

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 6<sup>th</sup> December 2022

**Present:** Councillor Procter (Chair)

Councillors, Eaton, MacNae, McInnes, Smith, Oakes, Pendlebury, Woods and Hodgkiss.

**In Attendance:** Mike Atherton, Head of Planning  
James Dalglish, Principal Planning Officer  
Caroline Callow, Senior Planning Officer  
Yasmin Ahmed, Principal Legal Officer

**Also Present:** 11 members of public and Cllr Samara Barnes

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

Cllr Steen – Cllr Hodgkiss subbing.  
Cllr Marriott – Cllr McNae subbing.  
Cllr Kenyon- Cllr Oaks subbing.

**2. MINUTES**

**Resolved:**

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

**3. DECLARATIONS OF INTEREST**

Cllr Woods confirmed a declaration of interest on Item B1 and therefore, he will not be voting on 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.

Cllr Woods left his seat on the Committee.

**5. Application Number (Agenda Item B1) 2022/0394 – 272 Helmshore Road, Haslingden, Rossendale, BB4 4DJ: Householder, Two Storey rear extension (retrospective).**

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.

G Lowthion spoke against the application.

Members asked questions for clarification purposes only.

R Horridge spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Samara Barnes spoke on the application.

In determining the application, members discussed the following:

- Clarification on what permitted development is and why the extension does not class as permitted development
- The amendments proposed during the course of the application
- Recent enforcement notice served, then appealed and upheld
- Agent comments on application
- Encroachment issues
- Clarification on trees and harm to roots

Clarification was given on the above points.

A Proposal was moved and seconded to refuse the application as per the officer's recommendation.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
5	3	0

**Resolved:**

The application was refused.

Cllr Woods returned to his seat on the Committee.

**6. Application Number (Agenda Item B2) 2022/0330 – 23 Rushey Close, Reeds Holme, BB4 8AL: First floor extension above the garage.**

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.

A Harris spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Design and materials of extension
- Privacy element / obscure glazing and the condition in report to support this
- Height of proposed extension

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:

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

**Resolved:**

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

**6. Application Number (Agenda Item B3) 2022/0361 – Holmefield Service Station, Burnley Road, Rawtenstall, BB4 8EW: Demolition of buildings and the formation of an extended and reconfigured car park to the existing SPAR store and petrol filling station**

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.

D Smith spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Appearance of site
- Amendments considered
- Planting scheme
- Highway safety and condition no. 3
- EV charging point location
- Clarification on loss of housing stock

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:

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

**Resolved:**

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

**7. C1. Enforcement Update Report.**

The Head of Planning outlined the details in the report.

The Officer's recommendation was for the members to note the update provided in the report.

Cllr Woods- question on enforcement register. Recommended amendments.

**Resolved:**

The report was noted by all members.

**The meeting commenced at 6.30pm and concluded at 7.26pm.**

**Signed:**

**(Chair)**