

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 25<sup>th</sup> February 2025

**Present:** Councillor Procter (Chair)  
Councillor Eaton (Vice Chair)  
Councillor Norton  
Councillor Hancock  
Councillor Kenyon  
Councillor Woods  
Councillor Adshead

**In Attendance:** Michael Atherton, Head of Planning and Building Control  
James Dalgleish, Principal Planning Officer  
Claire Bradley, Senior Planning Officer  
Sattar Hussain, Legal Officer

**Also Present:** 4 members of the public  
Councillor Barnes  
Councillor McInnes

**1. APOLOGIES FOR ABSENCE**

Apologies were received for Councillor Hodgkiss (Councillor Woods subbing) and Councillor Ashworth (Councillor Norton subbing).

**2. MINUTES**

**Resolved:**

That the minutes of the meetings held on the 14<sup>th</sup> January 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. 2024/0460 – Henrietta Street, Bacup (Item B1)**

Item deferred.

**6. 2024/0404 - Former Mayfield Chicks Site, Ewood Bridge (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.

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

In determining the application, the Committee discussed the following:

- Contribution to the Rossendale Forest (£6,000.00 for Council to plot trees elsewhere)
- Type of vehicles being transported from and to the site
- The positioning and diversion of the footpath and its condition
- Scale of solar panels
- Allocation of the park and ride site identified in the Local Plan

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 Eaton

Seconded: Councillor Kenyon

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

Members resolve that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- Green Belt compensation contributions – including the following:
  - o £6,000 towards the planting of trees in Rossendale as part of the Rossendale Forest initiative.
  - o £2,000 towards the implementation of footpath improvements on land from the northern tip of the application site to the underpass beneath the A56.
- Ongoing maintenance of the new footpath through the application site, adjacent to the River Irwell.
- An obligation that the submitted Delivery & Servicing Strategy (ref: J000502-DSS01d dated December 2024) will be implemented at all times.
- Current Rossendale Borough Council S.106 monitoring and recording fees.
- Any other reasonable and necessary contributions or obligations required.

(2) To carry out drafting amendments and any other alterations to any planning condition or S.106 Agreement, and to insert any other required planning conditions.

(3) To have discretion to refuse planning permission if the S.106 Agreement is not completed within a reasonable timescale.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by the above.

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N.B Councillor Adshead left the committee and did not sit on the following item.

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**7. 2024/0345 - Land at Fallbarn Road, Rawtenstall (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.

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

Councillor McInnes also spoke on the application as a Ward member.

In determining the application, the Committee discussed the following:

- Vehicular access which can be managed remotely
- Materials used for the building (Stone and cladding)
- Height of the building
- Size of the building
- Personal planning application (Conditions 5 and 6 of the report)
- Site history
- Visibility of the highway

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 report.

Moved: Councillor Eaton

Seconded: Councillor Hancock

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
4	2	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:

Drawing No: CWD-MC-48024-REV A - Layout 1 received 21.08.2024

Drawing No: CWD-MC-48024-REV A - Wall Report received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00006\_P01 - Proposed Layout Plans received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00007\_P00 - Existing North and South Elevations received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00008\_P00 - Existing East Elevation received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00009\_P00 - Existing West Elevation received 21.08.2024

Drawing No: 161927-005 - Swept Path Analysis Entering and Exiting in a Forward Gear received 28.01.2025

Drawing No: 161927-006 - Swept Path Analysis of Delivery Vehicles received 28.01.2025

Drawing No: 161927-008 - Swept Path Analysis of 4.6T Van Exiting via Victoria Way received 28.01.2025

Drawing No: 161927-009 - Swept Path Analysis of 7.5T Box Van Exiting via Victoria Way received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00003\_P05 - Proposed Ground Floor Site Plan received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00005\_P02 - Site Location Plan and Block Plan received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00010\_P03 - Proposed North & South Elevations received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00011\_P02 - Proposed East Elevation received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00012\_P02 - Proposed West Elevation received 28.01.2025

01 Fallbarn-Rd-Preliminary-Eco-Appraisal V1 received 21.08.2024

15082-BKP-V1-00-CA-C-500-P1-FLOW CALCULATIONS received 21.08.2024

15082-BKP-V1-00-DR-C-501-P1-DRAINAGE DETAILS SHEET 1 received 21.08.2024

15082-BKP-V1-00-DR-C-502-P1-DRAINAGE DETAILS SHEET 2 received 21.08.2024

7895 DESK STUDY 23.02.24-95 received 21.08.2024

Construction Management Plan Site received 21.08.2024

Flood Risk Assessment received 21.08.2024

Heritage and Planning Statement received 21.08.2024

Design & Access Statement\_P01 – PART 1 received 28.01.2025

Design & Access Statement\_P01 – PART 2 received 28.01.2025

Design & Access Statement\_P01 – PART 3 received 28.01.2025

15082-BKP-V1-00-CA-C-500-P2-FLOW CALCULATIONS received 21.08.2024

15082-BKP-V1-00-DR-C-500-P2-Drainage Strategy received 21.08.2024

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

3. No materials shall be used in the construction 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. The development hereby permitted shall be used only as a controlled access self-storage facility. No other use of the site (including other B8 uses) shall be undertaken without a new separate grant of planning permission first being obtained from the Local Planning Authority.

