

**MINUTES OF: DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: Thursday, 28<sup>th</sup> April 2005**

**PRESENT: Councillor S Pawson (in the Chair);  
Councillors Atkinson, L Barnes, Crosta, Entwistle  
Lamb, Neal, Robertson, Swain and Thorne**

**IN ATTENDANCE: Mr B Sheasby, Team Manager Development Control  
Paul Talbot, Planning Technical Assistant  
Angela Foster, Legal Services Manager  
Julian Joinson, Democratic Services Manager**

**ALSO PRESENT: Councillors Driver and Hancock**

**APOLOGIES: Councillor Wadsworth**

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**544. MINUTES**

**Resolved:**

That the Minutes of the meeting of the Committee held on 17<sup>th</sup> March 2005 be signed by the Chair as a correct record.

**545. 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 Crosta declared a personal interest in Agenda Item 9, in the light of the proximity of the applicant to her residence;

Councillor Entwistle declared a prejudicial interest in Agenda Item 14; and

Councillor Swain declared a prejudicial interest in Agenda Item 16.

**546. APPLICATION NUMBER 2004/822  
CONVERSION OF VEHICLE REPAIR BUILDING TO DWELLING AND  
HOLIDAY LET COTTAGE  
AT: HIGHER BOARSGREAVE FARM, BOARSGREAVE LANE, COWPE**

Councillors S Pawson, Atkinson, L Barnes, Crosta, Entwistle, Lamb, Neal, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr Davies spoke in favour of the application. Councillor Hancock also spoke in favour of the application.

A proposal was moved and seconded to approve the application, subject to the following conditions. Voting took place on the proposals the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

That planning permission be granted for the following reason and subject to the following conditions.

**REASONS**

It is considered that the development satisfies the requirements of policies DS.1, DS.5, DC.1, C.1, C.6, HP.4, J.5 and T.4 of the Rossendale District Local Plan. It is contended, notwithstanding the Council's normal planning policy, that the creation of an additional dwelling can be justified in this instance in the interests of securing a more compatible use for this building and improving the appearance of this site. Furthermore, the proposal to convert the remainder of the building to a holiday let cottage is considered to be in line with current planning policy and Government guidance. It is contended that the proposed conversion works will retain the character of the building and that the converted building will appear in keeping with, and relate in a satisfactory manner to, its surroundings. Furthermore, the proposal will not give rise to undue overlooking of neighbouring properties nor will it adversely affect the level of sunlight and daylight that those properties currently receive. Finally, it is contended that the proposal will not give rise any undue highway safety problems.

## **CONDITIONS**

1. The development permitted shall be begun before the expiration of five years from the date of this permission.  
Reason:- The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. All new areas of external wall and roof shall be constructed of natural stone and natural blue slate. These materials shall match in type, colour, texture (and course depth in the case of the stonework) those used in the construction of the external walls and roof of the existing building.  
Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
3. All new heads, cills, window and door surrounds shall be constructed of natural ashlar stone unless otherwise agreed in writing by the Local Planning Authority.  
Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
4. Details of the design of all new windows and doors to be installed within the building shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved windows and doors shall be installed in the approved positions before either the approved dwelling or holiday let cottage are first occupied and shall thereafter be retained at all times.  
Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
5. No windows or other openings, other than those shown on the approved plans, shall, at any time, be formed within the building without the prior written approval of the Local Planning Authority.  
Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
6. Details of the proposed treatment of the site boundaries shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved boundary treatment shall be completed in accordance with the approved details before either the approved dwelling or holiday let cottage are first occupied and shall thereafter be retained at all times.  
Reason:- In order to ensure the satisfactory appearance of the development and to safeguard the character and appearance of this Countryside Area, in accordance with policies DC.1, HP.4, C.1 and C.6 of the Rossendale District Local Plan.

7. Details of the proposed means of surfacing, draining (and sealing if deemed appropriate) of all areas to be used by vehicles shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. These areas shall be surfaced, drained (and sealed if deemed appropriate) in accordance with the approved details, and laid out in the manner shown on the approved plans, before either the approved dwelling or holiday let cottage are first occupied. These areas shall thereafter be retained at all times solely for the parking and turning of vehicles in conjunction with the approved development.  
Reason:- To ensure that adequate off-street parking and turning space is provided in conjunction with the development and in the interests of amenity, in accordance with policies DC.1, C.1, C.6 and T.4 of the Rossendale District Local Plan.
8. Prior to the development commencing:-
- a) a contaminated land Phase One report to assess the actual/potential contamination risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority (LPA),
  - b) Should the Phase One report recommend that a Phase Two investigation is required, a Phase Two investigation shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority
  - c) Should the Phase Two investigations indicate that remediation is necessary then a Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The remedial scheme in the approved Remediation Statement shall then be carried out.

