

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 9th January 2007

Present: Councillor Swain (in the Chair)
Councillors L Barnes (in part), Crosta, Eaton, Haworth,
Lamb, Neal, Robertson, Starkey and Thorne

In Attendance: Linda Fisher, Head of Planning, Legal and Democratic
Services
Brian Sheasby, Team Manager Development Control
Simon Bithell, Senior Solicitor
Jenni Cook, Committee Officer
Adrian Harding, Senior Planning Officer
Stephen Stray, Senior Planning Officer – Forward
Planning

Also Present: Councillors Alcroft, Cheetham, Driver and Gill, 50 members of
the public and 2 representatives from the press

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were submitted on behalf of Councillor S Pawson
(Councillor Starkey substituting) and Councillor D Barnes.

2. MINUTES OF THE LAST MEETING

Resolved:

1. That the minutes of the meeting held on 29th November 2006 be
agreed as a correct record.
2. That the minutes of the meeting held on 5th December 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 Haworth declared a personal interest in all applications on the
agenda by virtue of his employment with a builder's merchant.

Councillor Swain declared a personal and prejudicial interest in Minute
Number 14 (Revised Interim Housing Position Statement) and Minute Number
15 (Interim Affordable Housing Position Statement) by virtue that an objector
to the reports was a business client.

4. URGENT ITEMS

There were no urgent items for consideration.

NB: COUNCILLOR L BARNES LEFT THE MEETING PRIOR TO CONSIDERATION OF THE FOLLOWING ITEMS

APPLICATIONS FOR CONSIDERATION

- 5. APPLICATION NUMBER 2006/441LB
LISTED BUILDING CONSENT FOR 20 BEDROOM EXTENSION TO EXISTING NURSING HOME AND CONNECTING LINK
AT: ASHLANDS NURSING HOME, TURNPIKE**

**APPLICATION NUMBER 2006/442
APPLICATION FOR 20 BEDROOM EXTENSION TO EXISTING NURSING HOME AND CONNECTING LINK
AT: ASHLANDS NURSING HOME, TURNPIKE**

The Senior Planning Officer outlined the applications and referred to the additional representations received since the publication of the report.

In accordance with the procedure for public speaking Mrs Kathy Fishwick spoke against the applications and Mr Arthur Marriott spoke in favour of the applications. Councillors Alcroft, Cheetham and Gill also spoke on the applications.

A proposal was moved and seconded to defer the applications.

Voting took place on the proposals, the results of which were as follows:

Application 2006/441LB

FOR	AGAINST	ABSTENTION
9	0	0

Application 2006/442

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the applications be deferred to facilitate further discussions between the applicant and officers to determine more detailed specifications with respect to the glass link between the old and proposed new structure and to determine more specific details with respect to the proposed new structure.

**6. APPLICATION NUMBER 2006/596
PROPOSED TWO STOREY EXTENSION AT SIDE AND RELOCATION OF
PORCH TO FRONT
AT: 127 ROCHDALE ROAD, EDENFIELD**

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

In accordance with the procedure for public speaking Mr Steven Hartley spoke in favour of the application and Councillor Cheetham 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:

FOR	AGAINST	ABSTENTION
8	1	0

Resolved:

1. That circumstances exist to warrant permitting the proposed residential development as an exception to PPG 2, Policy DS3 and DC1.
2. That conditions be delegated to the Head of Planning, Legal and Democratic Services, to include that the development hereby permitted shall not be commenced until plans showing details for the parking of two vehicles have been submitted to and approved in writing by the Local Planning Authority, and the development shall not be occupied until the approved parking has been provided. The parking shall thereafter shall be retained for the duration of the development.
Reason: To ensure adequate off-street parking provision is retained in the interests of highway safety and in accordance with Policy DC.1 of the Rossendale District Local Plan.
3. No development approved by this permission shall be commenced until a satisfactory scheme for the extension of the armcove barrier to the front of 127 Rochdale Road, Edenfield has been submitted to and agreed by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the extension unless otherwise agreed in writing with the Local Planning Authority. Reason: In the interests of highway safety and in accordance with Policy DC.1 of the Rossendale District Local Plan.

**7. APPLICATION NUMBER 2006/583
ERECTION OF SPLIT-LEVEL COMMUNITY CENTRE INCLUDING
BAPTIST CHURCH
AT: LAND ADJACENT 193 BURNLEY ROAD, WEIR**

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

In accordance with the procedure for public speaking Ms Tracy Walsh spoke against the application and Mr David Hampson spoke in favour of the application. Councillor Driver also spoke on the application.

The Head of Planning, Legal and Democratic Services advised the committee on the various controls available to them with respect to highways issues. Advice was also given to the Committee on issues which were not within the remit of the Committee, specifically financial considerations/SRB funding.

A proposal was moved and seconded to approve the application.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the Committee be minded to grant planning permission subject:

- a) to the entering into of a Section 106 Agreement the requirement of which will be that the applicant be obliged to pay for the processing of a Road Traffic Regulation Order to provide double yellow lines on Burnley Road affecting both sides of the carriageway outside and adjacent to the application site, and
- b) the conditions set out in the report together with the following additional condition:

The building shall be constructed so as to provide adequate sound insulation against internally generated noise so that no external noise is audible at the boundary of the building.

Reason: To protect the amenities residents of the neighbouring properties could reasonably expect to enjoy.