*Reason: The site is located in a position that has the potential to be detrimental to highway safety, and the acceptability in principle of other uses has not been established.*

5. The use hereby permitted shall be carried on only by Mr Timothy Smith and shall be for the period during which the premises are occupied by Mr Timothy Smith only.

*Reason: To ensure that the facility is managed in a way that is detailed in the approved documents to ensure acceptability in highway safety terms.*

6. Access and management of the site shall be in accordance with the detail within the Design and Access Statement Section 4.3.1 unless a further application is first submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interests of highway safety*

7. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
- 24 Hour emergency contact number.
  - Details of the parking of vehicles of site operatives and visitors.
  - Details of loading and unloading of plant and materials.
  - Arrangements for turning of vehicles within the site.
  - Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
  - Measures to protect vulnerable road users (pedestrians and cyclists).
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
  - Measures to deal with dirt, debris, mud, or loose material deposited on the highway as a result of construction.
  - Measures to control the emission of dust and dirt during construction.
  - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
  - Construction vehicle routing.
  - Construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

*Reason: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.*

8. Construction-related deliveries to the approved development shall only be accepted between the hours of 9:00am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

*Reason: In the interest of highway safety*

9. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding

highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

*Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.*

10. No part of the development hereby approved shall be commenced until all the highway works and internal segregation of the cycleway have been constructed and completed in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.*

11. The surface water from the approved driveway/hardstanding/car park shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

*Reason: In the interest of highway safety to prevent water from discharging onto the public highway.*

12. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the highway.

*Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.*

13. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

*Reason: Vehicles reversing to and from the highway are a hazard to other road users.*

14. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.*

15. Full details in respect of the recommended measures contained in Section 6 of the Preliminary Ecological Appraisal shall be submitted to and approved in writing prior to development commencing. The approved details shall thereafter be implemented in full prior to the building being brought into use.

*Reason: In the interests of the biodiversity of the site.*

N.B Councillor Adshead came back to sit on the committee.

#### **8. 2024/0384 - Manglefold Barn, Edenfield (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.

In determining the application, the Committee discussed the following:

- Type of flats
- Proximity between proposal to Green Belt

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 Eaton

Seconded: Councillor Hancock

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
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:

- Location Plan (23.170\_03-CDP-00-DR-A-1001 Rev P01)
- Proposed Site Layout Plan (23.170\_03-CDP-00-DR-A-1003 Rev P04)
- Proposed Floor Plans (23.170\_03-CDP-XX-DR-A-2002 Rev P01)
- Proposed Elevations (23.170\_03-CDP-XX-DR-A-3002 Rev P01)
- Bin Store Details (23.170\_03-CDP-XX-DR-A-5001 Rev P01)
- Cycle Store Details (23.170\_03-CDP-XX-DR-A-5002 Rev P01)
- Visuals (23.170\_03-CDP-XX-VS-A-7002 Rev P01)
- Access Design Drawing (PRJ01-CCE-XX-XX-DR-C-0001 Rev P02)
- Licensed Bat Survey And Assessment by ERAP (Consultant Ecologists) Ltd 2024 187

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

3. No part of the development hereby approved shall be occupied until all the highway works as shown in the submitted 'Access Design Drawing' (PRJ01-CCE-XX-XX-DR-C-0001 Rev P02) have been completed in accordance with a more detailed scheme of such works that has first been submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interests of highway safety.*

4. Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for a highway surface water drainage scheme for Elm Street. The development shall be undertaken in accordance with the approved details.

*Reason: In the interest of highway safety to prevent water from discharging onto the public highway.*

5. No development shall be commenced until details of the proposed arrangements for the future management and maintenance of Elm Street, including written confirmation that it will not be offered to the highway authority for adoption, have been submitted to and approved by the local planning authority. Elm Street shall be maintained in accordance with the approved management and maintenance details thereafter.

*Reason: In the interest of highway safety; to ensure a satisfactory appearance to the street infrastructure serving the approved development; and to safeguard the users of the street and visual amenities of the locality.*



6. No building works shall commence between the 1st March and 31st August in any year unless a nesting bird survey method statement by a suitably experienced ecologist has first been supplied to and agreed in writing by the Local Planning Authority. Works shall thereafter be undertaken in accordance with the approved method statement.

*Reason: In the interest of protecting nesting birds.*

7. Prior to first occupation of any part of the new development, one house sparrow terrace nesting box shall be installed on an elevation of the new extension, at a height above two metres from ground level.

*Reason: In the interest of providing new bird nesting habitat on site as part of the development.*

8. If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

*Reason: To mitigate any hazards associated with land contamination.*

**The meeting concluded at 07:21pm**

**Signed:  
(Chair)**

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**Date:**

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