

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 29<sup>th</sup> November 2006**

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

**In Attendance:** Linda Fisher, Head of Planning, Legal and Democratic  
Services  
Simon Bithell, Senior Solicitor  
Brian Sheasby, Team Manager Development Control  
Neil Birtles, Senior Planner  
Jenni Cook, Committee Officer

**Also Present:** Councillors Driver, Farquharson and approximately 50  
members of the public and 2 representatives from 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 J Pawson substituting) and Councillor Thorne (Councillor Starkey 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 Swain declared a personal and prejudicial interest in Minute Number 3, application number 2006/485 by virtue that the applicant was a business client. Councillor Swain left the meeting during consideration of this item.

Councillor Haworth declared a personal interest in all applications on the agenda by virtue of his employment with a builder's merchant.

**NB: COUNCILLOR SWAIN VACATED THE ROOM DURING CONSIDERATION OF THE FOLLOWING ITEM.**

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

The Team Manager Development Control outlined the application and referred to the late items report and the additional information contained therein.

The Head of Planning, Legal and Democratic Services also presented some information and referred to the late items report.

In accordance with the procedure for public speaking Mr Andrew Taylor spoke against the application and Mr Daniel 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>
L Barnes	✓		
Crosta	✓		
Eaton		✓	
Haworth	✓		
Lamb		✓	
Neal		✓	
J Pawson	✓		
S Pawson	✓		
Robertson	✓		
Starkey		✓	
<b>TOTAL</b>	<b>6</b>	<b>4</b>	<b>0</b>

**Resolved:**

That the application be refused for the reasons set out in the report with the exclusion of reason number 4.

**APPLICATION NUMBER 2006/355  
PROPOSED HOLIDAY PARK COMPRISING 20 TOURIST LODGES  
AT: SCAR END FARM, WEIR LANE, WEIR**

The Team Manager Development Control introduced the report and referred to the additional representations received since the preparation of the report. The Head of Planning, Legal and Democratic Services read out a letter submitted by Councillor Challinor which was included within the late items report.

In accordance with the procedure for public speaking Mr S Oulton spoke against the application and Mr Davies spoke in favour of the application. Councillor Driver also spoke on the application.

A proposal was moved and seconded to refuse the application.

Voting took place the each application and the result was as follows:

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
L Barnes	✓		
Crosta	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
J Pawson	✓		

S Pawson	✓		
Robertson	✓		
Starkey	✓		
Swain	✓		
<b>TOTAL</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

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

**4. APPLICATION NUMBER 2006/393  
ERECTION OF 4 DWELLINGS  
AT: LAND OFF LEES STREET, BRITANNIA, BACUP**

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 Ms K Stepien spoke against the application and Mr S Hartley spoke in favour of the application.

A proposal was moved 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>
L Barnes	✓		
Crosta	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
J Pawson	✓		
S Pawson	✓		
Robertson	✓		
Starkey	✓		
Swain	✓		
<b>TOTAL</b>	<b>11</b>	<b>0</b>	<b>0</b>

**Resolved:**

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

**5. APPLICATION NUMBER 2006/587  
CONVERSION OF REDUNDANT FARM BUILDINGS TO THREE NO.  
THREE BEDROOM DWELLINGS  
AT: LOWER STACK FARM, NEW LINE, BACUP**

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 S Hartley spoke in favour of the application. Councillor Farquharson also spoke on the application.

A proposal was moved to refuse the application but was not seconded.

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
L Barnes	✓		
Crosta	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
J Pawson	✓		
S Pawson		✓	
Robertson	✓		
Starkey	✓		
Swain	✓		
<b>TOTAL</b>	<b>10</b>	<b>1</b>	<b>0</b>

**Resolved:**

1. That the application be granted for the following reasons:

The Council considers that the circumstances exist to warrant permitting the proposed residential development as an exception to Policies 5 and 12 of the Joint Lancashire Structure Plan as the site is located within the boundary of the emerging Bacup, Stacksteads & Britannia Area Action Plan, and the proposal provides for the sympathetic conversion of a traditional rural building that would otherwise fall into disrepair. Subject to conditions, the Council is satisfied the development will not result in significant detriment to neighbours, highway safety or in respect to any other material planning consideration.

2. That authority be delegated to the Head of Planning, Legal and Democratic Services to impose conditions to secure the improvements works to Stack Lane recommended by LCC (Highways), to preclude subsequent extensions/external alterations to the dwellings created or erection of outbuildings without planning permission first being sought from the Council, and such other conditions considered appropriate.

**6. APPLICATION NUMBER: 2006/542  
ERECTION OF SINGLE STOREY EXTENSIONS TO SIDE AND REAR,  
ERECTION OF TWO STOREY EXTENSION TO FRONT ELEVATION AND  
ERECTION OF GARAGE AT REAR  
AT: 92 CHERRY CRESCENT, RAWTENSTALL**

The Team Manager Development Control introduced the 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>
L Barnes	✓		
Crosta	✓		
Eaton	✓		
Haworth	✓		
Lamb	✓		
Neal	✓		
J Pawson	✓		
S Pawson	✓		
Robertson	✓		
Starkey	✓		
Swain	✓		
<b>TOTAL</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.

**The meeting commenced at 6.30pm and concluded at 9.20pm**