Should remediation be required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first use or occupation of any part of the development hereby approved.

Reason: To ensure the development is suitable for its end use and the wider environment in accordance with policy DC.1 of the Rossendale District Local Plan.

9. The holiday let cottage hereby approved shall be used solely to provide self catering holiday accommodation and shall not, at any time, be used as a dwelling as defined by Class C3 of the Town and Country Planning (Use Classes) Order 1987.  
Reason: So as to enable the Local Planning Authority to retain a degree of control over the development having regard to the Council's current position with respect to the provision of new housing in the Borough as set out in policy 12 of the Joint Lancashire Structure Plan 2001-2016.

10. Details of the proposals for disposing of foul and surface water from the development shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved scheme shall be completed before either the approved dwelling or the holiday let cottage are first occupied and shall thereafter be satisfactorily retained.  
Reason: To prevent pollution of the water environment in accordance with the requirements of policy DC.1 of the Rossendale District Local Plan.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no development contained within Classes A, B, C, D, E, F, G and H of Part One, Schedule Two and Classes A and C of Part Two, Schedule Two of that Order shall be carried out without the prior written approval of the Local Planning Authority.  
Reason:- So as to enable the Local Planning Authority to retain a degree of control over the development in order to safeguard the openness, character and appearance of this Countryside Area, in accordance with policies DS.5, C.1 and DC.1 of the Rossendale District Local Plan.
12. Construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction works shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.

**547. APPLICATION NUMBER 2004/858  
SINGLE STOREY SIDE EXTENSION  
AT: THE MOULDERS ARMS, BACUP ROAD, WATERFOOT**

The above application was withdrawn from the Agenda.

**548. APPLICATION NUMBER 2004/890  
OUTLINE APPLICATION FOR THE ERECTION OF TWO DETACHED  
DWELLINGS  
AT: LAND BOUNDED BY TODMORDEN ROAD AND GREENSNOOK  
TERRACE, SOUTH OVER CLOVER HILL, BACUP**

Councillors S Pawson, Atkinson, L Barnes, Crosta, Entwistle, Lamb, Neal, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Dr D Van Ruitenbeek and Councillor Driver spoke against the application. Mr J Cowpe spoke in favour of the application.

A proposal was moved and seconded to refuse the application. Voting took place on the proposals the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain			✓
Thorne	✓		
<b>TOTALS</b>	9	0	1

**Resolved:**

That planning permission be refused for the following reasons:-

**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 Proposed Changes (Deposit Edition) of the Lancashire Structure Plan 2001-2016.
2. The access to the proposed development by way of Greensnook Terrace is of insufficient width having regard to the current regime of residents' parking, particularly from the proposed entrance to the development site. For this reason the development does not accord with Policy DC.1 of the Rossendale District Local Plan.

**549. APPLICATION NUMBER 2004/893  
CONVERSION OF FORMER SHOP AND DWELLINGS TO FORM FIVE  
SELF CONTAINED APARTMENTS**

Councillors S Pawson, Atkinson, L Barnes, Crosta, Entwistle, Lamb, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr S Brown spoke against the application. Miss A Rowland spoke in favour of the application.

A proposal was moved and seconded to approve the application, subject to the following conditions and to note the offer of a public transport contribution. Voting took place on the proposals the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

- (1) That planning permission be granted for the following reason and subject to the following conditions; and
- (2) That the applicant's offer to make a public transport contribution of £3,000 in lieu of 'off street' parking provision be noted.

**REASONS**

It is considered that the development satisfies the requirements of policies DS.1, DC.1, DC.4, HP.4 and T.4 of the Rossendale District Local Plan. It is contended, notwithstanding the Council's normal planning policy, that the creation of additional dwellings can be justified in this instance in the interests of retaining these attractive buildings and securing a compatible use for them. Furthermore, it is considered that the proposed conversion works will retain the character of the buildings and that the converted buildings will appear in keeping with, and relate in a satisfactory manner to, their surroundings. The proposal will not adversely affect the level of sunlight or daylight currently received by adjoining properties or give rise to unacceptable overlooking of those properties provided that conditions are imposed requiring the erection of screen fencing and the use of obscure glazing where appropriate. Finally, it is considered that the proposal will be acceptable in highway safety terms.

