

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 7<sup>th</sup> September 2021

**Present:** Councillor Procter (Chair)

Councillors Gill (subbing for Cllr Oakes), Kenyon, Marriott, Haworth, Kempson, Eaton and Pendlebury.

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

**Also Present:** 19 members of the public.

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

Apologies received for Councillor Stevens and Councillor Oakes (Cllr Gill subbing)

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 27<sup>th</sup> July 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) 2021/0449 – Hey Meadow Farm Full: Construction of 5 no. glamping pods and amenity block, with associated works.**

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.

D Rowe 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.

The Chair read out a statement from Cllr Oakes in her absence.

In determining the application members discussed the following:

- Water supply comments
- Refuse removal concerns

Clarification was given on the above points.

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	1	1

**Resolved:**

That the outline application is approved subject to conditions set out in the report.

**6. Application Number (Agenda Item B2) 2021/0028 – 13 Fernhill Crescent, Stacksteads Householder: Single storey rear extension and decking area.**

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.

J Bracewell spoke against the application.

Members asked questions for clarification purposes only.

Mr Ashworth spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Steen spoke on the application.

In determining the application members discussed the following:

- Raised decking area
- Door on side elevation
- Clarification on privacy and visibility outlook
- Fencing heights
- Clarification on the step levels
- Previous versions of the proposed extension and decking

Clarification was given on the above points.

A proposal was moved and seconded to defer the application to allow the applicant to consider amendments to the planning application and for a new officer's report to be prepared.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
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7	0	1
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**Resolved:**

The application was Deferred.

**7. Application Number (Agenda Item B3) 2020/0531 – Fieldfare Way, Bacup – Erection of 71 no.dwellings (comprising 39no.3beds and 32no. 4beds) with associated works including car parking, landscaping, open space and pumping station.**

The Chair confirmed the application had been withdrawn by the applicant.

**Resolved:**

The application was withdrawn by the applicant.

**8. Application Number (Agenda Item B4) 2021/0308 – Whitworth Heritage Museum, Whitworth Full: Alteration of building comprising the partial demolition of existing chimney.**

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.

Cllr Neal spoke on the application

In determining the application members discussed the following:

- Partial demolition element
- Grant avenue being explored

Clarification was given on the above points.

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) 2021/0158 – Reed Street, Bacup – Reserved Matters for Landscaping pursuant to Outline Planning Approval 2018/0414 (Residential development of 22 terraced properties) and slight revisions to approved layout, scale and appearance of approved 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.

J Eccles spoke in favour of the application.

In determining the application members discussed the following:

- The need to see progress on the application.

Clarification was given on the above points.

A proposal was moved and seconded that the reserved matters were approved 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 the reserved matters were approved subject to the conditions set out in the report.

**10. Application Number (Agenda Item B6) 2021/0417 – Lidl, Rawtenstall – Variation of Condition 3 (extending the trading hours from 20:00 to 22:00) pursuant to Planning Approval 2007/0665 (which sought permission for the demolition of existing bus depot building and erection of a neighbourhood food retail unit with associated car parking).**

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.

In determining the application members discussed the following:

- hours of opening
- Section 106 agreement

Clarification was given on the above points.

A proposal was moved and seconded 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 modification of the Section 106 Agreement attached to planning permission 2007/665, to link it to the new planning permission.

(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 modification to the Section 106 Agreement is not completed within 8 weeks of the resolution to grant planning permission.

(4) That upon satisfactory completion of the modification, planning permission be granted subject to the following conditions or as amended by (2) above.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
8	0	0

**Resolved:**

That planning permission was granted 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 modification of the Section 106 Agreement attached to planning permission 2007/665, to link it to the new planning permission.
- (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 modification to the Section 106 Agreement is not completed within 8 weeks of the resolution to grant planning permission.
- (4) That upon satisfactory completion of the modification, planning permission be granted subject to the following conditions or as amended by (2) above.

**The meeting commenced at 6.30pm and concluded at 8.15pm.**

**Signed:**

**(Chair)**