

MINUTES OF: DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: Thursday, 27th May 2004

**PRESENT: Councillor Pearson (in the Chair);
Councillors D. Barnes, Driver, Lamb, Neal, Pawson,
Riley, Rishton and Thorne**

**IN ATTENDANCE: Mr B S Sheasby, Development Control Manager
Mr R W Lester, Head of Legal Services
Mr D Hartley, Principal Planning Officer
Mrs H Moore, Administrative Assistant**

APOLOGIES: Councillor Clarke

639. MINUTES

Resolved:

That the Minutes of the meeting of the Committee held on the 14th April 2004 be signed by the Chair as a correct record.

640. 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 Riley – prejudicial interest in Minute Number 645 (Planning Application Number 2004/048). Councillor Riley vacated the meeting during the discussion on and consideration of the application.
- Councillor Pearson - prejudicial interest in Minute Number 657(Planning Application Number 2004/030) and in Minute Number 658 (Planning Application Number 2004/177). Councillor Pearson vacated the Chair and the meeting during the discussion on and consideration of the applications.
- Councillor Neal – prejudicial interest in Minute Number 657 (Planning Application Number 2004/030). Councillor Neal vacated the meeting during the discussion on and consideration of the application,
- Councillor Thorne – prejudicial interest in Minute Number 661 (Planning Application Number 2004/124). Councillor Thorne vacated the meeting during the discussion on and consideration of the application.

641. RECORDED VOTE

In accordance with the recommendations of the Audit Commission’s inspection of the Development Control Service, voting was recorded for each planning application so as to show how each Member cast their vote.

**642. APPLICATION NUMBER 2004/012
CONVERSION OF THE FORMER CHAPEL INCLUDING PHYSICAL
ALTERATIONS TO FORM 12 APARTMENTS WITH ACCESS ROAD AND 19
CAR PARKING SPACES AND 2 RESIDENTS SPACES**

**APPLICATION NUMBER 2004/013LB
LISTED BUILDING CONSENT TO CONVERT THE FORMER CHAPEL
INCLUDING PHYSICAL ALTERATIONS TO FORM 12 APARTMENTS WITH
19 CAR PARKING SPACES AND 2 RESIDENTS SPACES
AT: FORMER CHAPEL OFF YORK STREET, CRAWSHAWBOOTH**

Councillors D. Barnes, Driver, Lamb, Neal, Pawson, Pearson, Riley, Rishton and Thorne declared that they had been lobbied on this application.

The Development Control Manager submitted details of representations received since the preparation of his report.

In accordance with the procedure for public speaking Mr Alan Kinder (Agent) spoke in favour of the application.

A proposal was moved and seconded that the Committee were minded to approve planning application number 2004/012 subject to conditions but required the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and to approve listed building application number 2004/013LB, subject to conditions. Voting took place on the proposal, the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

1. That the Committee be minded to grant consent to planning application number 2004/012 for the reasons set out below and subject to the conditions set out below but desire the Council to enter into an agreement with the developer under section 106 of the Town and Country Planning Act 1990 for contributions to improvement of the adjacent northbound bus stop and the improvement and maintenance of the Hill Street Recreation Area the completion of which shall be delegated to the Director of Corporate Support;
2. That on completion of such section 106 agreement the Development Control Manager or Principal Planning Officer be authorised to approve the said application subject to the conditions set out below.
3. That listed building consent be granted for application number 2004/013LB subject to the conditions set out below.

REASONS FOR APPROVAL OF APPLICATION 2004/012

The proposed development (brownfield) would ensure the continued use of the listed building which is located within the Urban Boundary in a sustainable location and accords with the principles of PPG3, PPG13 and policies DS.1, DC.1 of the Rossendale District Local Plan. The character of the listed building will not be adversely affected as the proposed alterations are sympathetic and in accordance with policies HP.2, HP.4 of the Rossendale District Local Plan and PPG15. These factors override the strategic housing land supply objections from the County Council.

CONDITIONS RELATING TO APPLICATION NUMBER 2004/012

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 development shall be carried out in accordance with plans numbered 03114 04 and 05 received on 07/01/04, 03114 06 and 07 and letter dated 16/02/04 received on 17/02/04 and 03114 01, 02, 03 received on 17/03/04.
Reason: To ensure the development complies with the approved plans and for the avoidance of doubt
3. Details of the proposed junction of the new access road and York Street including sight lines shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details prior to the occupation of any of the apartments hereby approved.

Reason: In the interests of pedestrian and highway safety in accordance with policy DC.1 of the Rossendale District Local Plan.

4. The building shall not be occupied until the proposed access road and parking areas have been constructed, drained, surfaced and laid out in accordance with details to be first submitted to and approved in writing by the Local Planning Authority; the parking areas shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure adequate off-street parking in the interests of highway safety in accordance with policy DC.1 of the Rossendale District Local Plan.

5. Notwithstanding the submitted plans or application forms all of the 19 car parking spaces shall be made available for the occupiers of the 12 apartments, none shall be designated solely for visitor use.

Reason: To ensure adequate off-street parking in the interests of highway safety in accordance with policy DC.1 of the Rossendale District Local Plan and Lancashire County Council's car parking standards.

6. On completion of the new access road and before the building is first occupied the proposed two car parking spaces to the north of the building shall be made available for the residents of York Street and shall not thereafter be used for any purpose other than the parking of vehicles of residents of York Street.

Reason: To accommodate the loss of parking spaces on York Street, which would result following the reinstatement of the access, ensuring adequate parking space in accordance with policy DC.1 of the Rossendale District Local Plan.

7. Notwithstanding the approved plans, prior to the first occupation of the building, details including the size and materials of the bin store, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall thereafter be fully implemented.

