

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 10th October 2023

Present: Councillor Procter (Chair)
Councillors Driver, Eaton, Gill, Hodgkiss, Marriott, Morris

In Attendance: Mike Atherton, Head of Planning
James Dalgleish, Principal Planning Officer
Caroline Callow, Senior Planning Officer
Chris Dobson, Planning Officer
Sattar Hussain, Legal Officer

Also Present: Councillor A Barnes, McInnes, Neal and Whitehead
10 members of the public

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 5th September 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 applications 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. 2023/0350 – UNITS 1 AND 2, RAWTENTALL BUS STATION (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.

There were no registered speakers.

In determining the application, members discussed the following:

- Benches and lighting
- Access
- The locking of gates during bus station opening times

Clarification was provided on the points raised.

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 including the additional condition that the gates remain unlocked during the bus station opening times.

Moved: Councillor Marriott
Seconded: Councillor Eaton

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 accordance with the following:
 - Planning application forms signed and dated 18.07.2023.
 - The submitted plans:
 - Location Plan received 20.07.2023
 - Existing and Proposed Site Plan drawing no. 2201-01 Rev A received 09.10.2023;

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

2. The gates forming part of the fencing hereby approved shall remain unlocked during the hours in which the bus station is open.

Reason: To ensure adequate access, in the interests of public safety and amenity.

6. 2023/0391 - 564 BURNLEY ROAD, CRAWSHAWBOOTH (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.

Mr Kinder spoke in favour of the application. Members asked questions for clarification purposes only. Councillor A Barnes also spoke on the application.

In determining the application, members discussed the following:

- Passage way at the back of the property and storage of bins
- Parking and monitoring of traffic
- Usage of the ground floor only

Clarification was provided on the points raised.

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 Eaton

Seconded: Councillor Gill

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

FOR	AGAINST	ABSTENTION
6	0	1

Resolved:

The application was granted subject to the following conditions:

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The development shall be carried out in accordance with the following:

- Planning application forms signed and dated.2023.
- The submitted plans:
 - Existing and proposed layout plans drawing no. 04A received 08.09.2023;
 - Existing and proposed layout plans drawing no.01A received 08.09.23;

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

3. The premises shall not be open for customers except between:

1200 hours and 2300 hours Monday to Thursday
1200 hours and 0000 hours Friday and Saturday and
1200 and 2200 hours Sunday

Reason: To ensure the development avoids undue harm to neighbour amenity

4. There shall be no public or customer access to the yard area at any time.

Reason: To ensure the development avoids undue harm to neighbour amenity.

5. There shall be no emptying of glass into external bins after 9pm on any night.

Reason: To ensure the development avoids undue harm to neighbour amenity

7. 2023/0351 – WHITWORTH BOWLING GREEN (ITEM B3)

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.

PCSO Heidi Kirkbright spoke in favour of the application. Members asked questions for clarification purposes only. Councillor Neal also spoke on the application.

In determining the application, members discussed the following:

- Access points

Clarification was provided on the point raised.

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 Marriott
Seconded: Councillor Eaton

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 before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The development shall be carried out in strict accordance with the following drawings and documents:

- Application form signed 20 July 2023
- Revised Location Plan
- Indicative Sketch of Fencing
- Document titled V Mesh Fencing

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

3. Deliveries to the application site shall only be accepted between the hours of 09:30am and 2:30pm, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

8. 2023/0280 – BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH (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 Pike spoke in favour of the application. Members asked questions for clarification purposes only. Councillor Neal also spoke on the application.

In determining the application, members discussed the following:

- Reason for application and size of extension – disability and primary needs of a child
- No evidence of the disability submitted as a material consideration of the application
- The extent of the extension

- Impact of the development upon the character and appearance of the surrounding area

Clarification was provided on the points raised.

A proposal was moved and seconded to defer the application so that further medical information can be submitted in relation to the needs of the child which will be a material consideration of the application.

Moved: Councillor Eaton
 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 deferred for the reasons outlined above.

9. 2023/0383 – WHITAKER PARK, RAWTENSTALL (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.

Councillor McInnes spoke on the application.

In determining the application, members discussed the following:

- No cutting of trees and the visibility of the container

Clarification was provided on the points raised.

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 Marriott
 Seconded: Councillor Eaton

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was approved subject to the following conditions:

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

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

Application form received 09.08.2023
Location Plan received 09.08.2023
Plans and Elevations received 06.09.2023
Container Photograph received 09.08.2023

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

3. The container shall be coloured green as detailed in the submitted supporting information.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

4. The use of the container will be for storage of tools and gardening equipment and for no other use.

Reason: To protect the amenity of the adjoining land users/occupiers.

5. Should the use of the container for storage of tools and gardening equipment cease, the container shall be removed from the site.

Reason: In the interests of visual amenity of the area.

The meeting concluded at 7:51pm

**Signed:
(Chair)**

Date:
