

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 12th October 2021

Present: Councillor Procter (Chair)

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

In Attendance: Mike Atherton, Head of Planning
Lauren Ashworth, Principal Planning Officer
Clare Birtwistle, Head of Legal
Stephanie Walne, Legal Officer

Also Present: 18 members of the public in attendance and 14 joined remotely.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies received for Councillor Oakes (Cllr Gill subbing)

2. MINUTES

Resolved:

That the minutes of the meeting held on the 7th September 2021 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Cllr Eaton declared a non-pecuniary interest in item 8 as he is a member of Bacup HAZ Board.

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) 2021/0028 – 13 Fernhill Crescent, Bacup.

Householder: Single-storey rear extension and associated decking to rear garden.

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.

Cllr Stevens entered the room

Members asked questions for clarification purposes only.

Mr Ashworth spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Andy MacNae spoke on the application

In determining the application, members discussed the following:

- The Council's SPD
- Alternative proposals
- Permitted development

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 Section 10 of the Report.

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

FOR	AGAINST	ABSTENTION
7	0	1

NB. Cllr Stevens did not hear all the application so was unable to take part in the vote.

Resolved:

That the application was approved subject to conditions set out in Section 10 of the Report.

6. Application Number (Agenda Item B2) 2021/0454 – Hawthorne House, Rochdale Road, Edenfield, Bury, Lancashire, BL0 0JX. Full: Development of 9 Detached Residential Dwellings (with associated works) following demolition of Hawthorn House.

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.

Andrew Thompson spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Removal of trees and tree replanting
- Confirmation that the site is greenfield but is a sustainable location

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
9	0	0

Resolved:

The application was approved subject to the conditions set out in the report.

7. Application Number (Agenda Item B3) 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 the application as detailed in the report, including the site details, planning history, the proposal, consultation responses and notification responses received.

Steven Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Alan Woods spoke on the application

In determining the application, members discussed the following:

- Position of Lancashire County Council

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 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 the application was approved subject to the conditions set out in Section 10 of the report.

8. Application Number (Agenda Item B4) 2021/0388 – Ground and First Floor, 38-42 Market Street, Edenfield, Bury, Lancashire, BL0 0JN

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.

Paul Bradburn spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Anne Cheetham spoke on the application.

In determining the application, members discussed the following:

- Congratulate the owners for bringing a derelict building back into use.
- Gravity to decision making when based on legislation

A proposal was moved and seconded to refuse 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	1

Resolved:

That the application was refused.

9. Application Number (Agenda Item B5) 2021/0315 – 7 Beaumaris Close, Haslingden, Rossendale, Lancashire, BB4 6TJ – Outline planning permission for the construction of one single dwelling house on land adjacent to 7 Beaumaris Close, Haslingden.

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.

Members asked questions for clarification purposes only.

Bryan Youlden spoke in favour of the application.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and 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 the application was approved subject to the conditions set out in Section 10 of the report.

10. Application Number (Agenda Item B6) 2020/0600 – Goodshawfold Farm, Goodshawfold Road, Loveclough, Rossendale, Lancashire, BB4 8QS

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.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and 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 the application was approved subject to the conditions set out in Section 10 of the report.

11. Application Number (Agenda Item B7) 2021/0083 – Unit 2, Laburnum Street, Haslingden, Rossendale, BB4 5DW.

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.

Head of Planning read out a late objection with consent of Chair

Tracy Askew spoke against the application.

Members asked questions for clarification purposes only.

Steven Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- What is meant by car cleaning
- Enforceable conditions
- Parking concerns and untaxed vehicles with no MOTs
- Current lawful use on the wider site

Clarification was given on the above points.

A proposal was moved and seconded to refuse the application contrary to officer's recommendation based on planning issues relating to neighbour amenity and highway safety.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the application was refused contrary to officer's recommendation based on the planning issues relating to neighbour amenity and highway safety.

12. Application Number (Agenda Item B8) 2021/0457 – Land adjacent to Car Park, Fern Street, Bacup, Lancashire, OL13 8AB.

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.

Eddie Baines spoke against the application.

Members asked questions for clarification purposes only.

Freddy Khattab spoke in favour of the application

Members asked questions for clarification purposes only.

Cllr Steen and Cllr Ashworth spoke on the application.

In determining the application, members discussed the following:

- Residents' use of land
- Loss of open space
- Links to another application

Clarification was given on the above points.

A proposal was moved and seconded to refuse 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	1

Resolved:

That the application was refused.

The meeting commenced at 6.30pm and concluded at 8.50pm.

Signed:

(Chair)