

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 24<sup>th</sup> May 2022

**Present:** Councillor Procter (Chair)

Councillors Eaton, Rooke, McInnes, Serridge, Smith, Woods and Morris.

**In Attendance:** Mike Atherton, Head of Planning  
James Dalgleish, Senior Planning Officer  
Yasmin Ahmed, Principal Legal Officer  
Sattar Hussain, Legal Officer

**Also Present:** 14 members of the public in attendance, Cllr Neal, Cllr Powell, Cllr Kenyon and Cllr Cheetham and 4 joined remotely.

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

Cllr Steen (Cllr Morris subbing), Cllr Kenyon (Cllr Rooke subbing), Cllr Marriott (Cllr Serridge subbing) and apologies from Cllr Pendlebury

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 15<sup>th</sup> March 2022 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

None.

**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) 2022/0067 – Units 1 – 3 Rising Bridge: Application for removal of condition 6 (hours of operation) pursuant to planning permission 2016/0053, to enable 24 hour use of the gym facility.**

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.

Cllr Ann Kenyon spoke on the application.

In determining the application, members discussed the following:

- Car parking facilities

- Private car park for gym users and car parking management plan approved and included as a condition
- No mention of additional lighting as part of the application
- Noise and light disturbances raised in objections

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
7	0	1

**Resolved:**

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

**6. Application Number (Agenda Item B2) 2022/0015 – Land adjacent 59 Blackburn Road, Edenfield. Outline application: (all matters reserved) for up to 6 dwellings.**

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.

M Lawrenson spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Cheetham spoke on the application.

A statement from Cllr Johnson was read out on her behalf.

In determining the application, members discussed the following:

- H66 policy
- Masterplan and design
- Stage of application
- Number of dwellings on application
- Clarification on land use criteria

Clarification was given on the above points.

A Proposal was moved and seconded to approve the application contrary to the officer’s recommendations subject to conditions to be determined by the chair and head of planning and a S.106 Agreement. The reason for this is because the site is allocated for housing in the local plan. The site is located at the very north point of the allocated land and where its development for 6 houses would not constrain or prevent the development of the rest of the area by way of a master plan.

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 conditions to be determined by the chair and head of planning and a S.106 Agreement. The reason for this is because the site is allocated for housing in the local plan. The site is located at the very north point of the allocated land and where its development for 6 houses would not constrain or prevent the development of the rest of the area by way of a master plan.

**7. Application Number (Agenda Item B3) 2022/0206 – Spring Mill, Whitworth. S.73 Application: variation of condition 6 (HGV movements/delivery times) pursuant to planning permission 2018/0318.**

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.

P Robinson spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllrs Neal and Powell spoke on the application.

In determining the application, members discussed the following:

- Enforcement update and breach of conditions
- Public highway concerns
- Clarification on proposal and the effect of the amendment
- Position of works at the school and impact of this

Clarification was given on the above points.

A Proposal was moved and seconded to refuse the application contrary to the officer's recommendations. The reasons presented were due to noise and the effect on residential amenity.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
5	2	1

**Resolved:**

That the planning application was refused due to the noise and the effect on residential amenity.

**8. Application Number (Agenda Item B4) 2021/0665 - Rising Bridge**

**Post Office. Full: Proposed change of use from post office and retail into a wine bar.**

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.

T Hobday spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Ann Kenyon spoke on the application.

In determining the application, members discussed the following:

- Clarification around LT2 policy
- Lawfulness of post office in new premises.

Clarification was given on the above points.

A Proposal was moved and seconded to refuse planning permission.

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:**

That the application was refused.

**9. Application Number (Agenda Item B5) 2021/0675 – Land to Rear of 8,10,12 and 14 Anderton Close, Cowpe. Full: Change of use and remodelling of former agricultural land to form individual rear gardens serving no. 4 dwelling with associated retaining structures, boundary treatments, earthworks and associated works (retrospective).**

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.