**8. APPLICATION NUMBER 2006/584
ERECTION OF 2 WAREHOUSE BUILDINGS AND ASSOCIATED CANOPY
AT: LAND ADJACENT RAILWAY STREET AND BLACKWOOD ROAD,
STACKSTEADS**

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

In accordance with the procedure for public speaking Mr Bolton spoke against the application and 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:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

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

**9. APPLICATION NUMBER 2006/608
ERECTION OF 19 HOUSES AND A BLOCK OF 9 APARTMENTS
AT: BRIDGE MILL, NORTH STREET, WHITWORTH**

The Team Manager Development Control introduced the report.

In accordance with the procedure for public speaking Mr David Colclough spoke against the application.

The Head of Planning, Legal and Democratic Services advised members that Whitworth Town Council had been consulted by way of an email dated 17th November 2006.

A proposal was moved and seconded to approve the application.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the Committee be minded to grant an approval of reserved matters subject to the following:

That prior to the issue of a decision notice delegated authority be given to the Head of Planning, Legal and Democratic Services, the Team Manager Development Control and the Chair to discuss with the applicant the issue of access and existing rights of passage for the residents of Shed Street, Clara Street and Side Street, and that:

a) subject to agreement being reached an approval of reserved matters be issued subject to the conditions set out in the report together with such additional conditions as may be deemed necessary or

b) in the event that agreement cannot be achieved the Team Manager be given delegated authority to issue a refusal of planning permission

**10. APPLICATION NUMBER 2006/609
ERECTION OF 13 TOWNHOUSES
AT: LAND ADJACENT 368 ROCHDALE ROAD, BRITANNIA**

The Team Manager Development Control introduced the report.

In accordance with the procedure for public speaking Ms Kath Stepien spoke against the application and Mr Mark Head 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:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

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

**11. APPLICATION NUMBER 2006/623
ERECTION OF 8 CHALETS IN CONNECTION WITH EXISTING
EQUESTRIAN CENTRE
AT: CROFT TOP FARM, STONEFOLD VILLAGE, RISING BRIDGE**

The Team Manager Development Control introduced 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:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the application be approved subject to the conditions set out in the report with the following amendment to condition 7 as detailed below:

1. Within 6 months of the chalets hereby approved ceasing their use as ancillary overnight accommodation, they shall be removed from the site and the ground returned to fallow ground.
Reason: In the interests of protecting the Countryside from unnecessary development, visual amenity and ecology.

**12. APPLICATION NUMBER 2006/593
ERECTION OF 5 STOREY BUILDING OF 12 NO. APARTMENTS
AT: LAND ADJACENT THE KINGFISHER CENTRE, BURNLEY ROAD,
RAWTENSTALL**

The Senior Planning Officer introduced the report.

Notwithstanding the procedure for public speaking, Mr John Calway spoke in favour of the application.

A proposal was moved and seconded to defer the application.

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

FOR	AGAINST	ABSTENTION
8	1	0

Resolved:

That the application be deferred to facilitate discussions between the applicant and officers to determine whether outstanding issues may be resolved and an appropriate level of information provided to establish the regeneration benefits of the scheme.

**13. APPLICATION NUMBER 2006/618
DEMOLITION OF RETAINING WALL AND ASSOCIATED LANDSCAPING
WORK
AT: PLOT 4, WORSWICK GREEN, RAWTENSTALL**

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

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

**NB: COUNCILLOR SWAIN LEFT THE MEETING DURING CONSIDERATION
OF THE FOLLOWING ITEMS AND COUNCILLOR EATON TOOK THE
CHAIR.**

14. REVISED INTERIM HOUSING POSITION STATEMENT

The Senior Planner, Forward Planning introduced the report and informed members of the proposal to introduce a Revised Interim Housing Position Statement.

The Head of Planning, Legal and Democratic Services informed members that although a representation had been received from a Developer, she remained of the view that the Interim Housing Position Statement was lawful and could proceed.

Resolved:

1. That the Committee provide any comments on the proposed Revised Interim Housing Position Statement to the Head of Planning, Legal and Democratic Services which can be forwarded to the Cabinet for consideration.
2. That subject to adoption of the Policy by the Cabinet, the Revised Interim Housing Position Statement be agreed and applied to all applications received after 25th January 2007.

3. That consultation on the Interim Housing Position Statement be carried out for a period of 5 weeks from the decision of the Cabinet at its meeting on 25th January 2007.

15. INTERIM AFFORDABLE HOUSING POSITION STATEMENT

The Senior Planner, Forward Planning introduced the report and advised members of the proposal to introduce an Interim Affordable Housing Position Statement.

The Head of Planning, Legal and Democratic Services informed members that although a representation had been received from a Developer, she remained of the view that the Interim Affordable Housing Position Statement was lawful and could proceed.

Resolved:

1. That the Committee provide any comments on the proposed Revised Interim Housing Position Statement to the Head of Planning, Legal and Democratic Services which can be forwarded to the Cabinet for consideration.
2. That subject to adoption of the Policy by the Cabinet, the Revised Interim Housing Position Statement be agreed and applied to all applications received after 25th January 2007.
3. That consultation on the Interim Housing Position Statement be carried out for a period of 5 weeks from the decision of the Cabinet at its meeting on 25th January 2007.

16. 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 concluded at 10.15pm