## **CONDITIONS**

1. The development permitted shall be begun before the expiration of five years from the date of this permission.  
Reason:- The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. Notwithstanding the details given on the approved plans the natural stone slate roofs of the buildings shall be retained unless otherwise agreed in writing by the Local Planning Authority.  
Reason:- In the interests of safeguarding the character and appearance of the buildings and the locality, in accordance with policies DC.1, DC.4, and HP.4 of the Rossendale District Local Plan.
3. Notwithstanding the details given on the approved plans, all new areas of external wall and roof, other than those of the new dormer windows, shall be constructed of natural stone and natural stone slate unless otherwise agreed in writing by the Local Planning Authority. These materials shall match in type, colour, texture (and course depth in the case of the stonework) those used in the construction of the external walls and roof of the existing buildings.  
Reason:- In the interests of safeguarding the character and appearance of the buildings and the locality, in accordance with policies DC.1, DC.4, and HP.4 of the Rossendale District Local Plan.
4. Notwithstanding the details given on the approved plans, details of the materials to be used in the construction of the roofs, cheeks and front elevations of the proposed dormer windows shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved dormer windows shall be constructed in accordance with the approved details and thereafter retained at all times.  
Reason:- In the interests of safeguarding the character and appearance of the buildings and the locality, in accordance with policies DC.1, DC.4, and HP.4 of the Rossendale District Local Plan.
5. All new heads, cills, window and door surrounds shall be constructed of natural ashlar stone. This shall match in type, colour and texture the stone used in the construction of the existing window and door surrounds.  
Reason:- In the interests of safeguarding the character and appearance of the buildings and the locality, in accordance with policies DC.1, DC.4 and HP.4 of the Rossendale District Local Plan.
6. The new balustrades shall be painted/stove enamelled/colour coated black unless otherwise agreed in writing by Local Planning Authority. They shall be painted that colour within one month of being erected, or stove enamelled/colour coated black prior to being erected, and shall thereafter be retained at all times.



Reason:- In the interests of safeguarding the character and appearance of the buildings and the locality, in accordance with policies DC.1, DC.4 and HP.4 of the Rossendale District Local Plan.

7. Details of the design and proposed location of all new windows and doors to be installed within the buildings shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved windows and doors shall be installed in the approved positions before any of the dwellings hereby approved are first occupied and shall thereafter be retained at all times.

Reason:- In the interests of safeguarding the character and appearance of the buildings and the locality, in accordance with policies DC.1, DC.4 and HP.4 of the Rossendale District Local Plan.

8. No windows or other openings, other than those shown on the approved plans, shall, at any time, be formed within the buildings without the prior written approval of the Local Planning Authority.

Reason: :- In the interests of safeguarding the character and appearance of the buildings and the locality, in accordance with policies DC.1, DC.4 and HP.4 of the Rossendale District Local Plan.

9. The windows hatched red on approved drawing numbers 210/04/03A and 210/04/04A shall be obscure glazed to a height of 1.68 metres (5'6") measured from finished floor level unless otherwise agreed in writing by the Local Planning Authority. Details of the obscured glass to be used shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved obscured glass shall be installed in the approved positions before the dwellings hereby approved are first occupied and shall thereafter be retained at all times.

Reason: To safeguard the amenity of nearby residential properties, in accordance with policy DC.1 of the Rossendale District Local Plan.

10. 1.8 metre high screen fences or walls, of a design to be agreed in writing with the Local Planning Authority before development commences, shall be erected between the points marked A-A, B-B and C-C on approved drawing number 210/04/01A. The approved fences or walls shall be erected in the approved positions before the dwellings hereby approved are first occupied and shall thereafter be retained at all times.

Reason: To safeguard the amenity of nearby residential properties, in accordance with policy DC.1 of the Rossendale District Local Plan.

11. Details of the proposals for the storage of 'wheelie' bins shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved storage measures shall be implemented in full before the approved dwellings are first occupied and shall thereafter be retained at all times.

