

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 10th December 2024

Present: Councillor Eaton (Chair)
Councillor Ashworth
Councillor Hancock
Councillor Kenyon
Councillor Hodgkiss
Councillor M Smith

In Attendance: Michael Atherton, Head of Planning and Building Control
James Dalglish, Principal Planning Officer
Aqib Saghir, Planning Consultant
Sattar Hussain, Legal Officer

1. APOLOGIES FOR ABSENCE

Apologies have been received for Councillor Adshead (no sub) and Councillor Procter (Councillor M Smith subbing).

2. MINUTES

Resolved:

That the minutes of the meetings held on the 12th November 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. 2024/0380 – Land behind 31-39 Kay Street Rawtenstall Rossendale Lancashire BB4 7LS (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 to approve the application subject to the conditions detailed in the report for the reasons detailed in the report.

In determining the application, the Committee discussed the following:

- The reinstatement of land by way of cobbles

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 and for the reasons stated below.

Moved: Councillor Kenyon
Seconded: Councillor Hancock

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

FOR	AGAINST	ABSTENTION
6	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 and documents, unless otherwise required by the conditions below:

<u>Drawing Title</u>	<u>Drwg No</u>	<u>Date Received</u>
Location Plan	24_061_KS_PL01 Rev A	27/09/24
Proposed Site Layout Plan	24_061_KS_PL02 Rev B	13/11/24
<u>Document Title</u>	<u>Ref</u>	<u>Date Received</u>
Site Risk Assessment	-	21/11/24

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development, in accordance with the requirements of Policies SD1, SD2, ENV1, ENV2, ENV4, ENV8, ENV9, TR4 and Appendix 1 of the Council's adopted Rossendale Local Plan 2019 to 2036, and Sections 2, 12, 14, 15 and 16 of the National Planning Policy Framework.

3. The existing hard surfaced areas shall be 'made good' using matching tarmac within three months of the completion of the development and shall thereafter be satisfactorily retained at all times.

Reason: In the interests of visual amenity and highway safety, in accordance with the requirements of Policies ENV1, ENV2, T4 and Appendix 1 of the Council's adopted Rossendale Local Plan 2019 to 2036 and Sections 12, 15 and 16 of the National Planning Policy Framework.

6. 2024/0382 – Land Adjacent 18 Farholme Lane Stacksteads Bacup Lancashire OL13 0EU (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 approve the application subject to the conditions detailed in the report and for the reasons detailed in the report.

In determining the application, the Committee discussed the following:

- Possibility of traffic lights – Highways have not commented on this

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 and for the reasons stated below.

Moved: Councillor Kenyon

Seconded: Councillor Hancock

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

FOR	AGAINST	ABSTENTION
6	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 and documents, unless otherwise required by the conditions below:

<u>Drawing Title</u>	<u>Drwg No</u>	<u>Date Received</u>
Location Plan	24_061_FL_PL01 Rev A	30/09/24
Proposed Site Layout Plan	24_061_FL_PL02 Rev A	30/09/24
<u>Document Title</u>	<u>Ref</u>	<u>Date Received</u>
Site Risk Assessment	-	21/11/24

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development, in accordance with the requirements of Policies SD1, SD2, ENV1, ENV2, ENV4, ENV8, ENV9,

TR4 and Appendix 1 of the Council's adopted Rossendale Local Plan 2019 to 2036, and Sections 2, 12, 14 and 15 of the National Planning Policy Framework.

3. The existing natural stone flags, that are to be removed in order to allow for the construction of the development, shall be re-laid in their former positions within three months of the completion of the development, and they shall thereafter be satisfactorily retained at all times.

Reason: In the interests of visual amenity, in accordance with the requirements of Policies ENV1 of the Council's adopted Rossendale Local Plan 2019 to 2036 and Sections 12 and 15 of the National Planning Policy Framework.

The meeting concluded at 6:38pm

Signed:
(Chair)

Date:
