

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 7<sup>th</sup> November 2006**

**Present:** Councillor S Pawson (in the Chair)  
Councillors, D Barnes, Crosta, Eaton, Lamb, Neal, J  
Pawson, Robertson, Swain and Thorne

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

**Also Present:** Approximately 30 members of the public and 2 representatives  
of the press

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

Apologies for absence were submitted on behalf of Councillor L Barnes (Councillor J Pawson substituting) and Councillor Haworth.

**2. MINUTES OF THE LAST MEETINGS**

**Resolved:**

- 1) That the minutes of the meeting held on 10<sup>th</sup> October 2006 be agreed as a correct record.
- 2) That the minutes of the meeting held on 19<sup>th</sup> October 2006 be agreed 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 a personal and prejudicial interest in Minute Number 4, application number 2006/485 and Minute Number 5, application numbers 2006/525 and 2006/526LB by virtue that the applicant for minute number 4 was a business client and the owner of the premises for minute number 5 was a business client. Councillor Swain left the meeting during consideration of these items.

Councillor Thorne declared an interest in Minute Number 4, application number 2006/485 by virtue that she had relatives living in the vicinity.

Linda Fisher, the Acting Head of Planning, declared an interest in Minute Number 5, application numbers 2006/525 and 2006/526LB by virtue that she was the applicant on behalf of Rossendale Borough Council.

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

**4. APPLICATION NUMBER 2006/485  
ERECTION OF 31 HOUSES  
AT: AT LAND OFF OAKLANDS DRIVE AND LOWER CRIBDEN AVENUE,  
RAWTENSTALL**

Prior to consideration of the application, the Committee considered deferring the Application in light of the receipt of significant additional information which had been submitted by the Applicant in order to enable the Council to under take further consultation on the proposals.

A proposal was moved and seconded to defer 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	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
<b>TOTAL</b>	<b>8</b>	<b>0</b>	<b>0</b>

**Resolved:**

- 1) That no decision be made at the meeting and that consideration of the application be deferred to enable officers to carry out further public consultation on the additional information submitted by the applicant.
- 2) That following the consultation, the Application be submitted to the Committee for determination.

**NB: LINDA FISHER AND COUNCILLOR SWAIN LEFT THE ROOM DURING CONSIDERATION OF THE FOLLOWING ITEM.**

**5. APPLICATION NUMBERS 2006/525  
CONVERSION OF OFFICES TO COUNCIL CHAMBER, MAYORS  
PARLOUR AND ASSOCIATED MEETING AND OFFICE FACILITIES  
AT: MILL SUITE, HARDMANS BUSINESS CENTRE, NEW HALL HEY,  
RAWTENSTALL**

**APPLICATION NUMBER 2006/526LB  
LISTED BUILDING CONSENT FOR THE CONSTRUCTION OF A  
DISABLED ACCESS RAMP AND INTERNAL ALTERATIONS  
AT: MILL SUITE, HARDMANS BUSINESS CENTRE, NEW HALL HEY,  
RAWTENSTALL**

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

A proposal was moved and seconded to grant both applications.

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

**Application Number 2006/525**

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb		✓	
Neal		✓	
Robertson		✓	
Thorne	✓		
<b>TOTAL</b>	<b>6</b>	<b>3</b>	<b>0</b>

**Resolved:**

That the application be granted subject conditions as set out in the report and late items report.

**Application Number 2006/526LB**

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
D Barnes	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
<b>TOTAL</b>	<b>9</b>	<b>0</b>	<b>0</b>

**Resolved:**

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

**NB: COUNCILLOR THORNE LEFT THE ROOM DURING CONSIDERATION OF THE FOLLOWING ITEM AND WAS THEREFORE UNABLE TO VOTE ON THE APPLICATION**

**6. APPLICATION NUMBER 2006/464  
ERECTION OF 3-STOREY BLOCK OF 18 APARTMENTS, THREE 3-  
STOREY HOUSES AND SEVEN 2-STOREY HOUSES, FORMATION OF  
ACCESS TO BOOTH ROAD AND CLOSURE OF BURNLEY ROAD EAST  
ACCESS TO VEHICLES  
AT: MILL END MILL, BURNLEY ROAD EAST, WATERFOOT**

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

In accordance with the procedure for public speaking Mr John Boys spoke against the application and Ms Roberta Cameron spoke in favour of the application.

A proposal was moved to approve the application. The proposal was not seconded.

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	✓		
Swain	✓		
D Barnes	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
<b>TOTAL</b>	<b>9</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be refused for the following reasons:

- 1) It is considered that the development is not currently required to meet the housing requirements of the Borough. The proposal is therefore considered to be contrary to the provisions of Policy 12 of the Joint Lancashire Structure Plan 2001 - 2016 and the Housing Position Statement.
- 2) The proposed vehicular access would result in an unacceptable level of additional turning and manoeuvring of vehicles close to the busy road junction of Burnley Road East, Booth Road and Turnpike to the detriment of highway safety and contrary to Policy DC. 1 Development Criteria of the Rossendale District Local Plan
- 3) The proposal represents an unacceptable overdevelopment of the site which would be detrimental to existing conditions in the surrounding area contrary to Policy DC 1 Development Criteria of the Rossendale District Local Plan.

**7. APPLICATION NUMBER 2006/500 & 501LB  
CONVERSION OF CHAPEL TO 12 FLATS AND THE ATTACHED SUNDAY  
SCHOOL TO 3 HOUSES WITH GARAGING/PARKING TO REAR AND  
LISTED BUILDING CONSENT  
AT: FORMER WHITWORTH METHODIST CHAPEL, MARKET STREET,  
WHITWORTH**

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

In accordance with the procedure for public speaking Mrs Susan Woosey spoke against the applications.

A proposal was moved and seconded to approve the applications.

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

**Application 2006/500**

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Swain	✓		
D Barnes	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
<b>TOTAL</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be granted subject to the conditions set out in the report and that the Acting Head of Planning be given delegated authority to explore the possibility of entering into a Planning Obligation with the applicant in respect of the improvement of the local transport infrastructure.

**Application Number 2006/501LB**

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Swain	✓		
D Barnes	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		

Thorne	✓		
<b>TOTAL</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Resolved:**

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

**8. APPLICATION NUMBER: 2006/505  
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 OFF FERN ISLE CLOSE, WALLBANK ESTATE, WHITWORTH**

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

In accordance with the procedure for public speaking Mr Paul Taylor 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	✓		
Swain	✓		
D Barnes	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
<b>TOTAL</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Resolved:**

That the application be granted subject to the conditions set out in the report and that delegated authority be given to the Acting Head of Planning to secure by condition the re-siting of the 2<sup>nd</sup> storey portacabin to a more appropriate and less obtrusive location.

**9. APPLICATION NUMBER 2006/466  
REVISED PLOT LAYOUT AND SUBSTITUTION OF HOUSE TYPES (19  
DWELLINGS)  
AT: LAND BETWEEN DOUGLAS ROAD AND TONG LANE, BACUP**

The Team Leader Development Control introduced 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	✓		
Swain	✓		
D Barnes	✓		
J Pawson	✓		
Crosta	✓		
Eaton	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
<b>TOTAL</b>	<b>10</b>	<b>0</b>	<b>0</b>

**Resolved:**

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

**The meeting commenced at 6.30pm and finished at 8.20pm**