R Gee spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Position of walls and fencing

- Improvements to the path
- LCC's consultation process
- Relevant planning policies
- Comments to resident objections
- Council's response to comments from applicant

Clarification was given on the above points.

A Proposal was moved and seconded to approve the application contrary to the officer's recommendations and subject to the timescales of 1 year to start and 2 years to complete and subject to conditions to do with landscaping, boundary, permitted development rights and contamination materials. Authority provided to the head of planning and the chair to determine.

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

FOR	AGAINST	ABSTENTION
8	0	0

**Resolved:**

That the application was approved subject to the timescales of 1 year to start and 2 years to complete and subject to conditions to do with landscaping, boundary, permitted development rights and contamination materials. Authority provided to the head of planning and the chair to determine.

**10.Application Number (Agenda Item B6) 2022/0082 – Starbucks Café, Rising Bridge Service Station. Advertisement Consent: 1) Int-Illum 9m Totem Pole Sign 2) Int-Illum Drive Thru Directional 3) Int-Illum Height Restrictor 4) Int-Illum Single/Preview Menu 5) Int-Illum Speaker Canopy 6) Int-Illum Triple Menu 7) Non-Illum Welcome Mesh Directional 8) Int-Illum 305mm Wordmark 9) Int-Illum Drive Thru Letters 10) Int-Illum 1500mm Roundel 11) Int-Illum Drive Thru Letters 12) Int-Illum 1500mm Roundel 13) Non-Illum Thank You Mesh Directional 14) Int-Illum No Entry/Thank You Directional 15) Int-Illum 255mm Wordmark 16a) Non-Illum Window Manifestations (1500mm from floor level), 16b) Non-Illum Window Manifestations (950mm from floor level), 17) Non-Illum Banner Frame.**

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 Ann Kenyon spoke on the application.

In determining the application, members discussed the following:

- Concerns of residents
- Possibility of including conditions of timings to control artificial illuminated signage
- Environmental health recommendations

Clarification was given on the above points.

A Proposal was moved and seconded to grant planning permission subject to the conditions listed in section 10 of the report and subject to all the signs with the exception of sign No. 9 to be illuminated from 6am to 11pm. Sign No 9 to be illuminated from 8am and to go off at 4pm.

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:**

Planning permission granted subject to the conditions listed in section 10 of the report and subject to all the signs with the exception of sign No. 9 to be illuminated from 6am to 11pm. Sign No 9 to be illuminated from 8am and to go off at 4pm.

**11. Application Number (Agenda Item B7) 2022/0093 – 4 Anderton Close, Cowpe, BB4 7DW.  
Householder: Detached residential Annexe.**

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.

G De'ath spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Refusal of previous application
- Subordinate ratio
- Evidence that neighbours are now satisfied with car parking proposal
- Difference between annex and dwelling
- Scale concerns
- Issues of visual amenity

Clarification was given on the above points.

A Proposal was moved and seconded to approve planning permission contrary to the officer's recommendations and subject to conditions to be set by the head of planning, chair and vice chair.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	1

**Resolved:**

That the application was approved and subject to conditions set by the head of planning, chair and vice chair.

09:30 pm - The committee took a vote on whether to continue with the meeting or retire. The committee decided to continue.

**12. Application Number (Agenda Item B8) 2022/0096 – Former Aviary, Stubby Lee Park Bacup. Change of use and external alterations to Council store building (Use Class B8) into a multifunctional activity room (sui generis) and extension of car parking area.**

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:

- Excellent facility
- Possibility of increasing numbers of people to use the facility

Clarification was given on the above points.

A Proposal was moved and seconded to grant the application as per the 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:**

Planning application approved as per the conditions set out in the report.

**13. C1- Update report**

Members discussed the update report and agreed for an update report to be presented before committee every 6 months.

**The meeting commenced at 6.30pm and concluded at 9.45pm**

**Signed:**

**(Chair)**