

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 18<sup>th</sup> January 2022

**Present:** Councillor Procter (Chair)

Councillors Oakes, Kenyon, Marriott, Johnson (Subbing for Cllr Stevens),  
Kempson, Eaton and Pendlebury.

**In Attendance:** Lauren Ashworth, Principal Planning Officer  
Yasmin Ahmed, Legal Officer  
James Dalglish, Senior Planning Officer

**Also Present:** 6 members of the public in attendance and 3 joined remotely.

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

Councillor Stevens (Councillor Johnson subbing) and Councillor Haworth.

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 14<sup>th</sup> December 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.

Councillor Johnson is registered to speak on Item B2, therefore, will not be voting on this item.

**5. Application Number (Agenda Item B2) 2021/0693 – Edenfield Recreational Ground, Exchange Street, Edenfield. Full: Creation of new pump track and related works.**

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

M Mead spoke against the application.

Members asked questions for clarification purposes only.

R Gildert spoke in favour of the application.

Members asked questions for clarification purposes only.

Councillor Janice Johnson spoke on the application.

In determining the application, members discussed the following:

- Moving benches 10 metres and whether planning permission is required for this
- Changes to be agreed with chair and officers
- The possibility to change the designs
- Clarification on changes within and out the red edge
- Permitted development guidance

Clarification was given on the above points.

A Proposal was moved and seconded to grant planning permission as per the officer's recommendation and subject to conditions set out in the report.

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

FOR	AGAINST	ABSTENTION
6	0	1

**Resolved:**

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

**6. Application Number (Agenda Item B1) 2021/0500 Land off Blackwood Road, Stacksteads. Full: Proposed demolition of existing two-storey detached dwelling and proposed construction of 41 no. new dwellings with vehicular access, landscaping/open space and associated works.**

The Senior 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 Martin spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Amendment to condition 20 to restrict construction-related delivery times to no earlier than 0830 Monday to Friday
- Support housing development and scheme
- Consideration of highway control

Clarification was given on the above points.

A proposal was moved and seconded to grant planning permission subject to an amendment to Condition 20 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 Section 106 Agreement to secure the delivery of the proposed affordable housing on site, the contribution of a commuted sum towards off-site biodiversity / habitat enhancement and the long term management and maintenance of the communal areas and access on site.

(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 8 weeks of the resolution to grant planning permission.

(4) That upon satisfactory completion of the S. 106 Agreement, planning permission be granted subject to the conditions contained in this report or as amended by (2) above.

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

FOR	AGAINST	ABSTENTION
8	0	0

**Resolved:**

Planning permission was granted subject to an amendment to Condition 20 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 Section 106 Agreement to secure the delivery of the proposed affordable housing on site, the contribution of a commuted sum towards off-site biodiversity / habitat enhancement and the long term management and maintenance of the communal areas and access on site.

(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 8 weeks of the resolution to grant planning permission.

(4) That upon satisfactory completion of the S. 106 Agreement, planning permission be granted subject to the conditions contained in this report or as amended by (2) above.

**7. Application Number (Agenda Item B3) 2021/0419 – Woodstock, Goodshawfold Road, Loveclough, Rossendale, BB4 8QN. Householder: Single-storey extensions to the rear and side of the dwelling, including a front porch and attached double garage.**

The Principal Planning Officer outlined the application and recommended a deferral to allow for further consultation with neighbours in relation to the proposed decking.

In determining the application, members discussed the following:

- Supporting the deferral of the application

Clarification was given on the above points.

A Proposal was moved and seconded to defer the planning application as per the officer's recommendation.

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:**

The application was Deferred.

**8. Application Number (Agenda Item B4) 2021/0481 – 15 Water Street, Whitworth, Rochdale, Lancashire, OL12 8TX. Erection of summerhouse in front garden of property. Summerhouse to be used as seating area and storage.**

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.

L Lees spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Support the application

Clarification was given on the above points.

A Proposal was moved and seconded to grant planning permission as per the officer's recommendation and subject to 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>
8	0	0

**Resolved:**

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

**The meeting commenced at 6.30pm and concluded at 7.30pm.**

**Signed:**

**(Chair)**