

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 6th February 2024

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

In Attendance: Mike Atherton, Head of Planning
James Dalglish, Principal Planning Officer
Caroline Callow, Senior Planning Officer
Sattar Hussain, Legal Officer
Yasmin Ahmed, Principal Legal Officer

Also Present: Councillors Ashworth, Kenyon and McInnes
9 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 23rd January 2024 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. 2023/0392 NORTH POINT, BURNLEY ROAD, BACUP (ITEM B1)

The Planning Officer introduced the application as detailed in the report, and update report, including the proposal, site details, relevant planning history, representations and consultation responses received.

There were no registered speakers

In determining the application, the Committee discussed the following:

- The removal of the padlock on the gate
- Age of children who will be using the building
- Access and vehicular use of routes
- Access impact and proximity to the roads
- Location of venue and locality issues

- Issues with children getting to and from school in adverse weather
- Staff access
- Staffing issues – clarification on Ofsted duties
- Location of public right of way
- Clarification on care system and condition imposed to ensure children who may use the site will be Rossendale or Lancashire based
- Operation of care home

Clarification was provided on the points raised.

A proposal was moved and seconded to reject the application against the Officer's recommendation. The reasons for refusal were:-

- The proposed use as a children's home would not be located in a sustainable location and the proposed use would generate a significantly greater number of trips to the property than the existing use a dwelling house. The proposal would therefore be contrary to the NPPF, the National Design Guide and the Rossendale Local Plan policies SS, SD2, HS10 and ENV1.

Moved: Councillor Driver

Seconded: Councillor Eaton

FOR	AGAINST	ABSTENTION
5	2	0

Resolved

The application was refused.

6. 2023/0395 COMMERCIAL HOTEL, 1 MANCHESTER ROAD, HASLINGDEN (ITEM B2)

The Planning Officer introduced the application as detailed in the report and update report, including the proposal, site details, relevant planning history, representations and consultation responses received.

Ms Rehman spoke in favour of the application. Members asked questions for clarification purposes only.

Councillor Kenyon also spoke on the application.

A statement submitted by County Councillor S Barnes was read by the Chair.

In determining the application, the Committee discussed the following:

- Number of rooms in the building and occupancy of the same
- Staff rotas and support
- Number of car parking spaces
- The provision of CCTV surveillance and security of the building
- Suitability of people using the site and how this will be assessed
- Relationship with different agencies to support the residents
- Outdoor space
- Overseeing and managing the operation by Housing Team
- Access to other areas (Legal right of access) and how its maintained and regulated
- Types of people using facility

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 and update report.

Moved: Councillor Marriott
Seconded: Councillor Driver

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application was granted in line with the officer's recommendation, subject to the following conditions from the report and update report:

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 21.08.2023.
- The submitted plans:
 - Site Location Plan drawing no. FEZ/001/01/SITE received 05.02.24;
 - Site Plan FEZ/002/01/SITE received 05.02.24
 - Proposed elevation Deardengate FEZ/0012/02/PRP received 26.10.23
 - Proposed elevation Manchester Road FEZ/0013/02/PRP received 26.10.23
 - Proposed elevation corner of Manchester Road and Deardengate FEZ/0014/02/PRP received 26.10.23
 - Proposed ground floor plan FEZ/004/RO7/PRP received 02.02.24
 - Proposed first floor plan FEZ/005/RO7/PRP received 02.02.24
 - Proposed second floor plan FEZ/007/RO7/PRP received 02.02.24
 - Second floor kitchen plan FEZ/002/RO7/KIT received 16.01.24
 - Ground floor kitchen plan FEZ/001/RO7/KIT received 02.02.24

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

3. Construction works shall not take place outside the following hours:

Monday to Friday 08:00 to 18:00
Saturday 08:00 to 13:00

Construction works shall not take place on Sundays or Bank or Public Holidays.

Reason: In the interest of residential amenity.

4. The number of residents occupying the property shall not at any time exceed 20.

Reason: In the interest of residential amenity.

5. No development shall take place, including any works of demolition, until a construction method

statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Routing of delivery vehicles to/from site

Reason: In the interests of Highway Safety and amenity.

6. Notwithstanding the details shown on the submitted plans and prior to commencement of development detailed drawings showing any replacement windows and doors shall be submitted and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: In the interest of the visual appearance of the development and the character of the Conservation Area.

7. Prior to any cleaning of the stone work a method statement for cleaning of building shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: In the interest of the visual appearance of the development and the character of the Conservation Area.

8. Prior to the commencement of the development details of proposed repointing, method and ratios and colour of the mortar mix and details of any repair work to the stone including method and materials shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved information.

Reason: In the interest of the visual appearance of the development and the character of the Conservation Area.

9. Prior to the first occupation of the building for the proposed use the bicycle store shall be made available for residents and staff.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

10. The proposed parking area shall be provided with an electric vehicle charging point. It shall have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

11. Prior to the first occupation of the building for the proposed use the parking area shall be marked out as shown on drawing FEZ/001/01/SITE received 05.02.24 and shall be retained for the parking of vehicles.

Reason: To ensure the provision of off road parking.

7. 2023/0569 DEVELOPMENT SITE FORMER FOREST MILL, HENRIETTA STREET, BACUP (ALDI) (ITEM B3)

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

Councillor B Ashworth spoke on the application.

In determining the application, the Committee discussed the following:

- Size of signage
- Clarification on version of NPPF – impact on visual amenity and public safety
- Comparison of signage to neighbouring retail store
- Cumulative visual impact of signs (visual amenity)
- Planning policy of advertisement regulations

Clarification was provided on the points raised.

A proposal was moved and seconded to issue a split decision to approve the 3 internally illuminated facisa signs and 1 vinyl sign and to refuse the 2 totem signs, (numbers 5 and 6 on the submitted plans).

The reason for the refusal of the totem signs being:

- The proposed totem sign advertisements would result in an excessive clutter of signs both on the site itself and within the street scene and would be detrimental to the visual amenity of the area. The signs would not result in a high quality of development in line with the requirements of Policy ENV 1 of the Rossendale Local Plan 2019-2036.

The other signs being approved in line with the officer recommendation.

Moved: Councillor Marriott
Seconded: Councillor Driver

FOR	AGAINST	ABSTENTION
4	1	2

Resolved:

That a split decision be issued with the Totem signs being refused advertisement consent and the other signs being approved subject to the following conditions as contained within the officer report:

1. The development hereby consented to shall be carried out in accordance with the following documents and drawings, unless otherwise required by the conditions below:

Submitted Application Form signed and dated 24/08/2023

Location Plan, drawing No. 2768BOL THPW XX XX DR A 1000 submitted 20/12/23

Proposed site plan, drawing No. 2768BOL THPW XX XX DR A 1001 Rev B submitted 16/01/24

Proposed elevations drawing No. 2768BOL THPW XX XX DR A 1002 submitted 20/12/23

Signage details drawing No. 2768BOL THPW XX XX DR A 1003 submitted 20/12/23

Reason: For the avoidance of doubt.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity.
3. No advertisement shall be sited or displayed so as to:
 - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety.
4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety.
6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity and public safety.

A reference to "Totem Signage drawing No. 2768BOL THPW XX XX DR A 1004 submitted 16/01/24" has been omitted from condition 1 in the light of the refusal of the Totem signs.

The meeting concluded at 20:00pm

Signed:
(Chair)

Date:
