

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 14th December 2021

Present: Councillor Procter (Chair)

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

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

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

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Cllr Haworth (Cllr Woods subbing)

2. MINUTES

Resolved:

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

3. DECLARATIONS OF INTEREST

No declarations of 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) 2020/0458 – St John The Evangelist, Burnley Road, Bacup, Lancashire, OL13 8AB. Full (part retrospective): Change of use of the main building from a dwelling house to a mixed use of sui generis and residential use to enable events such as a farmers' market, a gallery and music concerts, with an element of residential accommodation retained. Incorporates associated internal and external alterations to the building, plus landscaping and retaining works. Also the construction of an external WC block and the construction of a new stand-alone one-bedroom apartment for use as a holiday let.

The Senior 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.

Mr E Baines spoke against the application.

Members asked questions for clarification purposes only.

Mr F Khattab spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Impact on building/location
- Uncertainty around conditions not being followed
- Noise issues
- Impact caused to residents in the past
- Car parking issues
- Non-compliance of all enforcement notices
- Link between temporary events notices from Environmental Health and stop notices from Planning
- Availability of grants for applicant to carry out acoustic glazing.

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
7	2	0

Resolved:

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

6. Application Number (Agenda Item B2) 2021/0271 – Slingco Ltd, Station Road, Facit, Rochdale, Lancashire, OL12 8LJ. Full: Demolition of employment unit and erection of 37 no. dwellings (affordable rent) with access, parking, landscaping and all other 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 and the update report.

Mr D Peel spoke against the application.

Members asked questions for clarification purposes only.

Ms S Jones spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Janet Whitehead spoke on the application.

Cllr Alan Neal spoke on the application as a Representative of Whitworth Town Council.

In determining the application, members discussed the following:

- Clarification on where funds for open space would be spent
- Parking enforcement on Cowm Park Way North
- Consideration of options of use of land in particular the loss of employment land
- Suitability of vehicular access points and whether an alternative access point is necessary
- Affordable housing making a difference to the area
- Highway safety and capacity

Clarification was given on the above points.

A Proposal was moved and seconded to grant planning permission as per the officer's recommendation 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:

- A financial contribution of £20,000 towards public open space in Whitworth (location of spending to be agreed).
- A financial contribution of £46,123.50 for education provision (2 x secondary school places at Whitworth Community High School).
- 100% of the development to comprise affordable housing of "affordable rent" tenure with 4 x 1 bedroom apartments provided to adaptable standards via reference to M4(2) of Building Regulations.
- Management and maintenance of on-site landscaping.

(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.

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 and 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:

- A financial contribution of £20,000 towards public open space in Whitworth (location of spending to be agreed).
- A financial contribution of £46,123.50 for education provision (2 x secondary school places at Whitworth Community High School).
- 100% of the development to comprise affordable housing of “affordable rent” tenure with 4 x 1 bedroom apartments provided to adaptable standards via reference to M4(2) of Building Regulations.
- Management and maintenance of on-site landscaping.

(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.

The meeting commenced at 6.35pm and concluded at 8.06pm.

Signed:

(Chair)