Reason: :- In the interests of safeguarding the setting of the buildings and the appearance of the street scene, in accordance with policies DC.1, DC.4 and HP.4 of the Rossendale District Local Plan.

12. Construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction works shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.

**550. APPLICATION NUMBER 2005/007  
CHANGE OF USE OF WORKSHOP TO DWELLING INCLUDING THE  
REMOVAL OF A CARAVAN, CURRENTLY USED FOR RESIDENTIAL  
PURPOSES  
AT: LAND TO REAR OF SIGNAL BOX HELMSHORE ROAD,  
HELMSHORE, ROSSENDALE**

Councillors S Pawson, Atkinson, L Barnes, Crosta, Entwistle, Lamb, Neal, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr S Prestage and Councillor J Pawson spoke against the application. Mr C Struthers spoke in favour of the application.

A proposal was moved and seconded to approve the application, subject to the following conditions. Voting took place on the proposals the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	10	0	0

## **Resolved:**

That planning permission be granted for the following reason and subject to the following conditions.

## **REASONS**

The use of these premises as a dwelling house would not harm the openness of the greenbelt and accords with Planning Policy Guidance Note 2 and Planning Policy Guidance Note 3. In view of the applicant's personal circumstances, a personal permission is recommended.

## **CONDITIONS**

1. The development permitted shall be begun before the expiration of five years from the date of this permission.  
Reason:- The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. The caravan shall be removed within one month of the first occupation of the dwelling hereby approved.  
Reason:- In the interests of orderly and well planned development and to ensure that no net increase in residential housing stock results from this permission
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order) no development shall be carried out on the site within the terms of Class(es) A,B,C,D and E, of Part 1 of Schedule 2 to Article 3 of the Order, without the prior consent of the Local Planning Authority.  
Reason:- To enable the Local Planning Authority to control any future development, having regard to local and neighbouring amenities and Policy DC1 of the Rossendale District Local Plan.

### **551. APPLICATION NUMBER 2005/011 ALTER AND CONVERT STABLE BUILDING TO FORM DWELLING AT: LOWER HOUSE FARM, LOWER HOUSE LANE, WATER**

Councillors S Pawson, Atkinson, L Barnes, Crosta, Entwistle, Lamb, Neal, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Ms P Heap and spoke in favour of the application. Councillor Hancock also spoke in favour of the application.

A proposal was moved and seconded to approve the application, subject to the following conditions. Voting took place on the proposals the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	10	0	0

### **Resolved:**

That planning permission be granted for the following reason and subject to the following conditions.

### **REASONS**

It is considered that the development satisfies the requirements of policies DS.1, DS.5, DC.1, DC.4, C.1, C.6, HP.4, and T.4 of the Rossendale District Local Plan. It is contended, notwithstanding the Council's normal planning policy, that the creation of an additional dwelling can be justified in this instance in the interests of securing a more compatible use for this building and improving its appearance and that of the surrounding area. Furthermore, it is contended that the proposed conversion/alteration works will retain the character of the building and that the converted/altered building will appear in keeping with, and relate in a satisfactory manner to, its surroundings. It is contended that the proposal will not give rise to undue overlooking of neighbouring properties nor will it adversely affect the level of sunlight and daylight that those properties currently receive. Finally, it is contended that the proposal will not give rise any undue highway safety problems.

### **CONDITIONS**

1. The development permitted shall be begun before the expiration of five years from the date of this permission.  
Reason:- The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. All new areas of external wall shall be constructed of natural stone which shall match in type, colour, texture and course depth the stone used in the construction of the external walls of the existing building.

Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, DC.4, HP.4, C.1 and C.6 of the Rossendale District Local Plan.

3. The roof of the converted building shall be constructed of natural blue slate.  
Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, DC.4, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
4. All new heads, cills, mullions, window and door surrounds shall be constructed of natural ashlar stone unless otherwise agreed in writing by the Local Planning Authority.  
Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, DC.4, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
5. Details of the design of all new windows and doors to be installed within the building shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved windows and doors shall be installed in the approved positions before the approved dwelling is first occupied and shall thereafter be retained at all times.  
Reason:- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
6. No windows or other openings, other than those shown on the approved plans, shall, at any time, be formed within the building without the prior written approval of the Local Planning Authority.  
Reason :- In the interests of safeguarding the character and appearance of the building and the locality, in accordance with policies DC.1, HP.4, C.1 and C.6 of the Rossendale District Local Plan.
7. Details of the proposed extent of the associated garden curtilage, and of the proposed treatment of the curtilage boundaries, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The curtilage shall be laid out, and the boundary treatment completed, in accordance with the approved details before the dwelling hereby approved is first occupied and shall thereafter be retained at all times.  
Reason:- In order to ensure the satisfactory appearance of the development and to safeguard the openness, character and appearance of this Countryside Area, in accordance with policies DS.5, C.1, DC.1 and DC.4 of the Rossendale District Local Plan.
8. Two car parking spaces shall be provided in conjunction with the dwelling hereby approved. Details showing the proposed location of these spaces, and of the proposed means of surfacing, draining (and sealing of them if deemed appropriate), shall be submitted to, and