Reason: To ensure a suitable design and to protect the amenities of local residents in accordance with policy DC.1 of the Rossendale District Local Plan.

8. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from car parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment in accordance with policy DC.1 of the Rossendale District Local Plan.

9. The development shall not be commenced until full details, including a representative sample of the external material to be used to block up the existing openings have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.
Reason: In the interests of visual amenity and to accord with policies DC.1 and DC.4 of the Rossendale District Local Plan.
10. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees 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 in accordance with policy DC.1 of the Rossendale District Local Plan.
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of residential amenity in accordance with policy DC.1 of the Rossendale District Local Plan.
12. Prior to the development commencing:
- a. A contaminated land Phase I 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 1 report recommend that a Phase II investigation is required, a Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the LPA
 - c. Should the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted to, and approved in writing by, the LPA. 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 LPA 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 and does not create undue risks to site users or neighbours during the course of the development in accordance with policy DC.1 of the Rossendale District Local Plan.

13. Any 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 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.

CONDITIONS RELATING TO APPLICATION NUMBER 2004/013LB

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development shall be carried out in accordance with plans numbered 03114 04 and 05 received on 07/01/04, 03114 06 and 07 and letter dated 16/02/04 received on 17/02/04 and 03114 01, 02, 03 received on 17/03/04.
Reason: To ensure the development complies with the approved plans and for the avoidance of doubt
3. The development shall not be commenced until full details, including a representative sample of the external material to be used to block up the existing openings have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.
Reason: In the interests of visual amenity and to accord with policies DC.1 and DC.4 of the Rossendale District Local Plan.
4. All the rainwater and soil pipes shall be in cast iron or aluminium and painted black unless otherwise approved in writing by the Local Planning Authority.
Reason: To maintain the character of the listed building in accordance with policy HP.2 of the Rossendale District Local Plan.
5. Two of the original gas lights shall be resited in the head of the stairwells at each end of the building prior to the occupation of the any of the apartments hereby approved.
Reason: To maintain the character of the listed building in accordance with policy HP.2 of the Rossendale District Local Plan.

6. Prior to the commencement of development a scheme for the refurbishment of the double panelled front doors shall be submitted to and approved in writing by the Local Planning Authority. Such refurbishment shall thereafter be carried out in accordance with the approved details prior to the occupation of any of the apartments hereby approved.
Reason: To maintain the character of the listed building in accordance with policy HP.2 of the Rossendale District Local Plan.
7. 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 which should comprise a written, drawn and photographic record of the building in accordance with the specifications set out in 'Recording Historic Structures: A Descriptive Specification'. This must be carried out 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: To ensure that satisfactory account is taken of the historic interest of the site in accordance with policy HP.2 of the Rossendale District Local Plan.
8. Any 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 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.

**643. APPLICATION NUMBER 2004/018
ERECTION OF AVIARY (RETROSPECTIVE) AND EXTENSION OF AVIARY
AT LAND TO REAR OF 44-50 SPODDEN COTTAGES AND RETENTION OF
CHANGE OF USE TO EXTENDED GARDEN
AT: 46 SPODDEN COTTAGES, WHITWORTH**

In accordance with the procedure for public speaking Mr Malcolm Robinson spoke against the application and Ms Donna Holt (Agent) spoke in favour of the application.

A proposal was moved and seconded to approve the application.

An amendment was moved and seconded to refuse the application. Voting took place on the amendment, the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson		✓	
Riley		✓	
Rishton		✓	
Thorne		✓	
TOTALS	5	4	0

The amendment was carried and the Chair then called for a further vote on the substantive motion, the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson		✓	
Riley		✓	
Rishton		✓	
Thorne	✓		
TOTALS	6	3	0

Resolved:

That this application be refused for the following reasons:-

Having regard to the proximity of dwelling houses to the existing aviary (for which permission is sought retrospectively) and its proposed extension it is considered that this development would have a detrimental impact upon residential amenity in terms of disturbance and noise from birds. For these reasons the development does not accord with Policy DC1 of the Rossendale District Local Plan which states that development proposals should not be "*detrimental to existing conditions in the surrounding area*".

**644. APPLICATION NUMBER 2004/028
CHANGE OF USE FROM HIGHWAY TO RESIDENTIAL CURTILAGE AND
ERECTION OF BOUNDARY WALL WITH RAILING/FENCE ABOVE AND
RECONSTRUCTION AND RE-ALIGNMENT OF HIGHWAY
AT: LAND ADJACENT TO 20 BOOTH ROAD, BACUP**

Councillors Lamb and Riley declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mrs Christine Calvert (applicant) spoke in favour of the application.

The Development Control Manager submitted details of representations received since the preparation of his report.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The proposal would not have an adverse impact on the amenities of occupiers of neighbouring properties, or the character of the area or highway safety and accords with Policy DC1 of the Rossendale District Local Plan.

CONDITIONS

1. The development hereby 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 development shall not be commenced until full details, including representative samples of the wall and fencing including colour have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.
Reason: In the interests of visual amenity, in accordance with Policy DC4 of the Rossendale District Local Plan.

3. The development hereby permitted shall not be carried out otherwise than in accordance with the plans received by the Local Planning Authority on 5 May 2004
Reason: For the avoidance of doubt as amended plans were submitted subsequent to the receipt of the application.

4. The development shall not be commenced until full details of the re-alignment and re-construction of the highway connecting Booth Road with Cypress Street and Chapel Street have been submitted to and approved by the local planning authority. Thereafter, the re-alignment and reconstruction of the said highway shall be fully implemented prior to the commencement of any works associated with the creation of garden curtilage or wall/fence construction.
Reason: In the interests of maintaining an appropriate standard of vehicular access to serve neighbouring properties in accordance with Policy DC.1 of the Rossendale District Local Plan.

