MINUTES OF: **THE DEVELOPMENT CONTROL COMMITTEE**

Date of Meeting: 5th September 2023

Present: Councillor Procter (Chair)
Councillors D Ashworth (sub), Cheetham (sub), Gill, Hodgkiss, Marriott

In Attendance: Mike Atherton, Head of Planning
James Dalgleish, Principal Planning Officer
Claire Bradley, Senior Planning Officer
Sattar Hussain, Legal Officer

Also Present: Councillor McInnes, Councillor Barnes, Councillor Neal
1 press
17 members of the public

1. APOLOGIES FOR ABSENCE

Apologies were noted for Councillors Driver, Morris and Eaton. Councillors D Ashworth and Cheetham were acting as substitutes.

2. MINUTES

Resolved:
That the minutes of the meeting held on the 25th July 2023 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Cheetham declared a non-pecuniary interest in relation to B2 (minute 6) as All Saints School and Cribden were in her county ward and she was on the Education Committee.

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.

5. 2023/0192 – LAND AT GOODSHAW AVENUE NORTH, LOVECLOUGH (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.

Mrs McLenahan spoke against the application. Mr Draper spoke in favour of the application and members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- No flood risk

- Trees in the surrounding area
- Separation of the distances between the properties.
- The number of bedrooms (4)
- Supported in Local Plan Policy

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 with an amendment to the timings of the construction works on a Saturday from 09:00 to 13:00.

Moved: Councillor Marriott
Seconded: Councillor Ashworth

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

FOR	AGAINST	ABSTENTION
4	0	2

Resolved:
The application was granted subject to the conditions set out in the report with an amendment to the timings of the construction works on a Saturday from 09:00 to 13:00.

6. 2023/0103 – ALL SAINTS RC LANGUAGE COLLEGE, RAWTENSTALL (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.

Ms Furber spoke in favour of the application, and members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Design of roofs
- Restriction of the movement of contractors' vehicles and deliveries in consideration of the safety of children.
- Size of classrooms (re-building program)
- Condition 8 clarified and explained
- Drainage and water (Conditions 11-13)

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.

Moved: Councillor Marriott
Seconded: Councillor Cheetham

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:
The application was granted subject to the conditions in the report.

7. 2023/0142 – LAND WEST OF BURNLEY ROAD, LOVECLOUGH (ITEM B3)

The Planning Officer outlined the application which had been brought back before the Committee to provide officers the opportunity to advise members on the suitability of the proposed reasons for refusal, and to provide the opportunity for the wording of such reasons to be finalised prior to a decision being issued.

Members' attention was also drawn to the applicant's letter, which had been submitted since the last Committee meeting

Mr Symons spoke in favour of the application, and members asked questions for clarification purposes only. Councillor A Barnes also spoke in relation to the application.

In determining the application, members discussed the following:

- Negative impact of the development on the countryside
- Accumulative visual impact of the development on the countryside
- Number of bedrooms for the dwellings
- Traffic congestion
- Drainage and utilities

Clarification was provided on the points raised.

A proposal was moved and seconded to refuse the application as per the officer's recommendation, for the reason detailed in the report.

Moved: Councillor Marriott
Seconded: Councillor Proctor

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:
The application was refused for the following reason:

The further encroachment of urban development into an area of countryside and the cumulative visual impact of the proposed development alongside the adjacent ongoing development and the other developments proposed in the Local Plan would cause unacceptable and irrevocable harm to the wider rural character of Loveclough, and would significantly and demonstrably outweigh the benefits of the proposals. The development would be contrary to the requirements of Policies SD2 and ENV3 of the Local Plan and Section 15 of the National Planning Policy Framework.

8. 2022/0391 – CRIBDEN FLATTS FARM, HASLINDEN (ITEM B4)

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.

Mr Hartley was initially registered to speak in favour of the application. However, he withdrew from speaking.

In determining the application, members discussed the following:

- Visual amenity
- Significant impact on the countryside
- Location of the agricultural building

Clarification was provided on the points raised.

A proposal was moved and seconded to refuse the application, as the application was contrary to Section 15 of the National Planning Policy Framework and Policy ENV3 of the Local Plan Policies.

Moved: Councillor Gill
Seconded: Councillor Marriott

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:
The application was refused due to the visual impact and harm to the countryside; character of the countryside and sprawl of development in an open countryside. The application is contrary to Section 15 of the National Planning Policy Framework and Policy ENV3 of the Local Plan Policies.

9. 2023/0285 – THE JOLLY SAILOR, BOOTH ROAD, WATERFOOT (ITEM B5)

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.

Mr Warchalowski spoke in favour of the application.

A proposal was moved and seconded to approve the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Cheetham
Seconded: Councillor Ashworth

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

FOR	AGAINST	ABSTENTION
5	1	0

Resolved:
The application was granted subject to the conditions in the report.

10. 2023/0341 – CLAIREMOOR HOUSE, TONACLIFFE WAY, WHITWORTH (ITEM B6)

The Planning Officer 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.

Councillor Neal spoke in relation to the application.

In determining the application, members discussed the following:

- Difficulty of establishment not linked to Local Authority – More information required
- Value of property not planning matter.
- Health and wellbeing of children not a planning matter.

Clarification was provided on the points raised.

A proposal was moved and seconded to defer the application.

Moved: Councillor Cheetham
Seconded: Councillor Hodgkiss

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

FOR	AGAINST	ABSTENTION
2	4	0

The motion was lost. Thereafter, a proposal was moved and seconded approve the application as per the officer's recommendation, subject to the conditions set out in the report and update report.

Moved: Councillor Marriott
Seconded: Councillor Ashworth

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

FOR	AGAINST	ABSTENTION
4	2	0

Resolved:
The application was granted subject to the conditions in the report and update report.

The meeting concluded at 8:20pm

Signed:
(Chair) _____

Date: _____