

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 15<sup>th</sup> March 2022

**Present:** Councillor Procter (Chair)

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

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

**Also Present:** 5 members of the public in attendance, 3 joined remotely and Cllr Neal and Cllr Cheetham

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

Cllr Pendlebury (Cllr Rigby subbing)

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 8<sup>th</sup> February 2022 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

No declaration 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) 2022/0006 – Fold Head Farm, Whitworth. Full Application: Manege for domestic use.**

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.

S Hartley spoke in favour of the application

Members asked questions for clarification purposes only.

Cllr Neal spoke on the application.

In determining the application, members discussed the following:

- Development being high

- Seeding of land
- Private water supply regulations
- Contamination and involvement of Environmental Health
- Drainage

Clarification was given on the above points.

A Proposal was moved and seconded to grant planning permission subject to the conditions set out in the report, the update report and the additional condition concerning drainage (the drafting of which is delegated to the Head of Planning ).

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

FOR	AGAINST	ABSTENTION
9	0	0

**Resolved:**

Planning permission was granted subject to the conditions set out in the report, the update report and the additional condition concerning drainage (to be agreed with the planning team).

**6. Application Number (Agenda Item B2) 2022/0012 – Coupland Street Garage, Whitworth. Full: Proposed extension to existing motor repair garage building to allow for an additional bay.**

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.

Cllr Neal spoke on the application.

In determining the application, members discussed the following:

- Residents’ concerns with parking and highway safety issues
- Clarification on the introduction of a condition to assist with residents’ concerns

Clarification was given on the above points.

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
9	0	0

**Resolved:**

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

**7. Application Number (Agenda Item B3) 2022/0015 – Land Adjacent to 59 Blackburn Road, Edenfield. Outline application: (all matters reserved) for up to 6 dwellings.**

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.

M Lawrenson spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Johnson spoke on the application.

Cllr Cheatham spoke on the application

In determining the application, members discussed the following:

- Previous application which was in the Green Belt
- Policy H66 and the criteria
- That the current application now lies within the Urban Boundary
- Opportunity to consider further information to be submitted with the application once deferred

Clarification was given on the above points.

A Proposal was moved and seconded to defer the application to allow the applicant the opportunity to submit further information on biodiversity and affordable housing.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
9	0	0

**Resolved:**

Application deferred. The application is to be brought back to a future planning committee for determination.

**The meeting commenced at 6.00pm and concluded at 7.38pm**

**Signed:**

**(Chair)**