**645. APPLICATION NUMBER 2004/048
 ALTERATIONS TO EXISTING WAREHOUSE BUILDING INCLUDING A NEW ENTRANCE CANOPY. CHANGE OF USE OF PART OF THE GROUND AND FIRST FLOORS TO RETAIL SHOWROOMS AND PART OF GROUND FLOOR FOR STORAGE AND WORKSHOP. USE OF LAND FOR CUSTOMER AND RESIDENTIAL CAR PARKING
 AT: 13 FOUNDRY STREET (WAREHOUSE) AND ADJOINING LAND, RAWTENSTALL**

Councillors D. Barnes, Driver, Lamb, Neal, Pawson, Pearson, Rishton and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr Simon Dawson spoke against the application and Mr Peter Foulds (Director of applicant company) spoke in favour of the application. Councillor Pilling, in his capacity as ward member, also spoke on the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Rishton			✓
Thorne	✓		
TOTALS	7	0	1

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The application site falls within the Urban Boundary in accordance with policy DS.1 of the Rossendale District Local Plan. It is adjacent to the town centre boundary and as such use of the warehouse as a showroom is consistent with PPG6 and policies S.1 and S.2 of the Rossendale District Local Plan which promote the sequential approach and seek to maintain the vitality and viability of existing centres. The proposed residents' car parking has regard to the designation of the site as a garage colony in accordance with policy H.2 of the Rossendale District Local Plan.

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 development shall be carried out in accordance with plans numbered F/001, 002, 003, 004R, 005R, 006R, 007R and 008 (except car park layout) received on 21st January 2004 and F/009R and F/010 R received on 10th March, 2004.
Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.
3. The building shall not be occupied until the new access and parking areas (customer and residents) have been constructed, drained, surfaced and laid out in accordance with details to be first submitted to and approved in writing by the Local Planning Authority; the parking areas shall not thereafter be used for any purpose other than customer and residents vehicle parking in accordance with drawing reference F/009R received by the Local Planning Authority on 10th March 2004.
Reason: To ensure adequate off-street parking in the interests of highway safety in accordance with policy DC.1 of the Rossendale District Local Plan and to ensure that parking for local residents is available within the application site in accordance with policy H.2 of the Rossendale District Local Plan.

4. The building shall not be occupied for use as a showroom until the proposed barrier between Back Holme Bank and the parking spaces numbers 15 to 13 and the 'community parking' spaces 1 to 6 all as shown on drawing reference F/009R received by the Local Planning Authority on 10th March 2004 has been erected; this barrier shall thereafter remain in place.
Reason: To prevent the use of Back Holme Bank as means of access to the service doors in the interests of pedestrian and highway safety in accordance with policy DC.1 of the Rossendale District Local Plan.
5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.
Reason: To prevent pollution of the water environment in accordance with policy DC.1 of the Rossendale District Local Plan.
6. The development shall not be commenced until full details, including representative samples of the external materials of construction to be used on the roof and walls of the development, including the roller shutter door to the south elevation, have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.
Reason: In the interests of visual amenity and to accord with policies DC.1 and DC.4 of the Rossendale District Local Plan.
7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping.
Reason: In the interests of residential amenity in accordance with policy DC.1 of the Rossendale District Local Plan.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of residential amenity in accordance with policy DC.1 of the Rossendale District Local Plan.
9. Any 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 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.

10. The premises shall be used for the display and sale of furniture, with ancillary finished goods storage and repair workshop, and for no other purpose including any other purposes in classes A1, B1 and B8 respectively of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision revoking and re-enacting that Order with or without modification.

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

11. The windows in the west elevation of the proposed development shall not at any time be glazed other than with opaque glass of a type and degree of opacity to be first agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree of opacity to that which was first approved.

Reason: To protect the privacy and residential amenity of neighbouring residents in accordance with policy DC.1 of the Rossendale District Local Plan.

**646. APPLICATION NUMBER 2004/056
EXTENSION TO CAR PARK (RETROSPECTIVE)
AT: PLOT 2, LEE MILL, NEWCHURCH ROAD, BACUP**

Councillors D. Barnes, Driver, Lamb, Neal, Pawson, Pearson, Rishton, Riley and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Ms Brenda Wilkinson spoke against the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The proposal is in accordance with Policies DS1 and DC1 of the Rossendale District Local Plan and would have no adverse impact on highway safety. The development suitably accords with Government Guidance as defined by PPG4 and it is considered that there is appropriate justification in the interests of the operational efficiency of the unit and given the intensity and range of proposed uses of the building to which the parking provision relates to allow the additional car parking provision.

CONDITIONS

1. Within 2 months of the date of this permission there shall be submitted for approval to the Local Planning Authority a scheme of landscaping (to include native species) which shall include indications of all existing trees and hedgerows on the land, details of any to be retained, together with measures for their protection in the course of development.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan.
2. Within 2 months of the date of this permission there shall be submitted for approval to the Local Planning Authority boundary treatment details (including any fences, trees or hedgerows to be retained) . Thereafter the approved details shall be fully implemented within 6 months of the date of this permission.
Reason: In the interest of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan.
3. Within 2 months of the date of this permission there shall be submitted for approval to the Local Planning Authority a planting scheme (incorporating native plant species) for the landscaped area adjacent to the River Irwell. thereafter the approved scheme shall be implemented in accordance with a programme (to be agreed with the Local Planning Authority) relating to the stages of completion of the development.
Reason: To protect, restore or replace the natural features of importance within or adjoining the watercourse having regard to Policy DC1 of the Rossendale District Local Plan.

4. All planting seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the first occupation of the building at Plot 2 and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan.

5. The car park extension hereby approved shall not be used until such time as it has been constructed, surfaced in permanent construction and marked out in accordance with the approved details.
Reason: In the interests of orderly and well planned development having regard to Policy DC.1 of the Rossendale District Local Plan.

