

MINUTES OF: DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 21st September 2006

Present: Councillor Swain (in the Chair)
Councillors, Challinor, Crosta, Eaton, Graham, Lamb, Neal, Robertson and Starkey.

In Attendance: Rosemary Lyon, Locum Solicitor
Neil Birtles, Senior Planning Officer
Adrian Harding, Senior Planning Officer
Jenni Cook, Committee Officer

Also Present: Approximately 20 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were submitted on behalf of Councillor D Barnes (Councillor Graham substituting), Councillor L Barnes (Councillor Challinor substituting), Councillor S Pawson (Councillor Starkey substituting, Councillor J Thorne and Councillor Haworth.

2. 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, however no declarations of interest were declared.

**3. APPLICATION NUMBER 2006/147
REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF 2 STOREY AND 1 STOREY EXTENSION TO REAR INCLUDING ELEVATIONAL ALTERATIONS**

The Senior Planning Officer presented the report and outlined the reasons why the application had been presented before the Committee.

In accordance with the procedure for public speaking Mr Duxbery spoke against the application and Mr Lamle spoke in favour of 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:

COUNCILLOR	FOR	AGAINST	ABSTENTION
Swain	✓		
Challinor	✓		
Crosta	✓		
Graham	✓		
Eaton	✓		
Lamb	✓		
Neal		✓	

Robertson	✓		
Starkey	✓		
TOTALS	8	1	0

Resolved:

That the application be refused for the following reason:

By reason of its siting/size/design the 2-storey element of the proposed extension will detract to an unacceptable extent from the amenities immediate neighbours could reasonably expect to enjoy, contrary to PPS1, Policy 1 of the adopted Joint Lancashire Structure Plan and the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

**4. APPLICATION NUMBER 2006/343
ERECTION OF THREE TERRACED DWELLINGS AND ONE BUNGALOW
AT: GORDON WORKS, ASHWORTH ROAD, WATERFOOT**

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 Steven Hartley spoke in favour of the application.

A proposal was moved and seconded to approve the application

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
Swain		✓	
Challinor		✓	
Crosta		✓	
Graham		✓	
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Starkey	✓		
TOTALS	5	4	0

Resolved:

That the application be granted for the reason that the Council considers that circumstances exist to warrant permitting the proposed residential development as an exception to Policy 12 of the Joint Lancashire Structure Plan by reason of its regenerative impact and, subject to conditions, is satisfied the development will not result in significant detriment to neighbours, highway safety or in respect to any other material planning consideration.

**5. APPLICATION NUMBER 2006/417
ERECTION OF 2 STOREY BUILDINGS TO ACCOMMODATE 20
APARTMENTS
AT: LAND ADJACENT 4 STAGHILLS ROAD, RAWTENSTALL**

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

A proposal was moved and seconded to approve to defer consideration of the application to allow Officers to discuss concerns expressed by the Committee in respect of disabled access, security and lighting and materials with the applicant.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
Swain	✓		
Challinor	✓		
Crosta	✓		
Graham	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson		✓	
Starkey	✓		
TOTALS	8	1	0

Resolved:

1. That consideration of the application be deferred to allow Officers to discuss with the applicant/seek amendment of the scheme to address concerns expressed by the Committee in respect of disabled access, security and lighting and proposed materials.
2. The Committee asked Officers to note that brick had been used in a similar development nearby at Woodlands Close and that this material was considered to be more appropriate for this development.

**6. APPLICATION NUMBER 2006/422
DEMOLITION OF EXISTING BUILDING AND ERECTION OF ONE
DWELLING
AT: LAND ADJACENT TO 143 TODMORDEN ROAD, BACUP**

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 Steven Hartley spoke in favour of the application.

A proposal was moved and seconded to refuse the application.

An amendment was moved to delete the reason for refusal relating to access/parking arrangements. However this amendment was not seconded and was declared lost.

Voting took place on the original proposal to refuse the application as follows:

COUNCILLOR	FOR	AGAINST	ABSTENTION
Swain	✓		
Challinor	✓		
Crosta	✓		
Graham	✓		
Eaton	✓		
Lamb	✓		
Neal		✓	
Robertson	✓		
Starkey	✓		
TOTALS	8	1	0

Resolved:

That the application be refused for the reasons set out within the Report.

**7. APPLICATION NUMBER 2006/443
ERECTION OF TWO STOREY EXTENSION TO REAR
AT: 454 ROCHDALE ROAD, BRITANNIA**

The Senior Planning Officer presented the report and asked the Committee to note that this application had come before the Committee to maintain transparency for the reason that the applicant was an employee of Rossendale Borough Council.

A proposal was moved and seconded to refuse the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
Swain	✓		
Challinor	✓		
Crosta	✓		
Graham	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Starkey	✓		
TOTALS	9	0	0

Resolved:

That the application be refused for the following reason:

By reason of its siting/size/design the proposed extension will detract to an unacceptable extent from the character and appearance of the area and from the amenities immediate neighbours could reasonably expect to enjoy, contrary to PPS1, Policy 1 of the adopted Joint Lancashire Structure Plan and the criteria of Policy DC1 of the adopted Joint Rossendale District Local Plan.

The Meeting commenced at 6.30pm and closed at 8.15pm