

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 16th November 2021

Present: Councillor Procter (Chair)

Councillors Oakes, Kenyon, Marriott, Stevens, Haworth, Kempson, Eaton and Pendlebury.

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

Also Present: 10 members of the public in attendance and 42 joined remotely.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies

2. MINUTES

Resolved:

That the minutes of the meeting held on the 12th October 2021 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

No declarations of interest.

Cllr Oakes and Cllr Eaton declared that they are on the HAZ board and a non-pecuniary 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) 2019/0335 – Development to East of Holcombe Road, Helmshore, Rossendale : Full application for the erection of 131 no. residential dwellings (11 x 2 beds; 84 x 3 beds; and 36 x 4 beds) and all associated works, including demolition of existing buildings, new roundabout access, landscaping and regrading.

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

A Taylor spoke against the application.

Members asked questions for clarification purposes only.

G Lamb spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllrs Alan Woods and Cllr Brian Essex spoke on the application.

In determining the application, members discussed the following:

- Electric charging points
- The use of solar panels
- The update report and the items mentioned in this
- Flooding risks and how these will be tackled
- Highways comments on the application
- Housing allocations, housing supply figures
- Government housing numbers

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, Chair of Development Control Committee and Vice Chair as follows:

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

- A financial contribution of £65,180.50 to deliver biodiversity net gain off-site
- Provision of information boards and funding for the installation and maintenance of a dog fouling bin
- A financial contribution of £314,407 for education provision (13 secondary places);
- A financial contribution of £74,146 for outdoor sports provision at Haslingden Sports Centre
- 30% affordable equating to 39 houses comprising 20 social rent and 19 shared ownership
- Management and maintenance of on-site open space and play area

(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 conditions listed in Section 10 or as amended by (2) above.

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

FOR	AGAINST	ABSTENTION
7	2	0

Resolved:

That planning permission was granted and that the determination of the application hereafter be delegated to the Head of Planning, Chair of Development Control Committee and Vice Chair as follows:

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

- A financial contribution of £65,180.50 to deliver biodiversity net gain off-site
- Provision of information boards and funding for the installation and maintenance of a dog fouling bin
- A financial contribution of £314,407 for education provision (13 secondary places);
- A financial contribution of £74,146 for outdoor sports provision at Haslingden Sports Centre
- 30% affordable equating to 39 houses comprising 20 social rent and 19 shared ownership
- Management and maintenance of on-site open space and play area

(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 conditions listed in Section 10 or as amended by (2) above.

6. Application Number (Agenda Item B2) 2021/0551 – 27-27A Market Street, Bacup, Lancashire, OL13 0AJ. Proposal to reinstate and redecorate the shop front to 27 Market Street.

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.

In determining the application, members discussed the following:

- The positive impact the application would have on Bacup

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) 2021/0451 – Hollin Lane Farm, Hollin Lane, Constable Lee, Rossendale, BB4 8TE. – Details in for passing place as previously approved, ref: 2021/0057.

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses and notification responses received. The Planning Officer proposed an amendment to the first condition outlined in the report.

M Hussain spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Works starting without planning permission and the importance of following planning regulations

Clarification was given on the above point.

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 (including the amendment to the first condition).

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 and the amendment to the first condition.

8. Application Number (Agenda Item B4) 2021/0582 – Rossendale Borough Council Depot, Henrietta Street, Bacup, Lancashire, OL13 0AR. – Full: Construction of a 40m long replacement wooden fence as per existing fence to height of 2.1m, including the provision of a mesh fence on top taking the fence to a maximum height of 5.1m from ground level.

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.

In determining the application, members discussed the following:

- Consultation of the application
- Maintenance of current fence

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

The meeting commenced at 6.40pm and concluded at 7.45pm.

Signed:

(Chair)