**647. APPLICATION NUMBER 2004/129
CONSTRUCTION OF 13 DWELLINGS AND GABION RETAINING WALL
AT: LAND OFF DANESWOOD AVENUE, WHITWORTH**

Councillor Neal declared that he had been lobbied on this application.

In accordance with the procedure for public speaking Mrs Betty Taylor spoke against the application and Mr Alan Lamb (applicant's Architect) spoke in favour of the application.

A proposal was moved and seconded to refuse the application.

An amendment was moved and seconded to approve the application, subject to conditions.

Voting took place on the proposed amendment, the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes		✓	
Driver	✓		
Lamb	✓		
Neal		✓	
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	7	2	0

The amendment was carried and the Chair then called for a further vote on the substantive motion, the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes		✓	
Driver	✓		
Lamb	✓		
Neal		✓	
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	7	2	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

Having regard to the extant planning permission (14/89/799) the proposed development would not prejudice housing land supply policies as contained within the adopted Lancashire Structure Plan or the Proposed Changes Joint Lancashire Structure Plan and subject to conditional control would not have a detrimental impact on the character of the area, residential amenity or highway safety thereby according with Policy DC1 of the Rossendale District Local Plan. The proposed development would not have an adverse impact upon the setting of the listed building (19 Hall Fold) thereby according with Policy HP2 of the Rossendale District Local Plan.

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 development shall not be commenced until samples of the external materials of construction to be used on the roof and walls of the development have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity having regard to Policy DC1 and DC4 of the Rossendale District Local Plan.

3. No development shall be commenced until full details of the proposed gabion retaining wall to the rear of plot No's 16-27 as shown on approved drawing No. B2303-01 have been submitted to and approved in writing by the local planning authority. The gabion retaining wall shall thereafter be constructed in accordance with approved details.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any statutory instrument revoking or re-enacting that Order with or without modification) no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwelling house, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority. The parking areas shown on approved drawing No B2303-01 shall be kept available for the parking of a car at all times.
Reason: In the interests of residential amenity and highway safety having regard to policy DC1 of the Rossendale District Local Plan.

**648. APPLICATION NUMBER 2004/139
CONSTRUCTION OF RETAINING WALLS AND ERECTION OF DETACHED HOUSE AND INTEGRAL GARAGE WITH CAR PORT AND DECKING
AT: LAND TO REAR OF 5 AND 7 HEYS CLOSE, RAWTENSTALL**

In accordance with the procedure for public speaking Mr Paul Dooley (applicant) spoke in favour of the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The application site falls within the defined Urban Boundary. The principle of developing this site for residential development accords with policy DS.1 of the Rossendale District Local Plan. The proposed materials will match those of Hey Close and the development will not result in significant harm to the privacy and outlook of neighbouring properties thereby according with policies DC.4 and DC.1 of the Rossendale District Local Plan. The site is brownfield and is sustainably located and therefore accords with the aims and objectives of PPG3, PPG13 and policy 1 of the proposed changes Joint Lancashire Structure Plan. These factors override housing land supply objections taking into account adopted and emerging Structure Plan policies and completion rates.

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. Any 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 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.
3. The development shall not be commenced until full details, including representative samples, of the external construction to be used on the roof and walls of the development have been submitted to and first approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of visual amenity in accordance with policy DC.1 of the Rossendale District Local Plan.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development shall be carried out on the site within the terms of Classes A, B, C, D, E and G in Part 1 of Schedule 2 to the Order, without the prior consent of the Local Planning Authority.

Reason: To ensure the Local Planning Authority retain control over the amount of development that takes place, in the interests of amenity in accordance with policy DC.1 of the Rossendale District Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the garage and car port shall not be used for any purpose which would preclude their use for the parking of motor cars.

Reason: The retention of the parking spaces within the site is important in terms of amenity and highway safety in accordance with policy DC.1 of the Rossendale District Local Plan.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, 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 in accordance with policy DC.1 of the Rossendale District Local Plan.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of residential amenity and in accordance with policy DC.1 of the Rossendale District Local Plan.

8. No development shall be commenced until full details of the retaining walls, including details of the facing material and visual appearance, have been submitted to and approved in writing by the Local Planning Authority, the development shall thereafter be carried out in accordance with the approved details.

Reason: Insufficient detail was submitted with the application and it is necessary for the Local Planning Authority to consider the detail to ensure a satisfactory appearance and structural design in accordance with policy DC.1 of the Rossendale District Local Plan.

9. No development shall be commenced until a scheme for the proposed access and driveway, including gradient, drainage and surfacing materials, has been submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be carried out in accordance with the approved details before the dwelling is first occupied.

Reason: In the interests of highway safety in accordance with policy DC.1 of the Rossendale District Local Plan.

**649. APPLICATION NUMBER 2004/142
CONSTRUCTION OF 3 APARTMENT BLOCKS COMPRISING 12
DWELLINGS WITH ASSOCIATED PARKING AND LANDSCAPING
AT: LAND OFF COMMERCIAL STREET, LOVECLOUGH**

In accordance with the procedure for public speaking Mr Graham Smith spoke against 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:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That the application be refused for the following reasons:-

The proposed apartment blocks by virtue of their size and massing would look materially out of place in the locality to the detriment of visual amenity. For these reasons the proposed development does not accord with policy DC1 of the Rossendale District Local Plan which states that developments should not “*be detrimental to existing conditions in the surrounding area*”.