approved in writing by, the Local Planning Authority before development commences. The spaces shall be surfaced, drained (sealed if deemed appropriate) and laid out in accordance with the approved details before the approved dwelling is first occupied and shall thereafter be retained at all times solely for the parking of vehicles in conjunction with that dwelling.

Reason:- To ensure that adequate off-street parking is provided in conjunction with the dwelling and in the interests of amenity, in accordance with policies DS.5, C.1, DC.1 and T.4 of the Rossendale District Local Plan.

9. Details of the proposals for disposing of foul water from the development shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved scheme shall be completed before the approved dwelling is first occupied and shall thereafter be satisfactorily retained at all times.  
Reason: To prevent pollution of the water environment in accordance with the requirements of policy DC.1 of the Rossendale District Local Plan.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no development contained within Classes A, B, C, D, E, F, G and H of Part One, Schedule Two and Classes A and C of Part Two, Schedule Two of that Order shall be carried out without the prior written approval of the Local Planning Authority.  
Reason:- So as to enable the Local Planning Authority to retain a degree of control over the development in order to safeguard the openness, character and appearance of this Countryside Area, in accordance with policies DS.5, C.1 and DC.1 of the Rossendale District Local Plan.
11. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried in accordance with a written scheme of investigation which shall first have been submitted to, and agreed in writing by, the Local Planning Authority.  
Reason:- In the interests of recording matters of archaeological and/or historical importance associated with the buildings and site, in accordance with policy DC.1 of the Rossendale District Local Plan.
12. Construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction works shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.

**552. APPLICATION NUMBER 2005/016  
USE OF BUILDING FOR THE RELIGIOUS TEACHING OF CHILDREN  
AT: 44 BURY ROAD, HASLINGDEN**

The above application was withdrawn.

**553. APPLICATION NUMBER 2005/025  
CHANGE OF HOUSETYPE TO A SEVEN BEDROOM DWELLING WITH  
FACILITIES FOR MOBILITY IMPAIRED DEPENDANT RELATIVES  
AT: LAND OFF CO-OPERATION STREET, RAWTENSTALL**

Councillors S Pawson, Atkinson, L Barnes, Crosta, Entwistle, Lamb, Neal, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Ms Loveday spoke against the application. Mr Brett and Councillor Hancock spoke in favour of the application.

A proposal was moved and seconded to defer consideration of the application and to delegate the decision to the Team Manager Development Control following consultation with the Chair of the Committee, to enable further discussions to take place with the applicant's agent concerning the size of the balcony. Voting took place on the proposals the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

1. That the application be deferred and that the decision be delegated to the Team Manager Development Control, following consultation with the Chair of the Committee, to enable further discussions to take place with the applicant's agent concerning the size of the balcony.

2. That subject to a satisfactory agreement being reached in respect of the balcony size, the officers be requested to include the following conditions in any decision notice.

### **REASONS**

Subject to satisfactory resolution of the balcony issue, the approval of planning permission in this instance would not lead to an overbearing impact and loss of enjoyment to the residential amenity of neighbouring properties and therefore accords with Policy DC1 in terms of visual appearance and relation to surroundings.

### **CONDITIONS**

1. All materials of construction shall match those on the existing building in terms of size, texture, colour and shape. Reason: In the interests of visual amenity and to accord with Policy DC1 of the Rossendale District Local Plan.
2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order) no development shall be carried out on the site within the terms of Classes A,B,C,D,E of Part 1 and Class A of Part 2 of Schedule 2 of the Order, without the prior consent of the Local Planning Authority. Reason: To enable the Local Planning Authority to control any future development, having regard to local and neighbouring amenities and Policy DC1 of the Rossendale District Local Plan.
3. Within two months of the date of this permission, a suitably detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Reason: In the interests of residential amenity and to accord with Policy DC1 of the Rossendale District Local Plan.
4. Any construction works associated with the development hereby approved shall not take place except between the hours of 8:00am and 6:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays. Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.



