

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 17th January 2023

Present: Councillor Procter (Chair)

Councillors Eaton, Kenyon, McInnes, MacNae, Smith, Woods, Hodgkiss and Steen.

In Attendance: Mike Atherton, Head of Planning
James Dagleish, Principal Planning Officer
Steve Ingram, Planning Consultant
Caroline Callow, Senior Planning Officer
Yasmin Ahmed, Principal Legal Officer

Also Present: 11 members of public and Cllr Jackie Oakes

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Pendlebury – Cllr Hodgkiss subbing

2. MINUTES

Resolved:

That the minutes of the meeting held on the 6th December 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) 2021/0275 – Haweswater Aqueduct Full: proposed works for and use of replacement section of aqueduct, including earthworks, new supply network connection and ancillary infrastructure including: a new valve house building within fenced compound with permanent vehicular access provision; installation of tunnel shafts and open cut connection areas; within temporary construction compounds, to include site accesses, storage areas, plant and machinery and drainage infrastructure. In addition, mine grouting works, to facilitate main tunnelling works.

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

J Cullen spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Clarification on the public rights of way improvements
- Clarification of LLC involvement and impact of S106 agreement
- Traffic management plan
- Proposed conditions
- Construction compound details
- Community liaison officer details and the facility to make contact

Clarification was given on the above points.

A Proposal was moved and seconded to grant the application as per the officer's recommendation and the following:

That Members resolve that they would be minded to grant planning permission subject to a Section 106 Agreement and the imposition of appropriate planning conditions and that the determination of the application hereafter be delegated to the Head of Planning, Chairman of Development Control Committee and Vice Chairman as follows:

- (1) To complete a suitable Section 106 Agreement to secure the imposition of the related Planning Obligations and if necessary, any other relevant legal agreements
- (2) To carry out drafting amendments to any planning condition including adding any conditions as may be required.
- (3) 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
9	0	0

Resolved:

The application was granted subject to Section 106 agreement and the imposition of appropriate planning conditions and that the determination of the application hereafter be delegated to the Head of Planning, Chairman of Development Control Committee and Vice Chairman as follows:

- (1) To complete a suitable Section 106 Agreement to secure the imposition of the related Planning Obligations and if necessary, any other relevant legal agreements
- (2) To carry out drafting amendments to any planning condition including adding any conditions as may be required.

(3) 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) 2022/0238 – Land of Former Springmill, Whitworth, Rochdale, Lancashire. 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 outlined the application as detailed in the report, update and further update 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.

Cllr Alan Neal spoke on the application.

In determining the application, members discussed the following:

- Clarification on condition 28
- Refusal reasons
- Compound site clarification and construction management condition

Clarification was given on the above points.

A Proposal was moved and seconded to refuse the planning permission.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

Planning permission was refused.

6. Application Number (Agenda Item B3) 2022/0506 – Garage Site off Todmorden Road, Sharneyford, Rossendale. FULL: Erection of a single-story garage for the purpose of parking 1 x vehicle.

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.

In determining the application, members discussed the following:

- No further comments received on the application before the meeting.

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 B4) 2022/0407 – 2 Lyndale Avenue, Haslingden, Rossendale, BB4 4BP. FULL: Change of use of dwelling into a residential children’s home.

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.

In determining the application, members discussed the following:

- Parking concerns and highways comments
- LLC Senior Commissioning Manager comments
- Concerns as to why applicant has not spoken to LCC
- Consideration of acceptability of land use only and planning committee procedures in relation to application

Clarification was given on the above points.

A Proposal was moved and seconded to grant planning permission subject to the conditions set out in section 10 of the report.

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

FOR	AGAINST	ABSTENTION
6	1	2

Resolved:

Planning permission was granted subject to the conditions set out in section 10 of the report.

8. Application Number (Agenda Item B5) 2022/0146 – Shaw Clough Street, Scout Bottom, 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.

In determining the application, members discussed the following:

- Clarification on drainage and flooding plans
- Clarification on contamination comments in the report and earth works already in progress
- Clarification on condition 12 and authority of officer to agree points

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
9	0	0

Resolved:

Planning permission was 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.

The meeting commenced at 6.30pm and concluded at 19:40pm

Signed:

(Chair)