

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 26th July 2022

Present: Councillor Procter (Chair)

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

In Attendance: Lauren Ashworth, Principal Planning Officer
Storm Grimshaw, Senior Planning Officer
Caroline Callow, Senior Planning Officer
Yasmin Ahmed, Principal Legal Officer
Sattar Hussain, Legal Officer

Also Present: 8 members of the public in attendance, 2 joined remotely and Cllr Oakes and Cllr Neal

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Cllr Ann Kenyon

2. MINUTES

Resolved:

That the minutes of the meeting held on the 28th June 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) 2021/0289 – Land North Of Chapel Villas, Todmorden Road, Bacup. Outline planning permission for residential development of land with all matters reserved save for access, for up to 41 dwellings

The Principal 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.

Mrs C Stafford spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Access points
- The 2 plots of land for development and lack of a master planned approach
- Number of houses on outline application
- Possibility of developers coming to a decision on access points
- Local plan requirements and H36 criteria

Clarification was given on the above points.

A proposal was moved and seconded in line with the officer recommendation in the report.

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

FOR	AGAINST	ABSTENTION
6	2	0

Resolved:

Members resolved that they would be minded 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 delivery of 30% affordable housing on site with 10% of the total number of homes available for affordable home ownership and the remainder for social rented housing.
- At least 20% of houses provided to adaptable standards via reference to M4(2) of Building Regulations.
- A financial contribution towards play equipment and playing pitches (location of spending to be agreed). Currently £2057 per dwelling.
- A financial contribution of £5,440 towards the improvement of the surface and infrastructure of footpath 14-1-FP370. Subject to no connectivity to the site.
- A financial contribution of £89,300 toward off site biodiversity enhancement (location of spending to be agreed)
- A financial contribution towards the provision of primary school places. The current requirement is for 13 places subject to indexation and is currently £17,827 per place.

(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.

**6. Application Number (Agenda Item B2) 2022/0112 – Woodlea Mission, Waterfoot.
Advertisement Certificate: Permanent illuminated signage installed to front and rear of building consisting of charity logo**

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.

The applicant was unable to attend and a statement was read out on his behalf.

In determining the application, members discussed the following:

- Additional signage at the front of the building that is not part of this application

Clarification was given on the above points.

A proposal was moved and seconded to grant planning permission in line with the officer recommendation and 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.

7. Application Number (Agenda Item B3) 2022/0238 – Spring Mill, Whitworth. S. 73 Application: Variation of Condition 28 (construction plans and ongoing management and maintenance arrangements of the proposed Local Equipped Area for Play (LEAP)) Pursuant to Planning Approval 2018/0318

The Principal Planning Officer recommended the application to be deferred to allow the applicant further time to provide amended information to assist with the application.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

Application deferred.

The meeting commenced at 6.30pm and concluded at 19.10pm

Signed:

(Chair)