

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 8th February 2022

Present: Councillor Procter (Chair)

Councillors Oakes, Kenyon, Marriott, Haworth, Kempson (part), Eaton and Pendlebury.

In Attendance: Mike Atherton, Head of Planning
Yasmin Ahmed, Principal Legal Officer

Also Present: 5 members of the public in attendance and 0 joined remotely.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Councillor Stevens

2. MINUTES

Resolved:

That the minutes of the meeting held on the 18th January 2022 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Cllr Kempson declared an interest in item B2 and will leave the meeting accordingly.

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) 2020/0008 – Land adjacent to Laneside Cottages, Todmorden Old Road, Bacup. Outline Application: (including access and landscaping): Construction of 29 no. new dwellings with associated 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.

J Atherton against the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Access point and comments from the highway authority
- Flooding risk

- Conditions in report to mitigate risks
- Footpath protection
- Amendment to condition 13

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 Section 106 Agreement to secure the delivery of the proposed affordable housing on site, a contribution towards off site public open space and the contribution of a commuted sum towards off-site biodiversity / habitat enhancement.
- (2) To carry out drafting amendments to any planning condition, and including adding any conditions as may be required.
- (3) Amendments to condition 13 and 34 as follows:
 - (i) Condition 13 to include no deliveries to the site between 8am and 9am on any day.
 - (ii) An additional condition (no. 34) to state that any public footpaths are kept free from development and are accessible during the construction phase and for the lifetime of the development.
- (4) 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.
- (5) 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
7	1	0

Resolved:

The application was approved 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, a contribution towards off site public open space and the contribution of a commuted sum towards off-site biodiversity / habitat enhancement.
- (2) To carry out drafting amendments to any planning condition, and including adding any conditions as may be required.

(3) Amendments to condition 13 and 34 as follows:

- (ii) Condition 13 to include no deliveries to the site between 8am and 9am on any day.
- (ii) An additional condition (no. 34) to state that any public footpaths are kept free from development and are accessible during the construction phase and for the lifetime of the development.

(4) 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.

(5) 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.

Cllr Kempson left the meeting.

6. Application Number (Agenda Item B2) 2021/0666 Land adjacent to Old Cowpe Hall, Off Cowpe Road, Cowpe, Rossendale, Lancashire, BB4 7AE. Full application for a proposed extension to the existing agricultural barn.

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.

S Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Support of the application.

A Proposal was moved and seconded to grant planning permission 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
7	0	0

Resolved:

Planning permission was granted subject to the conditions set out in the report.

The meeting commenced at 6.00pm and concluded at 6.35pm.

Signed:

(Chair)