**554. APPLICATION NUMBER 2005/082  
 OUTLINE APPLICATION FOR THE ERECTION OF FIVE DETACHED  
 DWELLINGS AND FORMATION OF ACCESS  
 AT: LAND ADJACENT TO DEARDEN CLOUGH AND DEARDEN BROOK,  
 EDENFIELD**

The above application was withdrawn.

**555. APPLICATION NUMBER 2005/088  
 ALTER, REHABILITATE AND CONVERT A FORMER FARMHOUSE TO  
 FORM A DWELLING HOUSE  
 AT: SANDBEDS FARM SANDBEDS LANE, OFF GINCROFT LANE,  
 EDENFIELD**

Councillors Atkinson, L Barnes, Crosta, Entwistle, Lamb, Neal, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr J Cowpe spoke in favour of the application.

A proposal was moved and seconded to refuse the application. Voting took place on the proposals the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Atkinson			✓
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain		✓	
Thorne	✓		
<b>TOTALS</b>	8	1	1

**Resolved:**

That planning permission be refused for the following reasons.

## **REASONS**

1. It is considered that the dwelling 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.
2. Having regard to the extent of the proposed refurbishment works it is contended that the proposed development would amount to a new dwelling. This would be located within a Countryside Area outside of the defined Urban Boundary and the Green Belt and would, it is contended, be unrelated to agriculture, forestry or any other use deemed appropriate to a rural area. Furthermore, in the view of the Local Planning Authority, there is no proven overriding need for the development. The proposal is therefore considered to be contrary to the provisions of policies DS.1, DS.5 and C.6 of the Rossendale District Local Plan, and Policy 5 of the Joint Lancashire Structure Plan 2001 – 2016.

**556. APPLICATION NUMBER 2005/115  
ERECTION OF DWELLING  
AT: 4 LOWER CRIBDEN AVAENUE, RAWTENSTALL**

Councillor Entwistle who had declared a prejudicial interest in this item left the meeting during its consideration.

Councillors Atkinson, L Barnes, Crosta, Lamb, Neal, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr R Collins spoke against the application. Mr J Cowpe spoke in favour of the application.

A proposal was moved and seconded to refuse the application. Voting took place on the proposals the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain		✓	
Thorne	✓		
<b>TOTALS</b>	<b>8</b>	<b>1</b>	<b>0</b>

**Resolved:**

That planning permission be refused for the following reasons.

**REASONS**

The proposed development is not required to meet the identified housing provision for the Borough and, therefore, does comply with Policy 12 of the Adopted Joint Lancashire Structure Plan 2001-2016.

**557. APPLICATION NUMBER 2005/121  
DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF  
EXTENSION TO SIDE OF PROPERTY  
AT: 3 THE HOLME, TOWNSEND FOLD, RAWTENSTALL**

No councillors had been lobbied on this application.

In accordance with the procedure for public speaking Mr A Smith spoke against the application. Councillor D Hancock, indicated that prior to the meeting he had declared an interest in writing as the agent for the application. He then spoke in favour of the application.

A proposal was moved and seconded to grant the application. Voting took place on the proposals the result of which was as follows:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Lamb	✓		
Neal	✓		
Robertson	✓		
Swain	✓		
Thorne	✓		
<b>TOTALS</b>	10	0	0

**Resolved:**

That planning permission be granted for the following reason and subject to the following conditions and that a note under the Party Wall etc. Act 1996 be included on the notice of planning consent:-

## **REASONS**

The proposed extension is considered acceptable in design terms and accords with Policy DC1 of the Rossendale District Local Plan in terms of visual appearance and relation to surroundings.

## **CONDITIONS**

1. The development permitted shall be begun before the expiration of five years from the date of this permission.  
Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. Details of any alterations proposed to the external appearance of the building shall be submitted to, and approved in writing by, the Local Planning Authority. The approved alterations shall be completed, in accordance with the approved details, before the use hereby approved is commenced and shall thereafter be retained at all times.  
Reason: In order to safeguard the appearance of the building and the surrounding area, in accordance with policy DC.1 of the Rossendale District Local Plan.

### **558. DURATION OF MEETING**

In accordance with Paragraph 4.1 of the Committee Procedure Rules at Part 4 (Rules of Procedure) of the Constitution, a vote was taken in respect of continuing the meeting beyond 9.30pm.

#### **Resolved:**

That the meeting be resumed.

### **559. APPLICATION NUMBER 2005/141 DEMOLITION OF GARAGE AND ERECTION OF DETACHED GARAGE AT: MICKLEDORE BARN, HASLINGDEN OLD ROAD, RAWTENSTALL**

Councillor Swain who had declared a prejudicial interest in this item left the meeting during its consideration.

Councillor S Pawson declared that he had been lobbied on this application.

In accordance with the procedure for public speaking Mrs A Spenser spoke against the application. Mr Hindle spoke in favour of the application.

A proposal was moved and seconded to grant the application subject to the following conditions. Voting took place on the proposals the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
S Pawson	✓		
Atkinson	✓		
L Barnes	✓		
Crosta	✓		
Entwistle			✓
Lamb	✓		
Neal	✓		
Robertson	✓		
Thorne			✓
<b>TOTALS</b>	7	0	2

**Resolved:**

That planning permission be granted for the following reason and subject to the conditions set out below:-

**REASONS**

The proposed extension is considered acceptable in design terms and accords with Policy DC1 of the Rossendale District Local Plan in terms of visual appearance and relation to surroundings.

**CONDITIONS**

1. The development permitted shall be begun before the expiration of five years from the date of this permission.  
Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. Notwithstanding the details submitted by the applicant in relation to the materials to be used, all external elevations be constructed in local stone, samples to be submitted to and approved by the local authority prior to commencement of construction.  
Reason:- In order to safeguard the satisfactory appearance of the development and to safeguard the character and appearance of the locality in accordance with policy DC.4 of the Rossendale District Local Plan.  
  
Reason: In order to safeguard the appearance of the building and the surrounding area, in accordance with policy DC.1 of the Rossendale District Local Plan.

**560. PLANNING APPEAL DECISION  
APPLICATION NUMBER 2004/162  
AT: LAND AT WORSWICK GREEN, RAWTENSTALL**

The Team Manager Development Control submitted a report notifying Members of an appeal decision in respect of Planning Application Number 2004/162, which was an application for the erection of a detached dwelling with integral double garage at land of Worswick Green, Rawtenstall.

The Team Manager Development Control circulated a copy of the Inspector's decision letter for the consideration of the Committee.

He informed Members that the Planning Inspectorate had upheld the appeal and planning permission had been granted.

Ms K Fishwick spoke in relation to this matter, in accordance with the general arrangements for public speaking at Committee meetings. She raised issues in connection with Paragraphs 11 and 14 of the Inspector's decision letter, which dealt with the proximity of the site to the Rawtenstall Town Centre Conservation Area, access and the imposition of additional conditions to the planning consent.

**Resolved:**

That the appeal decision be noted.

**561. PLANNING APPEAL DECISION  
APPLICATION NUMBER 2004/187  
AT: LAND AT BLEAKHOLT ROAD, TOP O'TH'LEA, TURN VILLAGE,  
RAMSBOTTOM**

The Team Manager Development Control submitted a report notifying Members of an appeal decision in respect of Planning Application Number 2004/187, which was an application for the erection of a an agricultural building for storage and livestock purposes at land at Bleakholt Road, Turn Village, Ramsbottom.

The Team Manager Development Control circulated a copy of the Inspector's decision letter for the consideration of the Committee.

He informed Members that the Planning Inspectorate had dismissed the appeal.

**Resolved:**

That the appeal decision be noted.

**562. PLANNING APPEAL DECISION  
APPLICATION NUMBER 2003/530  
AT: LAND OFF GREENSNOOK LANE, BACUP**

The Team Manager Development Control submitted a report notifying Members of an appeal decision in respect of Planning Application Number 2003/530, which was an application for a residential development of 34 units at land off Greensnook Lane, Bacup.

The Team Manager Development Control circulated a copy of the Inspector's decision letter for the consideration of the Committee.

He informed Members that the appeal had been withdrawn and that the Planning Inspectorate had closed the file.

**Resolved:**

That the appeal decision be noted.

**(The meeting commenced at 6.30pm and closed at 10.25pm)**