6 members of the public (4 of which joined remotely).

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies received for Councillor Eaton.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 22nd June 2021 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

None.

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) 2020/0339 Land South of Victoria Street, Cloughfold, BB4 7PT – Outline Application (with all matters reserved) for the erection of 4 no.dwellings (maximum)

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

There were no registered speakers.

In determining the application members discussed the following:

- The location in general
- Huge amount of work required at the site
- The progression the site would bring with the development
- Planning history, including employment uses

Clarification was given on the above points.

A proposal was moved and seconded to approve the application in line with the officer's recommendation.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the outline application is approved subject to conditions.

Councillor Stevens entered the meeting.

6. Application Number (Agenda Item B2) 2021/0270 – Whitworth High School. Hall Fold, Whitworth – Full: Part demolition and redevelopment of school, including erection of new main school building of up to 3 storeys, reconfigured/relocation car parking, new grass pitches and landscaping.

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

A Hargreaves spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Neal spoke on the application.

In determining the application members discussed the following:

- The position of additional capacity of the proposed development i.e. that the development would not create additional school places
- The difference the development would make to Whitworth

A proposal was moved and seconded to approve the application in line with the officer's recommendation and 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 the application is approved subject to the conditions set out in the report.

7. Application Number (Agenda Item B3) 2021/0305 – Plot 1, Futures Park, Bacup – S.73
Application: variation of condition 2 (approved plans) pursuant to planning approval 2020/0137, to permit alterations to the external appearance of the building, amendments to raised decking structure, raised roof height, reductions to the external retaining structures and an increase to the external canopy size.

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

There were no registered speakers.

In determining the application members discussed the following:

- The natural stone being replaced by artificial stone.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and 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:

Approval subject to the conditions set out in the report

8. Application Number (Agenda Item B4) 2021/0267 – Unit 1, Rawtenstall Bus Station, Bacup Road, Rawtenstall, BB4 7UW – Full: installation of wood-fired pizza oven flue to be fitted through the roof of the retail unit.

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

There were no registered speakers.

In determining the application members discussed the following:

- Opening times of the Unit and separate discussions to have with Licensing regarding this.

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

9. Application Number (Agenda Item B5) 2021/0308 – Whitworth Heritage Museum, North Street, Whitworth, OL12 8RE – Full: Alteration of building comprising the partial demolition of existing chimney.

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

In discussing the application members noted the following:

- The possibility of grant funding for the proposed works.

A proposal was moved and seconded to defer the application until further information could be obtained in relation to whether any attempts had been made to obtain grant funding to allow for repair rather than demolition in the first instance.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

The application was deferred until further information could be obtained in relation to the grant funding.

10. Application Number (Agenda Item C1) Confirmation of Proposed Tree Preservation Order no. 02/2021 – Abbotsford.

The relevant Planning Officer outlined the report and recommended that the order is made.

In determining the application members discussed the following:

- The importance to maintain and keep healthy trees in situ in the current climate.

A proposal was moved and seconded to approve the application in line with the officer's recommendation.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

The Order was granted.

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

Signed:

(Chair)