

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 25th June 2024

Present: Councillor Procter (Chair)
Councillors Adshead, Eaton, Hancock, Hodgkiss and Kenyon

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

Also Present: Councillors A Walmsley, M Smith
6 members of the public

1. APOLOGIES FOR ABSENCE

Apologies to be noted for Councillor Harris.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 21st May 2024 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Hancock declared an interest in item B3 and would not hear the application. Councillor Kenyon and Procter declared a non-pecuniary interest for item B4.

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.

The order in which the items were decided upon changed as follows:-

5. 2024/0145 - 76 BURNLEY ROAD, RAWTENSTALL, BB4 8EW (ITEM B1)

Due to errors in the submitted plans which require correction, it would be necessary to issue new consultation letters to neighbouring occupiers.

This would delay the determination of the application to allow the consultation to take place, and as a result the application had been withdraw.

6. 2024/0094 - 34 DOUGLAS ROAD, BACUP, OL13 9PR (ITEM B2)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received. The Planning Officer also brought members attention to the Update Report and comments from LCC

Policy, Commissioning and Children's Health Services which did not support the application. The Planning Officer's recommendation remained unchanged.

The Officer's recommendation was to approve the application subject to the conditions detailed in the report.

Ms Ormerod spoke against the application. Members asked questions for clarification purposes only.

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

Councillor Walmsley also spoke on the application as Ward councillor.

In determining the application, the Committee discussed the following:

- Ownership of the piece of land to the side.
- Number of vehicles and parking.
- Front elevation of the property.
- Ratio 1:1 staffing.
- Number of cars at any one time.
- Car parking spaces.
- Site as a residential institution.
- Condition 5 and its enforceability.
- Appropriateness – no adequate parking, insufficient bedrooms.

In response to questions from members the Planning Officer advised on the following:-

- The piece of land was unregistered, and was adjacent to other land under the ownership of McDermott's
- Highways had specified they wanted 3 parking spaces on site which could be accommodated.
- Anybody living in the property could look directly opposite as existing – no change to the situation.
- Whilst staffing levels of 1:1 were mostly appropriate, there would be times when 2:1 staffing would be needed.
- Potential for 5 vehicles at any one time subject to shifts worked.
- 3 car parking spaces available.
- Condition 5 was enforceable – connection of people could be checked upon request.

A proposal was moved and seconded to refuse the application against the Officer's recommendation for the following reasons:

- Car parking.
- Suitability of site – the house was not large enough for proposed use.

Moved: Councillor Eaton

Seconded: Councillor Kenyon

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

FOR	AGAINST	ABSTENTION
5	1	0

Resolved:

That the application be refused for the following reasons:

- Car parking.
- Suitability of site – the house was not large enough for proposed use.

7. 2023/0543 – HASLINGDEN DEARDENGATE PUBLIC REALM IMPROVEMENTS (ITEM B4)

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

The Officer’s recommendation was to approve the application subject to the conditions detailed in the report and update report, provided that comments had been received from LCC Highways. If comments had not been received from LCC Highways, the recommendation was that authority to approve the application be delegated to the Chair and the Head of Planning and Building Control, subject to LCC Highways being satisfied with the development.

There were no registered speakers.

A proposal was moved and seconded to delegate authority to approve the application to the Chair and Vice Chair, and the Head of Planning and Building Control, subject to LCC Highways being satisfied with the development.

Moved: Councillor Eaton

Seconded: Councillor Hancock

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

That authority to approve the application (subject to the proposed conditions in the report) be delegated to the Chair, Vice Chair, and the Head of Planning and Building Control, subject to LCC Highways being satisfied with the development.

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 04/01/2024

Drawing No: 1263-01-CIV-XX-XX-S-S-51001 REV T01 - Artwork Footing received 29.11.2023

Drawing No: Q53914-Bespoke_Shuttle_Feature Rev 02 - Bespoke Shuttle Feature received 29.11.2023

Location Plan received 04.04.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40007 REV P01 - Information Plan received 25.01.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-41010 REV T02 - Drainage Details Sheet 1 received 25.01.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-41011 REV T01 - Drainage Details Sheet 2 received

25.01.2024

Drawing No: B2237501/SD/001 - Bus Stop Layout and Details Rev 1. received 25.01.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40001 REV T03 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40002 REV T03 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40003 REV T03 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40004 REV T02 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40005 REV T03 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40006 REV T03 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40010 REV T02 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40011 REV T03 - Proposed Section 278 Application received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-40012 REV T03 - Off Site TRO Works received 06.06.2024

Drawing No: 1263-01-CIV-XX-XX-D-H-41002 REV T06 - Pavement Details received 06.06.2024

Drawing No: 1263-01- CE-XX-XX-DR-C-TR-0003-P05 - Vehicle Tracking Sheet 1 received 06.06.2024

Drawing No: 1263-01- CE-XX-XX-DR-C-TR-0004-P04 - Vehicle Tracking Sheet 2 received 06.06.2024

Drawing No: 1263-01- CE-XX-XX-DR-C-TR-0005-P04 - Vehicle Tracking Sheet 3 received 06.06.2024

Drawing No: 1263-01- CE-XX-XX-DR-C-TR-0006-P02 - Vehicle Tracking Sheet 4 received 06.06.2024

Drawing No: 214-LVR-XX-ZZ-DR-L-1101 REV T05 - Landscape General Arrangement received 06.06.2024

Drawing No: 214-LVR-XX-ZZ-DR-L2101 REV T05 - Hardworks received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-2102 REV T06 - Edging received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-3101 REV T05 - Softworks received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-6101 REV T05 - Landscape Detail 01 received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-6102 REV T05 - Landscape Detail 02 received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-6103 REV T05 - Landscape Detail 03 received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-6104 REV T05 - Landscape Detail 04 received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-6105 REV T05 - Landscape Detail 05 received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-6106 REV T05 - Landscape Detail 06 received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-6107 REV T05 - Landscape Detail 07 received 06.06.2024

Drawing No: 214-LYR-XX-ZZ-DR-L-7101 REV T04 - External Furniture & Lighting received 06.06.2024

Heritage Statement received 25.01.2024

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

3. No materials shall be used on site until samples have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full.

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

Councillor Hancock left the Chamber for the following item

8. 2024/0165 - 93 – 95 BACUP ROAD, RAWTENSTALL, BB4 7NW (ITEM B3)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received. The Planning Officer also brought members attention to the Update Report which stated that LCC Highways had no objections to the application.

The Officer’s recommendation was to approve the application subject to the conditions detailed in the report.

There were no registered speakers.

A proposal was moved and seconded to approve the application in line with the Officer’s recommendation subject to the conditions detailed in the report.

Moved: Councillor Procter
Seconded: Councillor Kenyon

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

FOR	AGAINST	ABSTENTION
5	0	0

Resolved:

That the application be approved in line with the Officer’s recommendation subject to the conditions set out in the 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 planning application form and the following drawings and documentation unless otherwise required by the conditions below:

ORDNANCE SURVEY LOCATION PLAN
EXISTING LAYOUTS 16010/1
EXISTING ELEVATION 16010/2
PROPOSED GROUND FLOOR PLAN 16010/3
PROPOSED FIRST AND SECOND FLOOR LAYOUTS 16010/4
PROPOSED ELEVATIONS 16010/5
FLOOD RISK ASSESSMENT

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

- 3) The following external materials shall be used

- Render to be used on the elevations
- Natural slate to be used on the roof of the extension
- Wooden door to match existing

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

The meeting concluded at 7:25pm

**Signed:
(Chair)**

Date:
