

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 28th June 2022

Present: Councillor Procter (Chair)

Councillors Eaton, Kenyon, McInnes, Marriott, Smith, Pendlebury and Woods.

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

Also Present: 9 members of the public in attendance, Cllr Oakes, Cllr Powell, M Lewis and 3 joined remotely.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Cllr Steen.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 24th May 2022 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Cllr Kenyon stated she would be standing out of committee for B3 due to being registered to speak and calling in the application.

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.

Item B3 was heard first.

Cllr Kenyon left the meeting.

7. Application Number (Agenda Item B3) 2022/0227 – St Johns Stonefold C of E School, Rising Bridge Road, Haslingden, Rossendale, Lancashire, BB5 2SW: Erection of 2.4m high powder coated open mesh V Mex Fencing system & vehicle/pedestrian gates.

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

E Wroot spoke against the application.

Members asked questions for clarification purposes only.

Cllr Kenyon returned to the meeting and spoke on the application.

In determining the application, members discussed the following:

- Type of fencing
- The applicant being able to erect a 2 metre fence without planning permission
- Policy framework
- Generic risk assessment

Clarification was given on the above points.

Cllr Kenyon did not vote on this application.

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:

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 7 | 0 | 0 |

Resolved:

Planning application granted as per the conditions set out in the report and the update report.

5. Application Number (Agenda Item B1) 2022//0047 – 6 Milner Street, Whitworth, Rochdale, Lancashire, OL12 8RQ: To place a shipping container adjacent to the building 6 Milner Street, Whitworth to be used for storage for materials and tools, to facilitate works at the Community Men's Health Project, Whitworth Men's Shed.

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

In determining the application, members discussed the following:

- The project
- Objections concerning noise and how this can be tackled
- Environmental Health powers and powers under legislation to tackle noise nuisance

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 and the update report.

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 the conditions set out in the report.

6. Application Number (Agenda Item B2) 2022/0208 – 3 Halfway House, Burnley Road, Bacup, Lancashire, OL13 8QP: Construction of Poly tunnel measuring 4.8m wide, 12.8m long and 2.4m high for growing of fruit and vegetables

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

D Ashworth spoke against the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Location of polytunnel
- Discussion on comments regarding loss of light
- Maintenance of the hedge
- Planning control on any extensions which may affect the location and residents' concerns
- Use of land

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, an amendment to condition 3 regarding the hedge and the update report.

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 the conditions set out in the report, an amendment to condition 3 regarding omitting the smaller of the proposed hedges.

8. Application Number (Agenda Item B4) 2022/0146 – Shaw Clough Street, Waterfoot: Outline Application for Erection of eight dwellings with associated access and parking.

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 Eccles spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- The type of application

Clarification was given on the above points.

A Proposal was moved and seconded to grant planning permission 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 the ongoing maintenance of the communal access and other communal areas within the development
- (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 4 months 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 granted 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 the ongoing maintenance of the communal access and other communal areas within the development
- (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 4 months 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.

9. Application Number (Agenda Item B5) 2022/0086 – The Bay Horse, Helmshore Road, Haslingden, Rossendale, Lancashire, BB4 4BG: Change of use from Public House (sui generis) to Offices (Class E (g), erection of loggia, external alterations and alterations to vehicular entrance.

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:

- Use of empty property
- Car parking standards

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:

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 8 | 0 | 0 |

Resolved:

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

10. Application Number (Agenda Item B6) 2022/0226 – 21-23 Market Street, Whitworth, Rossendale, OL12 8RW: Change of use of the back garden of No. 23 to allow customers from the shop at 21 Market Street to use the area to consume food/drinks which they have purchased from the shop.

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.

N Simpson spoke in favour of the application.

Members asked questions for clarification purposes only.

Councillor Powell spoke on the application.

In determining the application, members discussed the following:

- Clarification on why the application was not compliant with planning policy
- Application position being change of use of garden area to commercial use
- Highways comments
- Hours not specified

Clarification was given on the above points.

A Proposal was moved and seconded to approve the application subject to conditions set by the Chair and the Planning Manager, contrary to the officer's recommendations.

The reasons presented for approval were the positive impact this would have on the locality.

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

| FOR | AGAINST | ABSTENTION |
|------------|----------------|-------------------|
| 6 | 2 | 0 |

Resolved:

Planning permission approved subject to conditions set by the Chair and the Planning Manager.

11. Application Number (Agenda Item B7) 2021/0623 – Grane Road Mill, Grane Road, Haslingden, Rossendale, BB4 4PL: Full: Demolition of existing buildings and erection of a residential development of 104 dwellings, together with associated open space and car parking.

The Head of Planning 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.

D Barber spoke in favour of the application.

Members asked questions for clarification purposes only.

A statement from Cllr Snowden was read out by the Chair.

In determining the application, members discussed the following:

- History of application
- Site designation in the local plan
- Site being protected as employment land

Clarification was given on the above points.

A Proposal was moved and seconded to refuse planning permission as per the reasons listed in Section 10 of the report.

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

| FOR | AGAINST | ABSTENTION |
|------------|----------------|-------------------|
| 6 | 0 | 2 |

Resolved:

Planning Permission refused as per the reasons listed in Section 10 of the Report and the update report.

The meeting commenced at 6.30pm and concluded at 20:20pm.

Signed:

(Chair)