

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 14<sup>th</sup> January 2025

**Present:** Councillor Procter (Chair)  
Councillor Eaton (Vice Chair)  
Councillor Ashworth  
Councillor Hancock  
Councillor Driver (sub)  
Councillor Hodgkiss  
Councillor Bauld (sub)

**In Attendance:** James Dalglish, Principal Planning Officer  
Claire Bradley, Senior Planning Officer  
Chris Dobson, Planning Officer  
Sattar Hussain, Legal Officer

**Also Present:** 3 members of the public  
Councillor Woods

**1. APOLOGIES FOR ABSENCE**

Apologies were received for Councillor Kenyon (Councillor Driver subbing) and Councillor Adshead (Councillor Bauld subbing).

**2. MINUTES**

**Resolved:**

That the minutes of the meetings held on the 10<sup>th</sup> December 2025 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. 2024/0391 - The Adrenaline Centre, Haslingden (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 Planning Officer also brought members attention to the update reports and the amended recommendation.

The Officer's recommendation was that Members resolve that they would be minded to grant planning permission (subject to the conditions contained in the Committee Report and the Update Reports) and that the determination of the application hereafter be delegated to the Chairman and Vice Chairman of the Committee and the Head of Planning, following a review of formal comments made by residents during the period from 13.01.2025 to 27.01.2025.

Mr Tremmil spoke against the application. Members asked questions for clarification purposes only.

Councillor Woods also spoke on the application.

In determining the application, the Committee discussed the following:

- Consultation process – this was considered adequate by officers (letters were sent to adjacent properties and site notices were posted in the vicinity), and furthermore an additional public consultation period has been initiated to ensure that local residents have further opportunity to comment prior to determination of the application
- Hours of use / operation and whether they were appropriate
- 'No whistle' policy, and the enforcement of this
- Distance between the boundary of the adjacent properties and the acoustic fencing
- Noise concerns and assessment of noise impact at nearby properties
- Lighting concerns
- Extension of acoustic fencing to other boundaries of the pitch
- The existing use of the land as sports pitches

A proposal was moved and seconded that members were minded to grant planning permission (subject to the conditions contained in the Committee Report and the Update Reports) including an amendment to condition 25 to include cowls/shields to prevent light spill and that the determination of the application hereafter be delegated to Chairman and Vice Chairman of the Committee and the Head of Planning, following a review of formal comments made by residents during the period from 13.01.25 to 27.01.25.

Moved: Councillor Proctor

Seconded: Councillor Eaton

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	1	0

**Resolved:**

Members resolved that they would be minded to grant planning permission (subject to the conditions contained in the Committee Report and the Update Reports) including an amendment to condition 25 to include cowls/shields on the proposed lights to prevent light spill and that the determination of the application thereafter be delegated to the Chairman and Vice Chairman of the Committee and the Head of Planning, following a review of formal comments made by residents during the period from 13.01.2025 to 27.01.2025.

**6. 2024/0396 - 31 Kay Street, Rawtenstall, BB4 7LS (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.

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

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 update reports and for the reasons stated.

Moved: Councillor Eaton  
Seconded: Councillor Driver

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 Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development shall be carried out in accordance with the following:

Title	Drawing No.	Received Date
Location Plan	31KAST-BUT-XX-XX-DR-A-99100 P01	08.10.2024
Proposed Photovoltaic Layout	4483-31K-R-E301 P1	13.11.2024
Proposed GA Elevation	31KAST-BUT-XX-XX-DR-A-99140-P02	24.10.2024
Proposed Windows and Doors	-	19.12.2024
Proposed Window Specification	-	19.12.2024

*Reason: To define the permissions 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 and documents.

Reason: In the interests of visual amenity of the Rawtenstall Conservation Area.

## 7. 2024/0407 - 39 Kay Street, Rawtenstall, BB4 7LS (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.

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

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 update reports and for the reasons stated.

Moved: Councillor Procter

Seconded: Councillor Ashworth

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 Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development shall be carried out in accordance with the following:

Title	Drawing No.	Received Date
Location Plan	39KAST-BUT-XX-ZZ-DR-A-99200 P01	11.10.2024
Proposed Photovoltaic Layout	4483-39K-R-E301 P1	13.11.2024
Proposed GA Elevation	39KAST-BUT-XX-XX-DR-A-99240 P02	24.10.2024
Proposed Windows and Doors	-	19.12.2024
Proposed Window Specification	-	19.12.2024

*Reason: To define the permissions 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 and documents.

*Reason: In the interests of visual amenity of the Rawtenstall Conservation Area*

**8. 2024/0406 - 18 Farholme Lane, Stacksteads, OL13 0EU (ITEM B4)**

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.

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.

Moved: Councillor Driver  
Seconded: Councillor Ashworth

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 Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development shall be carried out in accordance with the following:

Title	Drawing No.	Received Date
Location Plan	18FLN-BUT-XX-ZZ-DR-A-99000 P01	11.10.2024
Proposed Photovoltaic Layout	4483-18F-R-E301 P1	13.11.2024
Proposed GA Elevation	18FLN-BUT-XX-XX-DR-A-99040 P02	24.10.2024

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

**The meeting concluded at 7:41pm**

**Signed:**  
**(Chair)**

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**Date:**

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