

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 15th October 2024

Present: Councillor Eaton (Vice Chair)
Councillors Harrison (sub), Gill (sub), Smith (sub), Hodgkiss, Adshead, Ashworth

In Attendance: Mike Atherton, Head of Planning
Chris Dobson, Planning Officer
Sattar Hussain, Legal Officer

Also Present: 5 members of the public
Councillor Barnes and County Councillor Oakes

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Procter (Councillor Harrison subbing), Councillor Kenyon (Councillor Smith subbing) and Councillor Hancock (Councillor Gill subbing).

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. 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.

4. 2024/0264 - Entrance to Railway Tunnels, Newchurch Road, Waterfoot, Rossendale (ITEM B1)

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 Officer's recommendation was that Listed Building Consent should be granted.

County Councillor Oakes spoke on the application.

In determining the application, the Committee discussed the following:

- The proposal that the final design goes out to a further consultation
- The previous listing of the application
- The particular mural and the design
- The principle of the mural and its appearance

A proposal was moved and seconded that Listed Building Consent be granted in line with the officer's recommendation and that the final decision be delegated to the to the Chairman, Vice Chairman and Head of Planning to Approve with Conditions once further consultation with residents is completed.

Moved: Councillor Ashworth
Seconded: Councillor Gill

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

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 7 | 0 | 0 |

Resolved:

That Listed Buildings Consent be granted and that the final decision be delegated to the Chairman, Vice Chairman and Head of Planning to Approve with Conditions once further consultation with residents is completed.

5. 2023/0428 - New Bridge House (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 Officer's recommendation was to grant planning permission subject to conditions contained in the report.

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

In determining the application, the Committee discussed the following:

- Bin storage and the implementation of commercial bins
- Car parking spaces (10 spaces)

A proposal was moved and seconded to grant planning permission subject to conditions contained in the report in line with the officer's recommendation.

Moved: Councillor Smith
Seconded: Councillor Gill

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

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 7 | 0 | 0 |

Resolved:

That planning permission be 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 the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

| Title | Drawing No. | Received Date |
|------------------------------------|-------------|---------------|
| Site location plan | H425-07 | 11.09.2023 |
| Proposed Site plan | H425-06 | 11.09.2023 |
| Proposed Front elevation | H425-102 | 11.09.2023 |
| Proposed Rear elevation | H425-103 | 11.09.2023 |
| Proposed Side and return elevation | H425-104 | 11.09.2023 |
| Proposed Ground floor | H425-100 | 11.09.2023 |
| Proposed First floor plan | H425-101 | 11.09.2023 |
| Proposed cross sections | H425-105 | 11.09.2023 |

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

- 3) Prior to any above ground works samples of all external facing materials and roofing materials 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.

Reason: To ensure a satisfactory appearance to the development.

- 4) All hard and soft landscape works shown on the Proposed Site Plan (Drawing H425-06) shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

- 5) All boundary treatments including walls and fencing shall be constructed in accordance with the details shown on the Proposed Site Plan (Drawing H425-06) prior to the first occupation of the flats here approved.

Reason: To ensure a satisfactory appearance to the development.

- 6) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 050423, Rev 0 -Dated June 2023 which was prepared by T J Booth Associates. For the avoidance of doubt, surface water must drain at the restricted rate of 5 l/s. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

7) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

8) The Construction Method statement submitted on 20.11.23 Ref: H425-CMS-02 shall be fully adhered to throughout the construction period of the development.

Reason: To mitigate the impact of the construction traffic on the highway network.

9) No part of the development hereby approved shall be occupied until all the highway improvement works have been constructed and completed in accordance with the scheme. The works include improvements to the car park access on Bridge Street and extension of footway on Manchester Road. In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

10) No part of the development hereby approved shall be occupied until the parking area shown on the approved Proposed Site Plan (Drawing H425-06) has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the development.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

11) No part of the development hereby approved shall be occupied until a secure covered cycle store and electric vehicle charging points are provided in accordance with the details shown on the Proposed Site Plan (Drawing number H425-06).

Reason: To ensure that the development supports sustainable transport modes.

12) Construction works shall not be permitted outside the following hours:

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

Construction hours shall not be permitted on Sundays or Bank or Public Holidays.
Construction deliveries shall be restricted to the hours above.

Reason: To ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

- 13) Prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is suitable for the proposed end use.

- 14) Inclinometer readings shall continue to be taken both prior to commencement of development and during the construction phase in line with the details submitted within the Land Stability Appraisal documents received on 27.06.2024. Further readings shall also be taken following the completion of the development. Should any of the readings identify ground movement at the site all development shall cease and the Local Planning Authority should be notified immediately.

Reason: To ensure the ground conditions at the site are monitored prior, during and post development.

6. 2024/0192 - Sheephouse Barn, Greens Lane, Stacksteads, OL13 0JS (ITEM B3)

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 conditions detailed in the report.

Mr Mackenzie spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application, the Committee discussed the following:

- Design of the barn and its noise affects
- The bedding of sheep and storage of manure
- Distance between the two properties

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

Moved: Councillor Gill

Seconded: Councillor Eaton

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

| FOR | AGAINST | ABSTENTION |
|------------|----------------|-------------------|
| 7 | 0 | 0 |

Resolved:

That the application be 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: 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 10.05.2024 and the following drawings and documentation unless otherwise required by the conditions below:

| Title | Drawing No. | Received Date |
|--------------------------------------|-------------|---------------|
| Location Plan | 669/03 | 28.05.2024 |
| Site Plan | 669/04 | 10.05.2024 |
| Plan of Agricultural Building | 669/01A | 23.08.2024 |
| Elevations of Agricultural Buildings | 669/02A | 23.08.2024 |

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

- 3) No materials shall be used on the external elevations or roof 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) Details of any external lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority before any such installation is carried out. The installation shall then be implemented precisely in accordance with these agreed details which shall then not be varied.

Reason: To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents

- 5) Manure should be stored as far away as practically possible from the residential curtilage of the closest residential dwelling (Quarry View Cottage) and as a minimum at least 100m away. In addition, Manure must not be stored within 10m of any inland waters or within 50m of a spring or borehole.

Reason: In order to reduce any potential impact upon nearby residents in respect of odour/flies and ensure the development does not impact upon the water supply.

- 6) Development working hours and deliveries during the construction phase shall be restricted to within the following times:

Monday to Friday 08:00 to 18:00

Saturday 08:00 to 13:00

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

Reason: to minimise the possibility of inconvenience to nearby residents

7. 2024/0211 - Kashmir House, Co-Operation Street, Cloughfold, BB4 7QL (ITEM B4)

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

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

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

Moved: Councillor Ashworth

Seconded: Councillor Gill

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

| FOR | AGAINST | ABSTENTION |
|------------|----------------|-------------------|
| 7 | 0 | 0 |

Resolved:

That the application be 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: 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 20.05.2024 and the following drawings and documentation unless otherwise required by the conditions below:

| Title | Drawing No. | Received Date |
|-------------------------------------|-------------|---------------|
| Location Plan | - | 20.05.2024 |
| Block Plan | 16018/9 | 08.07.2024 |
| Proposed Plans, First and Roof Plan | 16018/5 | 20.05.2024 |
| Proposed Elevations | 16018/7 | 20.05.2024 |
| Dormer Section | 16018/8 | 20.05.2024 |

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

- 3) No materials shall be used on the external elevations or roof 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) Any construction works associated with the development hereby approved, including deliveries to and from the site, shall be carried out solely between the hours of 8:00 am and 8:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction works, or deliveries to and from the site, shall take place at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties during the construction works

The meeting concluded at 19:03

**Signed:
(Chair)**

Date:
