

**MINUTES OF: DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 10<sup>th</sup> October 2006**

**Present:** Councillor S Pawson (in the Chair)  
Councillors, L Barnes, Eaton, Haworth, Lamb, Neal, J  
Pawson, Robertson, Starkey, Swain, Thorne

**In Attendance:** Linda Fisher, Acting Head of Planning  
Simon Bithell, Senior Solicitor  
Brian Sheasby, Team Leader Development Control  
Jenni Cook, Committee Officer

**Also Present:** Approximately 25 members of the public and press

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

Apologies for absence were submitted on behalf of Councillor D Barnes (Councillor Starkey substituting), Councillor Crosta (Councillor J Pawson substituting).

**2. MINUTES OF THE LAST MEETINGS**

**Resolved:**

That the Minutes of the meetings held on 12<sup>th</sup> September 2006 and 21<sup>st</sup> September 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:

Councillor Swain declared an interest in Minute Number 7, Application Number 2006/471 (16 Back Lane, Rawtenstall) by virtue that the subject premises was next to his place of business. Councillor Swain left the meeting during consideration of this item.

Linda Fisher, Acting Head of Planning, declared an interest in Minute Number 10, Application Number 2006/508 (Henrietta Street Depot, Bacup) by virtue that the applicant was Rossendale Borough Council and that she had signed the application. Linda Fisher left the meeting during consideration of this item.

**4. APPLICATION NUMBER 2006/390  
OUTLINE APPLICATION FOR THE REDEVELOPMENT OF THE WORKS FOR  
A 9 NO. APARTMENT BLOCK  
AT: CLOUGH END WORKS, LAND OFF CLOUGH END ROAD, HASLINGDEN**

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 Matt Marshall spoke against the application and Mr Steven Hartley 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:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Starkey	✓		
L Barnes	✓		
J Pawson		✓	
Eaton		✓	
Haworth	✓		
Lamb		✓	
Neal		✓	
Robertson	✓		
Swain	✓		
Thorne		✓	
<b>TOTALS</b>	<b>6</b>	<b>5</b>	<b>0</b>

**Resolved:**

That the application be refused for the reason outlined in the report and the additional reasons as set out below:

- 1) The scheme would represent an inappropriate overdevelopment of the site that would fail to comply with the provisions of Policy 1 of the Joint Lancashire Structure Plan and the criteria of Policy DC.1 of the Rossendale District Local Plan.
- 2) The proposed development fails to provide an appropriate number of parking spaces to serve the development consistent with the requirements of the Lancashire County Council Parking Standards.

**5. APPLICATION NUMBER: 2006/456  
DEMOLITION OF EXISTING PROPERTY AND ERECTION OF A  
DETACHED DWELLING AND THREE TERRACED DWELLINGS  
AT: 12 GARTH EDGE, WHITWORTH**

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

In accordance with the procedure for public speaking Mr Alan Grimm spoke against the application and Mr Steven Hartley 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:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Starkey	✓		
L Barnes	✓		
J Pawson	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be refused for the reasons set out in the report.

**6. APPLICATION NUMBER: 2006/468  
CONVERSION OF A THREE-STOREY EMPTY COMMERCIAL PREMISES  
TO ONE DWELLING  
AT: 352 BURNLEY ROAD EAST, WATERFOOT**

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 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:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Starkey	✓		
L Barnes	✓		
J Pawson	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson		✓	
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>10</b>	<b>1</b>	<b>0</b>

**Resolved:**

That the application be approved subject to conditions to be delegated to the Acting Head of Planning and for the following reasons:

Subject to appropriate design control to protect residential amenity the proposed conversion to single dwellinghouse use of a building of local archaeological and architectural interest represents an exceptional circumstance that outweighs issues of housing oversupply and other material planning considerations. Additionally the proposal would have regeneration benefits and is sustainably located

**NB: Councillor Swain left the meeting during consideration of the following item.**

**7. APPLICATION NUMBER: 2006/471  
CHANGE OF USE FROM DWELLING TO HOT FOOD TAKEAWAY  
AT: 16 BACK LANE, RAWTENSTALL**

The Team Leader Development Control presented the report.

In accordance with the procedure for public speaking Mr Kevin Swain spoke against the application. Councillor Peter Gill 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	✓		
Starkey	✓		
L Barnes	✓		
J Pawson	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be refused for the following reason:

By reason of noise, disturbance and cooking odours that would be likely to occur the proposed hot food takeaway would unacceptably impact upon the amenities of the occupier(s) of the adjoining dwellinghouse contrary to the provisions of Policy S4 of the Rossendale District Local Plan.

**8. APPLICATION NUMBER: 2006/392  
ERECTION OF AGRICULTURAL BUILDING  
AT: PISGAH FARM, IVY BANK, WHITWORTH**

The Team Leader Development Control presented the report.

A proposal was moved and seconded to approve 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	✓		
Starkey	✓		
L Barnes	✓		
J Pawson	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be granted subject to the conditions outlined in the report, and subject to an amendment to Condition Number 6 as set out below:

The building hereby permitted shall be removed and the site reinstated should it cease to be used for the purpose of egg production on a commercial basis for a period of 12 months within 10 years of its first use as such.

Reason: The application site lies within Green Belt wherein PPG2 and Policy DS3 of the adopted Rossendale District Local Plan seek to restrict development in order to retain the essentially open and rural character and appearance of land. It is appropriate to require the removal of this large building should the agricultural justification for it case within the prescribed period.

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

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

A proposal was moved and seconded to approve 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	✓		
Starkey	✓		
L Barnes	✓		
J Pawson	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		

Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be granted subject to the conditions set out in the report with the exception of Condition 8 and that the mechanism by which terms for the securing of affordable housing provision within the development be delegated to the Head of Legal and Democratic Services and the Team Manager Development Control.

**10. APPLICATION NUMBER: 2006/508  
REPLACEMENT OF EXISTING FENCING WITH 2.4 METRE PALISADE  
METAL FENCING  
AT: HENRIETTA STREET DEPOT, HENRIETTA STREET, BACUP**

The Team Leader Development Control presented the report and outlined the additional representations received since the preparation of his report.

A proposal was moved and seconded to grant 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	✓		
Starkey	✓		
L Barnes	✓		
J Pawson	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be granted subject to the conditions outlined in the report.

**The Meeting commenced at 6.30pm and closed at 9.00pm**