

**MINUTES OF: DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 12<sup>th</sup> September 2006**

**Present:** Councillor S. Pawson (in the Chair)  
Councillors D. Barnes, L. Barnes, Crosta, Eaton,  
Hancock (substitute for Haworth), Lamb, Neal, J. Pawson  
(substitute for Eaton), Robertson and Thorne

**In Attendance:** Linda Fisher, Head of Legal & Democratic Services  
Neil Birtles, Senior Planning Officer  
Adrian Harding, Senior Planning Officer  
Heather Moore, Committee Services Manager  
Pat Couch, Scrutiny Support Officer

**Also Present:** Councillors Cheetham, Entwistle, Gill, Graham and Lynskey  
Approximately 30 members of the public  
1 representative from the Press

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**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were submitted on behalf of Councillors Eaton and Haworth.

**2. MINUTES OF THE LAST MEETINGS:**

**Resolved:**

That the Minutes of the meetings held on 10<sup>th</sup> July 2006, 11<sup>th</sup> July 2006 and 25<sup>th</sup> July 2006 be signed by the Chair as a correct record.

**3. DECLARATIONS OF INTEREST:**

Members of the Committee were asked to consider whether they had an interest in any matters to be discussed at the meeting and the following interests were declared:-

Councillors S. Pawson and J. Pawson declared a personal and prejudicial interest in Minute Number 11 (Outcome of Application 2006/153 Bacup and Rawtenstall Grammar School, considered by Lancashire County Council) by virtue that their grandchildren attended the school and a Governor of the school was a personal friend. Councillor Neal also declared a personal and prejudicial interest in Minute Number 11 by virtue that he spoke on the Application when it was considered by the County Council. The report was for information only and no discussion took place on the report therefore the Members did not retire from the meeting

Councillor J. Pawson informed the Committee that she had fettered her discretion in respect of Minute Number 7 (Application Number 2006/301, Former Snowking Factory, 270 Grane Road, Haslingden) by virtue that during

her election campaign she stated that she was against further development in Helmshore. Councillor J. Pawson left the meeting prior to the discussion on the application.

Councillor Swain declared a personal and prejudicial interest in Minute Number 7 (Application Number 2006/301, Former Snowking Factory, 270 Grane Road, Haslingden) by virtue that the applicant was a business client. Councillor Swain left the meeting prior to the discussion on the application.

**4. APPLICATION NUMBER 2006/100  
APPLICATION FOR FOUR ILLUMINATED SIGNS ON THE BUILDING AND  
FREESTANDING NON-ILLUMINATED SIGNS  
AT: ASDA, ST MARY’S WAY, RAWTENSTALL**

The Senior Planning Officer presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the procedure for public speaking Mr David Hodgson spoke against the application. Councillor Gill also spoke on the application.

A proposal was moved and seconded to grant retrospective consent subject to the conditions set out in the report with the exclusion of condition 1b and that the sign at the rear elevation be not illuminated the reason being to reduce the impact on residential amenity from the illuminated sign.

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
J Pawson	✓		
Hancock	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>11</b>		

**Resolved:**

That retrospective consent be granted subject to the conditions set out below and that the sign at the rear elevation be not illuminated the reason being to reduce the impact on residential amenity from the illuminated sign.

- 1 Notwithstanding the details shown on the drawings hereby consented to:
  - a) the level of luminance of the Signs B, C and D on Drawing No ASDA/106 24HR/2005 Rev F shall not exceed the candela levels referred to in the Institute of Lighting Engineers Report No 5, having regard to the most appropriate ‘zones’ defined therein.

- b) the sign on the rear elevation of the building (Sign A on Drawing No ASDA/106 24HR/2005 Rev F) shall not be illuminated at any time.
- c) Within 3 months of the date of this consent the three signs presently to be seen in the immediate vicinity of the vehicular access-point to the customer car park to deter its use by delivery lorries shall be removed and any alternative signage to be erected to deter such lorry movements shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and to protect the amenities of local Residents the character and appearance of the area, in accordance with Policy DC5 of the adopted Rossendale District Local Plan.

**5. APPLICATION NUMBER 2006/261  
CONSTRUCTION OF AN INDOOR POOL FACILITY  
AT: MICKLEDORE BARN, HASLINGDEN OLD ROAD, RAWTENSTALL**

The Senior Planning Officer presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the procedure for public speaking Ms Amy Tillotson spoke against the application and Mr Steven Hartley spoke in favour of the application. Councillors Entwistle and Graham also spoke on the application.

A proposal was moved and seconded to refuse the application.

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
J Pawson	✓		
Hancock	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>11</b>		

**Resolved:**

That the application be refused for the reason set out below.

The proposed extension would constitute inappropriate development in the Green Belt, by reason of its size not being a limited extension. As such the proposed development conflicts with Planning Policy Guidance Note 2 (Green Belts) and Policy DS3 the adopted Rossendale District Local Plan.

**N.B.** Councillors J. Pawson and Swain left the meeting prior to consideration of the following item of business.

**6. APPLICATION NUMBER 2006/301  
ERECTION OF LIGHT INDUSTRIAL UNITS (USE CLASS B1)  
AT: FORMER SNOWKING FACTORY, 270 GRANE ROAD, HASLINGDEN**

The Senior Planning Officer presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the procedure for public speaking Mr Michael Murray spoke against the application and Mr Daniel Hartley spoke in favour of the application.

A proposal was moved and seconded to approve the application subject to the conditions set out in the report to the Committee on 25 July 2006 and that no condition be imposed in respect of a 7.5T vehicle weight restriction.

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Hancock	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	<b>9</b>		

**Resolved:**

1. That the application be granted subject to conditions set out in the report to the Committee on 25 July 2006 and that the signing of a s106 agreement to be delegated to the Head of Legal and Democratic Services to deliver the £15,000 necessary to fund the provision of a speed-activated sign, bus shelters, white lining on Grane Road in the vicinity of the application site.
2. That no condition be imposed in respect of a 7.5T vehicle weight restriction.

**N.B.** Councillors J. Pawson and Swain returned to the meeting for the remainder of the business.

**7. APPLICATION NUMBER 2006/402  
ERECTION OF A SINGLE STOREY EXTENSION TO SOUTH ELEVATION  
AT: BALLADEN HOUSE, UNION ROAD, RAWTENSTALL**

The Team Manager Development Control presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the procedure for public speaking Mr Ian Swingewood spoke against the application. The Chair, at his discretion allowed Mr Stuart Bartlett to speak against the application. Councillor Entwistle also spoke on the application.

A proposal was moved and seconded to approve the application, subject to the conditions set out in the report.

An amendment was moved and seconded to defer consideration of the application pending the receipt of information on full proposals.

Voting took place on the amendment the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson		✓	
D Barnes		✓	
L Barnes		✓	
Crosta		✓	
J Pawson		✓	
Hancock	✓		
Lamb	✓		
Neal		✓	
Robertson	✓		
Swain	✓		
Thorne		✓	
<b>TOTALS</b>	<b>4</b>	<b>7</b>	

The Chair declared that the amendment was lost.

Voting took place on the original proposal to approve the application, subject to the conditions set out in the report, the result of which was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
J Pawson	✓		
Hancock		✓	
Lamb		✓	
Neal	✓		
Robertson		✓	
Swain		✓	
Thorne	✓		
<b>TOTALS</b>	<b>7</b>	<b>4</b>	

**Resolved:**

That the application be approved, subject to the conditions set out in the report.

**8. APPLICATION NUMBER 2006/409  
CHANGE OF USE OF HOUSE TO GIFT/CRAFT SHOP (WITH ANCILLARY CAFÉ) AND FLAT ABOVE  
AT: 545 MARKET STREET, WHITWORTH**

The Senior Planning Officer presented the report and referred to the additional representations received since the preparation of his report.

In accordance with the procedure for public speaking Ms Beverley Ebbrell spoke in favour of the application.

A proposal was moved and seconded to approve the application, subject to the conditions set out in the report.

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
J Pawson	✓		
Hancock	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>11</b>		

**Resolved:**

That the application be approved, subject to the conditions set out in the report.

**9. APPLICATION NUMBER 2006/428  
CHANGE OF USE OF RESIDENTIAL PROPERTY TO DENTAL PRACTICE  
(USE CLASS D1)  
AT: 16 MARKET STREET, RAMSBOTTOM**

The Senior Planning Officer presented the report.

In accordance with the procedure for public speaking Mrs Betty Garvey spoke against the application. Councillor Cheetham also spoke on the application.

A proposal was moved and seconded to approve the application, subject to the conditions set out in the report.

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
J Pawson	✓		
Hancock		✓	
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>10</b>	<b>1</b>	

**Resolved:**

That the application be approved subject to the conditions set out in the report.

**10. PLANNING APPEAL DECISION AND GENERAL MATTERS**

The Chair reported that the following items of business were for information:

Planning Appeal Decision to allow the appeal and grant planning permission, subject to conditions - Application Number 2006/278, Erection of New Warehouse and Water Storage Tanks, Re-Roofing of Existing Buildings and Associated Alterations (Outline), at Bacup Shoe Co Ltd, Atherton Holme Mill, Railway Street, Stacksteads. Mrs Kathy Fishwick spoke on the matter.

Lancashire County Council's decision on Application Number 2006/153, Construction Of 2-Storey Performing Arts/Etc Block, at Bacup & Rawtenstall Grammar School, Waterfoot. The decision being one of refusal.

**The Meeting commenced at 6.30pm and closed at 8.55pm**