

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 27<sup>th</sup> June 2023

**Present:** Councillor Eaton (Chair)  
Councillors Cheetham (sub), Driver, Gill, Marriott, Morris and M Smith (sub)

**In Attendance:** Mike Atherton, Head of Planning  
James Dagleish, Principal Planning Officer  
Sattar Hussain, Legal Officer

**Also Present:** Councillor McInnes  
3 members of the public

**1. APOLOGIES FOR ABSENCE**

Apologies were noted for Councillors Procter and Hodgkiss. Councillors M Smith and Cheetham were acting as substitutes.

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 23<sup>rd</sup> May 2023 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**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. The committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

Item B2 was dealt with first, to give time for the registered speaker on Item B1 to arrive.

**5. 2023/0228 – LEAVENGREAVE SPORTS PITCH, OAK STREET, WHITWORTH  
FULL: RETROSPECTIVELY SITE A SHIPPING CONTAINER TO BE USED FOR STORAGE IN  
CONNECTION WITH MAINTAINING THE PITCH (ITEM B2)**

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

Members asked questions for clarification purposes only.

There were no registered speakers.

In determining the application, members discussed the following:

- Recommendation that up to 3 months be given for painting the container rather than 6 months.
- Consideration of trees adjacent to properties in close proximity.
- Purpose of shipping container.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer’s recommendation, subject to the conditions set out in the report, amended to include a timescale of 3 (rather than 6) months for the container to be painted.

Moved: Councillor Marriott  
 Seconded: Councillor Driver

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

FOR	AGAINST	ABSTENTION
7	0	0

**Resolved:**

The application was granted subject to the following conditions:

1. The development shall be carried out in strict accordance with the following drawings unless required by the conditions below:
  - Application form signed 11 May 2023
  - Location Plan (revised)
  - Proposed Shipping Container drawings dated May 2023

Reason: To define the permission and in the interests of the proper development of the site.

2. Within three months of the date of this permission, the shipping container shall be painted dark green.

Reason: To ensure the appearance of the development is acceptable and to ensure the visual amenity of the local area is not adversely affected.

**6. 2023/0129 – FOLD HEAD FARM, WHITWORTH  
 FULL: APPLICATION FOR AGRICULTURAL BUILDING (ITEM B1)**

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

Members asked questions for clarification purposes only.

Mr D Hanson spoke for the application.

In determining the application, members discussed the following:

- Use of the building for agriculture.
- Use of Bridleway and control of water.

- Reinstatement of Bridleway.
- The transport and delivery of construction material as they pass by a school.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer’s recommendation, subject to the conditions set out in the report (as amended by the update report) and an additional condition that deliveries can only take place between 9am and 3pm and between 4pm and 6pm.

Moved: Councillor Marriott  
 Seconded: Councillor Driver

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

FOR	AGAINST	ABSTENTION
7	0	0

**Resolved:**

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun prior to the expiration of three years from the date of this permission.

Reason: Required by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in strict accordance with the following drawings unless required by the conditions below:

- Application form signed 16 March 2023
- Location plan ref. MH.160323.A.
- Proposed Site Plan drawing no. FH-04-03-23-B
- Building details drawing no. FH-04-03-23-C

Reason: To define the permission and in the interests of the proper development of the site.

3. Once the development has been substantially completed, but prior to the first use of the building hereby permitted, a post-construction survey of the condition of Hall Street/bridleway ref. BW1405112 shall be submitted to and approved in writing by the Local Planning Authority. The survey must consist of:

- A plan showing the location of all defects identified;
- A written and (clearly dated) photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

Prior to first use of the building, Hall Street/bridleway ref. BW1405112 shall be re-instated to a condition no worse than it was immediately prior to the commencement of works to the satisfaction of the Local Planning Authority. The condition of Hall Street/bridleway ref. BW1405112 has been shown in the approved photographic record comprising 14 photos and plan ref. MH220623.B.

Reason: To ensure that any damage to the highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

4. Any deliveries to the site relating to the construction of the agricultural building hereby permitted shall only take place between the hours of 9am and 3pm and between 4pm and 6pm.

Reason: To ensure that delivery vehicles do not access the site during times of peak school traffic and school drop off / pick up times, in the interests of highway and pedestrian safety.

**The meeting concluded at 7:05pm**

**Signed:  
(Chair)**

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**Date:**

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