**650. APPLICATION NUMBER 2004/147
ERECTION OF TWO-STOREY DETACHED PROPERTY
ACCESSED FROM THORNFIELD AVENUE, WATERFOOT**

In accordance with the procedure for public speaking Ms Janet Weeks spoke against the application and Mr Paul Heys (joint applicant) spoke in favour of the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That no decision be made at the meeting and that consideration of the application be deferred to the next meeting to enable officers to clarify the issues and the question of consultation in the light of information received at the meeting.

**651. APPLICATION NUMBER 2004/154
ERECTION OF TWO/THREE STOREY BUILDING TO BE USED AS A
SPORTS HALL, ACCESSED THROUGH EXISTING SCHOOL GROUNDS AND
UTILISING EXISTING SCHOOL PARKING FACILITIES
AT: BACUP AND RAWTENSTALL GRAMMAR SCHOOL, GLEN ROAD,
WATERFOOT**

In accordance with the procedure for public speaking Mr Anthony Cordey spoke against the application and Ms Yvonne Naylor (on behalf of applicant) spoke in favour of the application.

The Development Control Manager submitted details of representations received since the preparation of his report.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton		✓	
Thorne	✓		
TOTALS	8	1	0

Resolved:

That the application be refused for the following reasons:-

The proposed development would have a dominating and enclosing impact upon properties at Wolfenden Green to the detriment of residential amenity. For these reasons the development does not accord with Policy DC1 of the Rossendale District Local Plan which states that development proposals should not be *"detrimental to existing conditions in the surrounding area"*.

[NOTE: Before the decision notice was issued, the application was withdrawn.]

**652. APPLICATION NUMBER 2004/167
CONSTRUCTION OF 3 APARTMENT BLOCKS COMPRISING 36
DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING
(AMENDED DESCRIPTION)
AT: WOODTOP GARAGE, BURY ROAD, RAWTENSTALL**

Councillors Barnes, Driver, Lamb, Neal, Pawson, Pearson, Riley, Rishton and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr Sean Butler spoke against the application and Mr Andrew Darbyshire (on behalf of the applicant) spoke in favour of the application. Councillor Pilling, in his capacity as ward member, also spoke on the application.

The Development Control Manager submitted details of representations received since the preparation of his report.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That the application be refused for the following reasons:-

1. The proposed development would look materially out of place and character in the locality and would dominate neighbouring properties to the detriment of residential amenity. For these reasons the proposed development does not accord with policy DC1 of the Rossendale District Local Plan which states that developments should not *“be detrimental to existing conditions in the surrounding area”*.
2. The proposed three storey apartment blocks would by virtue of their height, scale and elevated position dominate the skyline to the detriment of visual amenity. For these reasons the proposed development does not accord with Policy DS2 of the Rossendale District Local Plan which seeks to ensure that future development is not on the skyline when seen from the main roads and other well used vantage points.

**653. APPLICATION NUMBER 2004/187
ERECTION OF AGRICULTURAL BUILDING FOR STORAGE AND
LIVESTOCK PURPOSES
AT: LAND AT BLEAKHOLT ROAD, TOP O’TH’ LEA, TURN**

In accordance with the procedure for public speaking Mr John Clancey (Architect) 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:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes			✓
Driver	✓		
Lamb	✓		
Neal		✓	
Pawson	✓		
Pearson	✓		
Riley		✓	
Rishton	✓		
Thorne	✓		
TOTALS	6	2	1

Resolved:

That the application be refused for the following reasons:-

1. The proposed development by virtue of its size (and when judged in the context of existing incremental development in the immediate locality) would seriously prejudice the openness, visual amenities and purposes of the green belt thereby failing to accord with Policy DC1 of the Rossendale District Local Plan, Policy 4 of the Lancashire Structure Plan and Government guidance in the form of PPG 2.
2. The proposed development by virtue of its design, size and materials would represent an unacceptable form of development appearing materially out of place in the locality and having a detrimental impact upon visual amenity failing to accord with Policies DC1 and DC4 of the Rossendale District Local Plan.

**654. APPLICATION NUMBER 2004/212
USE OF LAND FOR THE SITING OF A RESIDENTIAL CARAVAN INCLUDING
THE FORMATION OF A HARD STANDING AREA (RETROSPECTIVE)
AT: LAND AT LAWHEAD FARM, STACKSTEADS, BACUP**

Councillor Lamb declared that she had been lobbied on this application.

In accordance with the procedure for public speaking, Mr Mark Stapleton spoke in favour of the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson		✓	
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne		✓	
TOTALS	7	2	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The special circumstances of the applicant are considered to outweigh the planning policy objections to this proposal (namely policies DC1 and C1 of the Rossendale District Local Plan, Policy 1(b) of the Proposed Changes Draft Joint Lancashire Structure Plan and PPG 3). Subject to conditional control including temporary planning permission it is not considered that the development would have a long term prejudicial impact upon development plan strategy or the aims and objectives of Government policy.

CONDITIONS

1. Any caravan situated on the land shall be used for residential purposes only.
Reason: For the avoidance of doubt and to accord with Policy DC1 of the Rossendale District Local Plan.
2. The use hereby permitted shall be carried on only by Mrs Ada E Swift and shall be for a limited period being the period of three years from the date of this permission or the period during which the caravan is occupied by the said Mrs Ada E Swift, whichever is the shorter.
Reason: Insofar as the development does not accord with the provisions of the development plan with specific reference to policies C.1 (Countryside Areas) and DC.1 (Development Criteria) and is granted on account of the applicant's extenuating personal circumstances a personal and temporary permission provides an appropriate measure of control over the development.
3. At the end of the limited period referred to in Condition 2 above the use hereby permitted shall cease and any caravan on the land shall be removed.
Reason: For the avoidance of doubt, in the interests of the long term visual amenity of this rural locality and to accord with Policies C.1 (Countryside Areas) and DC.1 (Development Criteria) of the Rossendale District Local Plan.
4. At the end of the limited period referred to in Condition 1 above the materials forming the hardstanding shall be removed from the land and the land restored to its condition before the development took place and re-seeded with grass. Reason: In the interests of visual amenity and to accord with Policy DC1 of the Rossendale District Local Plan.
Reason: For the avoidance of doubt, to secure the restoration of the site in the interests of visual amenity and to accord with Policies C.1 (Countryside Areas) and DC.1 (Development Criteria) of the Rossendale District Local Plan.

