

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 14th November 2023

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

In Attendance: Mike Atherton, Head of Planning
James Dalglish, Principal Planning Officer
Chris Dobson, Planning Officer
Yasmin Ahmed, Principal Legal Officer
Sattar Hussain, Legal Officer

Also Present: Councillor Neal
5 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 10th October 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. 2023/0359 – THE WHITAKER, RAWTENSTALL (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.

Mr Drinkwater spoke in relation to the application (noting that his objections now appear to have been addressed by the proposed conditions) and Ms Seville spoke in favour. Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Proximity to the venue.
- Use of lighting around the building.
- Toilets on site.

- Disabled access to the building and Compliance with the Disability Act.
- Regular museum hours, in particular Thursday's late opening.

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 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: 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 06.08.2023
 Location Plan received 16.09.2023
 Plans and Elevations received 23.10.2023
 Revised Planning Statement received 16.09.2023

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

3. No materials shall be used on the elevations of the proposed development other than those referred to on the approved plans.

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

4. The application building shall only be used between the hours of 10:00 to 16:00 Wednesday to Sunday, and 10:00 to 20:00 on Thursdays.

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

5. The building shall be only used for workshops, wellbeing activities, meetings and educational use and for no other purpose.

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

6. No lighting shall be erected on the access to the site unless a further application has first been submitted to and approved in writing by the Local Planning Authority.

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

6. 2023/0280 – BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH (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.

Cllr Neal spoke on 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 Driver

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 accordance with the planning application form received 15/06/2023 and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	15.06.2023
Proposed Front Elevation	PL K1057/04	26.07.2023
Proposed East Elevations	-	23.10.2023
Proposed West Elevation	-	23.10.2023
Proposed North Elevation	-	23.10.2023
Proposed Ground Floor Plan	PL K1057/02 E	08.08.2023
Proposed First Floor Plan	PL K1057/03 F	30.10.2023

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

3. No development shall take place until a Construction Method Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall highlight how deliveries during construction will be managed and where workers on the site will park during construction.

Reason: to minimise the impact of construction on existing residents in the vicinity of the site.

4. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter.

Reason: To ensure that the materials used are visually appropriate to the locality.

The meeting concluded at 7:05pm

Signed:
(Chair)

Date:
