

**MINUTES OF: SPECIAL MEETING OF THE DEVELOPMENT CONTROL COMMITTEE**

Item A2 (b)

**Date of Meeting:** 19<sup>th</sup> October 2006

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

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

**Also Present:** Approximately 70 members of the public and 1 representative of the 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) and Councillor Robertson (Councillor Hancock substituting).

**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 and the following interests were declared:

Councillor Hancock declared a personal and prejudicial interest in Minute Number 5, Application Number 2005/285, Minute Number 3, Application Number 2005/519 and Minute Number 4, Application Numbers 2006/320 and 2006/322LB by virtue that he was employed by the Applicant. Councillor Hancock left the room during consideration of these items.

Councillor J Pawson declared a personal and prejudicial interest in Minute Number 6, Application Number 2006/017 by virtue that she had not reserved her position on the application. Councillor J Pawson left the room during consideration of this item.

Councillor Swain declared a personal and prejudicial interest in Minute Number 5, Application Number 2005/285, Minute Number 3, Application Number 2005/519 and Minute Number 4, Application Numbers 2006/320 and 2006/322LB by virtue that the applicant was a business client. Councillor Swain left the meeting during consideration of these items.

**NB: COUNCILLORS HANCOCK AND SWAIN LEFT THE ROOM DURING CONSIDERATION OF THE FOLLOWING ITEM.**

**3. APPLICATION NUMBER 2005/519  
PART DEMOLITION OF KEARNS MILL, RETENTION AND CONVERSION OF BUILDING TO CREATE 19 APARTMENTS AND ERECTION OF 20 DWELLINGS  
AT: KEARNS MILL, COWPE ROAD, COWPE, WATERFOOT**

Prior to consideration of this item, the Chair asked the Committee to consider whether they felt the application should be determined at the meeting in view of the fact that the previous committee report had been omitted from the agenda and received by Members the day before Committee. It was agreed that the Members felt able to consider the item properly.

The Team Manager Development Control introduced the report and referred to the additional information contained within the late items report.

In accordance with the procedure for public speaking Mr Ash Davies spoke against the application and Mr Stephen Ashworth 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	✓		
L Barnes	✓		
Eaton	✓		
Haworth		✓	
Lamb	✓		
Neal	✓		
J Pawson	✓		
Starkey	✓		
Thorne	✓		
<b>TOTAL</b>	<b>8</b>	<b>1</b>	<b>0</b>

**Resolved:**

That the application be approved subject to:

- 1) The completion of a Section 106 Agreement relating to highway safety improvements to Cowpe Road and improvements to Cowpe Community Hall,
- 2) Conditions set out within the Late Items Report.

**NB: COUNCILLORS HANCOCK AND SWAIN LEFT THE ROOM DURING CONSIDERATION OF THE FOLLOWING ITEM.**

**4. APPLICATION NUMBER 2006/320  
CONVERSION OF HOLLY MOUNT HOUSE TO 15 APARTMENTS,  
ERECTION OF 20 APARTMENTS IN TWO, THREE STOREY BLOCKS AND  
EIGHTEEN THREE STOREY TOWN HOUSES, ASSOCIATED CAR  
PARKING AND LANDSCAPE  
AT: HOLLY MOUNT HOUSE/AMTRACK BUILDING, ST MARY'S WAY,  
RAWTENSTALL**

**APPLICATION NUMBER 2006/322LB  
DEMOLITION OF ONE STOREY REAR EXTENSION AND CONVERSION  
OF BUILDING TO 15 APARTMENTS (ENTAILING PROVISION OF  
DORMERS AND OTHER EXTERNAL AND INTERNAL ALTERATIONS)  
AT HOLLY MOUNT HOUSE/AMTRACK BUILDING, ST MARY'S WAY,  
RAWTENSTALL**

The Team Manager Development Control introduced the report and referred to the additional information contained within the late items report.

In accordance with the procedure for public speaking, Ms Kathy Fishwick spoke against the application and Mr Stephen Ashworth spoke in favour of the application. Councillor Entwistle also spoke on the application.

A proposal was moved and seconded to grant both applications.

Voting took place on each application and the results were as follows:

**Application Number 2006/320**

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
L Barnes	✓		
Eaton	✓		
Haworth		✓	
Lamb	✓		
Neal	✓		
J Pawson	✓		
Starkey	✓		
Thorne		✓	
<b>TOTAL</b>	<b>7</b>	<b>2</b>	<b>0</b>

**Resolved:**

That the application be granted subject to:

- 1) The completion of a Section 106 Agreement for the provision of CCTV and other regeneration projects in Rawtenstall Town Centre.
- 2) The conditions set out in the Late Items Report.

**Application Number 2006/322LB**

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
L Barnes		✓	
Eaton	✓		
Haworth		✓	
Lamb	✓		
Neal	✓		
J Pawson	✓		
Starkey	✓		
Thorne		✓	
<b>TOTAL</b>	<b>6</b>	<b>3</b>	<b>0</b>

**Resolved:**

That the application be granted subject to the conditions set out in the Late Items Report.

**NB: COUNCILLORS HANCOCK AND SWAIN LEFT THE ROOM DURING CONSIDERATION OF THE FOLLOWING ITEM.**

**5. APPLICATION NUMBER 2005/285  
CONVERSION AND ALTERATION OF FARM BUILDINGS TO FORM 9  
DWELLINGS  
AT: GREENSNOOK FARM, GREENSNOOK LANE, BACUP**

The Team Leader Development Control introduced the report and referred to additional information contained within the late items report.