**655. APPLICATION NUMBER 2004/213
CONSTRUCTION OF RETAINING WALL AND ERECTION OF DETACHED DWELLING
AT: LAND OFF HENRY STREET BETWEEN 31 SCHOFIELD ROAD AND 7 HENRY STREET, RAWTENSTALL**

In accordance with the procedure for public speaking Mrs Kirkland spoke against the application. Councillor Pilling, in his capacity as ward member, also spoke on the application.

The Development Control Manager submitted details of representations received since the preparation of his report.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That the application be refused for the following reasons:-

The proposal would (i) represent a cramped form of development appearing out of place in the locality (ii) would have an unreasonably enclosing impact on neighbouring properties and (iii) would lead to the overlooking of neighbouring garden areas to the detriment of residential amenity. For these reasons the proposed development does not accord with policy DC1 of the Rossendale District Local Plan which states that development should not *“be detrimental to existing conditions in the surrounding area”*.

**656. APPLICATION NUMBER 2004/290
CONVERSION OF EXISTING FARMHOUSE AND BARN INTO 3 SELF CONTAINED DWELLINGS
AT: LORD BARN FARM, PLANTATION VIEW, BACUP**

Councillor Driver declared that she had been lobbied on this application.

In accordance with the procedure for public speaking Mr Gary Gregory (applicant) spoke in favour of the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That no decision be made at the meeting and that consideration of the application be deferred to the next meeting to enable officers to undertake further investigations.

(COUNCILLOR DRIVER IN THE CHAIR)

- 657. APPLICATION NUMBER 2004/030
APPLICATION FOR RESERVED MATTERS APPROVAL FOR THE
CONSTRUCTION OF A FOOD CONVENIENCE SUPERSTORE (5,400 SQ M
NET RETAIL, 1193 SQ M OFFICE AND 2525 SQ M LEISURE [HEALTH &
FITNESS] FACILITY) (TOTAL GROSS FLOORSPACE 11,512 SQ M) WITH
ASSOCIATED CAR PARKING (576 SPACES) AND LANDSCAPING
(AMENDED DESCRIPTION)
AT: ST MARY'S WAY, RAWTENSTALL**

In accordance with the procedure for public speaking Mr Robert May (agent for objector) spoke against the application and Mr Jeremy Hinds (Agent) spoke in favour of the application.

The Development Control Manager submitted details of representations received since the preparation of his report.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Pawson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	7	0	0

Resolved:

That reserved matters approval be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The siting of the proposal relates well to Limy Water and the existing residential properties having regard to policy DC.1 of the Rossendale District Local Plan. The building would be on a large scale. However the site is large as were the buildings which this would replace. The majority of the surrounding buildings are located at a higher level which will reduce the overbearing impact of the proposed building. Reclaimed stone, amongst other materials, will be used which accords with policy DC.4 of the Rossendale District Local Plan. In accordance with policy T.4 of the Rossendale District Local Plan adequate parking provision is proposed. The proposed landscaping is acceptable and it is considered that the tower of the former Holly Mount School will be enhanced in accordance with policy HP.2 of the Rossendale District Local Plan.

CONDITIONS

1. The development shall be carried out in accordance with plans numbered PL01, PL06 and TS01 received on 14th January 2004, PL08, PL09, PL15 and PL16 received on 4th February 2004, PL07B, PL10A, PL25B, PP01B received on 20th April 2004 and PL02C, PL03C, PL04B, PL05B, PL11B, PL12B, PL13C PL14C and S122C received on 14th May 2004.
Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order1995 (or any Order revoking or re-enacting that Order with or without modification) the area depicted as 'offices' on plan reference PL05B received by the Local Planning Authority on 14th May, 2004 and comprising 1193 square metres shall be used for offices (use class B1) and for no other purpose.
Reason: To ensure consistency with planning approval reference 2000/286.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the area depicted as 'leisure facility' on plan reference PL05B received by the Local Planning Authority on 14th May, 2004 and comprising 2525 square metres shall be used for a leisure (health and fitness) facility (use class D2) and for no other purpose.
Reason: To ensure consistency with planning approval reference 2000/286.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the area depicted as storage (encompassing warehouse, marshalling and hoists) on plans reference PL04B and PL05B received by the Local Planning Authority on 14th May, 2004 and comprising 130 square metres and 734 square metres respectively, shall be used for storage and for no other purpose.
Reason: To ensure consistency with planning approval reference 2000/286.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the area depicted as ancillary and circulation (encompassing the entrance lobby, travelators, lift, toilets, customer restaurant and servery/kitchen) on plans reference PL04B and PL05B received by the Local Planning Authority on 14th May, 2004 and comprising 800 square metres and 730 square metres respectively, shall be used for the purposes specified and for no other purpose.
Reason: To ensure consistency with planning approval reference 2000/286.
6. There shall be no retail sales from within any part of the building hereby approved other than within the areas depicted as 'sales/sales area' on plans reference PL04B and PL05B received by the Local Planning Authority on 14th May, 2004. The retail sales area shall not exceed 4,976 square metres on the upper sales floor and 424 square metres on the lower sales floor.
Reason: To ensure consistency with planning approval reference 2000/286.
7. The total floorspace within the building hereby approved shall not exceed 11,512 square metres in total.
Reason: To ensure consistency with planning approval reference 2000/286.

8. Unless development pursuant to this approval has already commenced this approval shall cease to have effect in the event of commencement of development pursuant to any other reserved matters approval referable to outline planning approval reference 2000/286 issued by Rossendale Borough Council on 7th August 2001.
Reason: To ensure consistency with planning approval reference 2000/286.
9. Further details of the taxi pickup/drop off and similar facility for minibuses shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented before the first occupation of the building hereby permitted.
Reason: To ensure that there are sufficient facilities to meet demand and so the building is readily accessible to all modes of transport in accordance with policy DC.1 of the Rossendale District Local Plan.
10. The development shall not be commenced until full details, including representative samples of the external materials of construction to be used on the roof and walls of the development have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.
Reason: In the interests of visual amenity and to accord with policies DC.1 and DC.4 of the Rossendale District Local Plan.
11. Any 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 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.
12. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or by such later date as may be specified in any programme agreed with the Local Planning Authority.
Reason: To ensure the implementation of the approved scheme of landscaping within an appropriate timescale in the interests of visual amenity in accordance with policy DC.1 of the Rossendale District Local Plan.
13. If within a period of 2 years from the date of planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective), another tree or shrub of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority give its written consent to any variation.

Reason: To ensure an appropriate standard of landscape maintenance during the initial period of plant establishment in the interests of visual amenity and in accordance with policy DC.1 of the Rossendale District Local Plan.

14. The car park shall be surfaced in accordance with the approved details and the car parking (including mobility impaired and parent and child) and motorcycle spaces and manoeuvring areas marked out in accordance with the approved details prior to the occupation of any part of the development.

Reason: To allow for the effective use of the parking areas and to ensure sufficient number of spaces in accordance with policy T.4 of the Rossendale District Local Plan.

**658. APPLICATION NUMBER 2004/177
ERECTION OF TWO STOREY BUILDING CONTAINING 6 APARTMENTS
WITH ASSOCIATED CAR PARKING ACCESSED FROM GREENSNOOK
LANE
AT: LAND ADJACENT TO 32 GREENSNOOK LANE, BACUP**

In accordance with the procedure for public speaking Mr John McKenzie (on behalf of applicant) spoke in favour of the application.

The Development Control Manager submitted details of representations received since the preparation of his report.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	8	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The proposal is in accordance with Policies DC1 and DS1 of the Rossendale District Local Plan and would not have an adverse impact on residential/visual amenity or highway safety. The development suitably accords with Government guidance in the form of PPG 3 (Housing). It is not considered that the proposal would significantly compromise the aims and objectives of Policy 12 of the Proposed Changes Joint Lancashire Structure Plan. The proposal would make efficient use of land according with PPG3.

CONDITIONS

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
Reason: Required by Section 91 of the Town and Country Planning Act 1990.
2. Notwithstanding any indication on the approved plans or application forms, no development shall be commenced until full details of the external materials to be used on the roof and the walls of the development have been submitted to and first approved in writing by the Local Planning Authority. The development shall thereafter not be carried out otherwise than in complete accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to accord with Policies DC4 and DC1 of the Rossendale District Local Plan
3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, 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 visual amenity having regard to Policy DC1 of the Rossendale District Local Plan
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan.

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment having regard to Policy DC1 of the Rossendale District Local Plan.

6. Prior to the development commencing:
 - a. A contaminated land Phase I 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 1 report recommend that a Phase II investigation is required, a Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the LPA
 - c. Should the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted to, and approved in writing by, the LPA. The remedial scheme in the approved Remediation Statement shall then be carried out in accordance with approved details. 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 LPA prior to the first use or occupation of any part of the development hereby approved.

Reason: Having regard to Policy E7 of the Rossendale District Local Plan and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

7. Any 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 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.

8. No development shall be commenced until details of the internal access road and its junction with Greensnook Lane have been submitted to and approved in writing by the local planning authority. Such details shall provide for
 - i. Kerb radii of 4.5 metres;
 - ii. Access road carriageway width of 4.5 metres from its junction with Greensnook Lane up to a point 10.0 metres into the site, measured along the access road;
 - iii. Access road carriageway width tapering from 4.5 metres to 3.5 metres for the next 5.5 metres of its length; and

- iv. Minimum width of access road carriageway adjoining car parking spaces to be 5.0 metres.

The junction and access road shall thereafter accord with approved details and be constructed prior to the first occupation of any of the apartments hereby approved.

Reason: To allow cars to manoeuvre in and out of spaces, to allow two way traffic at the junction and to prevent the need for vehicles to reverse into Greensnook Lane in the interests of highway safety having regard to Policy DC1 of the Rossendale District Local Plan.

(COUNCILLOR PEARSON IN THE CHAIR)

**659. APPLICATION NUMBER 2004/87
OUTLINE APPLICATION (SITING, DESIGN, MEANS OF ACCESS AND EXTERNAL APPEARANCE) FOR THE ERECTION OF A 1147 SQ M INDOOR MENAGE INCORPORATING 8 LOOSE BOXES AND TACK ROOM
AT: LAND AT PISGAH FARM, IVY BANK, WHITWORTH**

Councillors Barnes, Driver, Lamb, Neal, Pawson, Pearson, Riley, Rishton and Thorne declared that they had been lobbied on this application.

A proposal was moved and seconded that the Committee were minded to approve the application, subject to conditions and to refer the application to the Government Office for the North West as a departure application and subject to the Secretary of State's decision, the Development Control Manager be authorised to approve the application. Voting took place on the proposal, the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

1. That the Committee be minded to approve the application for the reasons set out below and subject to appropriate conditions;

2. That the application be referred, as a departure application, to the Government Office for the North West;

3. That subject to any decision of the Secretary of State, the Development Control Manager be authorised to approve the said application, subject to conditions.