In accordance with the procedure for public speaking Mr Daniel Hartley spoke in favour of the application. Councillor Judith Driver also spoke on the application.

A proposal was moved to refuse the application. This was not seconded and the Chair declared the motion as lost.

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	✓		
L Barnes	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
J Pawson	✓		
Starkey	✓		
Thorne	✓		
<b>TOTAL</b>	<b>9</b>	<b>0</b>	<b>0</b>

**Resolved:**

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

The proposed development is located within the boundary of the Bacup, Stacksteads and Britannia Area Action Plan, is a brownfield site and will contribute to the regeneration of the area and the appropriate conversion of a locally important building of historic interest.

**NB: COUNCILLOR J PAWSON LEFT THE ROOM DURING CONSIDERATION OF THE FOLLOWING ITEM**

**6. APPLICATION NUMBER 2006/017  
APPLICATION FOR OUTLINE PERMISSION FOR RESIDENTIAL,  
INDUSTRIAL AND COMMERCIAL DEVELOPMENT  
AT: LAND OFF HOLCOMBE ROAD, HELMSHORE**

The Team Leader Development Control introduced the report and referred to additional information contained within the late items report.

In accordance with the procedure for public speaking Mr Mike Ralph spoke in favour of the application. Councillor Brian Essex also spoke on 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	✓		
L Barnes	✓		
Eaton	✓		
Haworth	✓		
Hancock	✓		
Lamb	✓		
Neal	✓		
Starkey	✓		
Swain	✓		
Thorne	✓		
<b>TOTAL</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be granted subject to:

- 1) The completion of a Section 106 Agreement to provide for the improvement of public transport services and infrastructure to serve the locality and the provision of not less than 25% of the total number of dwellings being permitted as affordable housing reflecting the size/type of

market housing to be constructed on site and to be handed over to a Registered Social Landlord.

2) The conditions set out in the Late Items Report.

**7. APPLICATION NUMBER: 2006/393  
ERECTION OF FOUR DWELLINGS  
AT: LAND OFF LEES STREET, BRITANNIA, BACUP**

The Team Manager Development Control introduced the report and referred to the additional information contained within the late items report.

In accordance with the procedure for public speaking Ms Kath Stepien spoke against the application and Mr Steven Hartley spoke in favour of the application.

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	✓		
L Barnes	✓		
Eaton	✓		
Hancock	✓		
Haworth		✓	
Lamb	✓		
Neal	✓		
J Pawson	✓		
Starkey		✓	
Swain	✓		
Thorne	✓		
<b>TOTAL</b>	<b>9</b>	<b>2</b>	<b>0</b>

**Resolved:**

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

**8. APPLICATION NUMBER 2006/487  
ERECTION OF 2 NO. DETACHED HOUSES AND ONE PAIR OF SEMI  
DETACHED DWELLINGS AND MENAGE  
AT: CARR FARM, LOMAS LANE, RAWTENSTALL**

The Team Leader Development Control introduced the application and referred to the additional information contained within the late items report.

In accordance with the procedure for public speaking Mr Steven Hartley spoke in favour of the application.

It was agreed it would be minuted that Mr Hartley confirmed that there was no car repair business trading on the application site.

A proposal was moved to refuse the application. This was not seconded and the Chair declared the motion as lost.

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	✓		
L Barnes	✓		
Eaton	✓		
Hancock	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
J Pawson	✓		
Starkey	✓		
Swain	✓		
Thorne	✓		
<b>TOTAL</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

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

The proposed development would improve highway and pedestrian safety on Lomas Lane, result in the regeneration of the locality and facilitate a more appropriate use and development of the site within a predominantly residential area, and would improve the setting of Carr Farmhouse a Grade 2 Listed Building of Historic and Architectural Importance.

**9. APPLICATION NUMBER 2006/506  
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF  
LANDSCAPED AREA TO SITE COMPOUND INCLUDING 2.4 METRE  
FENCING FOR A PERIOD OF 18 MONTHS  
AT: LAND BOUNDED BY THORN DRIVE AND HAWTHORN ROAD,  
BACUP**

The Team Leader Development Control introduced the report.

In accordance with the procedure for public speaking Mr Alan Godfrey spoke against the application. Councillor Farquharson 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>
Starkey	✓		
L Barnes	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
S Pawson	✓		
J Pawson	✓		
Hancock	✓		
Swain	✓		
Thorne	✓		
<b>TOTAL</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be refused for the reasons stated in the Committee report and that enforcement action be taken as expeditiously as possible to secure the removal and re-location of the site compound.

**OPERATIONAL MATTERS**

**10. AMENDMENT TO THE MEMBERS PLANNING CODE OF GOOD PRACTICE**

The Acting Head of Planning introduced the report and stated that the Amendment to the Members Planning Code of Good Practice had been approved by Cabinet on 18<sup>th</sup> October 2006.

The report was debated and the Acting Head of Planning confirmed that should Members require advice on calling in a planning application then Officers would be happy to provide advice accordingly.

**Resolved:**

That the report be noted.

**11. DURATION OF MEETING**

The Committee resolved in accordance with Committee Procedure Rule 4.1 of the Council's Constitution to continue the meeting after 9.30pm.

**The meeting commenced at 6.30pm and finished at 10.05pm**