REASONS

Despite the fact that the proposal is not considered to be an essential facility for outdoor sport and recreation the special circumstances of the applicant, in terms of her claimed riding talent, outweigh harm by reason of inappropriateness having regard to PPG2, policy 4 of the Lancashire Structure Plan and policy DS.3 of the Rossendale District Local Plan. Given the existing landform the proposed building will be discreetly enclosed within a bowl formed by the steeply sloping sides of the former quarry. In light of this the proposal would not materially prejudice the openness of this area of Green Belt having regard to PPG2, policy 4 of the Lancashire Structure Plan and policy DS.3 of the Rossendale District Local Plan.

**660. APPLICATION NUMBER 2004/067
CONSTRUCTION OF HARD STANDING AREA (RETROSPECTIVE)
AT: TROUGH GATE, TONG LANE, BRITANNIA, BACUP**

Councillor Pearson declared that he had been lobbied on this application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

It is considered that the retention of the hard standing area for the storage and parking of machinery/vehicles in connection with the use of the land as an agricultural holding is acceptable having regard to residential/visual amenity and would not cause material harm to the openness or visual amenities of the green belt. Subject to conditional control the proposed development suitably accords with policies DS3 and DC1 of the Rossendale District Local Plan and Policy 2 of the Lancashire Structure Plan.

CONDITIONS

1. The hard standing area hereby approved shall be used solely in connection with agricultural activity being undertaken at Trough Gate Farm and shall not be used for the storage of any vehicles other than those in connection with the use of the land as an agricultural holding.
Reason: Use of this land to store/park vehicles and machinery is allowed only on the basis that it would be for agricultural purposes having regard to policy DS3 of the Rossendale District Local Plan and Policy 2 of the Lancashire Structure Plan.
2. The telegraph poles which form part of the retaining structure shall be reduced to 2 metres in height (height taken from the lower ground level adjacent to three bay steel portal frame building) within 28 days of the date of this planning permission.
Reason: In the interests of visual amenity having regard to Policies DC1 and DS3 of the Rossendale District Local Plan.
3. A scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this planning permission. The landscaping scheme shall thereafter be implemented in accordance with approved details and within the first available planting season.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan

**661. APPLICATION NUMBER 2004/124
CONVERSION OF FORMER OLD PEOPLE'S HOME INTO 2 SEMI
DETACHED DWELLINGS AND ERECTION OF DETACHED DWELLING (RE-
SUBMISSION)
AT: 12-14 VICTORIA STREET, HASLINGDEN**

The Development Control Manager submitted details of representations received since the preparation of his report.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
TOTALS	8	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

Planning permission has been approved for the conversion of the former old people’s home to two dwellings and for the erection of one house on the site under planning permission No. 2003/457. The proposal is acceptable in land-principle and would make efficient use of brownfield land thereby according with Policy DS1 of the Rossendale District Local Plan and Government guidance in the form of PPG 3. Subject to conditional control the proposed development would not have an unduly adverse impact upon highway safety or residential/visual amenity thereby according with Policy DC1 of the Rossendale District Local Plan.

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 development shall be carried out in accordance with amended drawing No 06 (Proposed Car Parking Layout) received on 7th May 2004 and elevation and plan layout drawings received on 25th February 2004
Reason: To ensure that the development complies with the approved plans and for the avoidance of doubt.

3. The development shall not be commenced until full details, including representative samples of the external materials of construction to be used on the roof and walls of the development have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.
Reason: In the interests of visual amenity and to accord with Policies DC4 and DC1 of the Rossendale District Local Plan.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development shall be carried out on the site within the terms of classes A, B, C, D and E of Part 1 and class A of Part 2 of Schedule 2 to the Order without the prior written consent of the Local Planning Authority.
Reason: In the interests of visual and residential amenity having regard to Policy DC1 of the Rossendale District Local Plan.
5. The proposed dormer window on the rear elevation of the former old people's home shall be glazed with opaque glass of a type and degree of opacity to be first agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree of opacity to that which was first approved.
Reason: In the interests of residential amenity having regard to Policy DC1 of the Rossendale District Local Plan.

**662. APPLICATION NUMBER 2004/134
RESIDENTIAL DEVELOPMENT (OUTLINE WITH MEANS OF ACCESS – 4.03
HECTARES)
AT: LAND TO SOUTH OF GRANE ROAD/EAST OF HOLCOMBE ROAD,
HASLINGDEN**

The Development Control Manager submitted details of representations received since the preparation of his report.

A proposal was moved and seconded to defer consideration of the application to the next meeting, as requested by the applicant. Voting took place on the proposal, the result of which was as follows:-

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That no decision be made at the meeting and that consideration of the application be deferred to the next meeting in order to enable officers to undertake further investigation.

**663. APPLICATION NUMBER 2004/169
DEMOLITION OF EXISTING CLUB AND ERECTION OF 7 PAIRS OF SEMI
DETACHED DWELLINGS WITH ASSOCIATED CAR PARKING AND
LANDSCAPING ACCESSED FROM RIVER STREET
AT: FORMER ROCKCLIFFE CLUB AND PLAYGROUND, ROCKCLIFFE
ROAD, BACUP**

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

The proposal is in accordance with Policy DC1 and DS1 of the Rossendale District Local Plan and would not have an adverse impact on residential amenity or highway safety. The development suitably accords with Government guidance in the form of PPG 3 (Housing) and having regard to the the number of dwellings proposed it is not considered that the proposal would significantly compromise the aims and objectives of Policy 12 of the Proposed Changes Joint Lancashire Structure Plan.

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 any indication on the approved plans or application forms, no development shall be commenced until full details of the external materials to be used on the roof and the walls of the development have been submitted to and first approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to accord with Policy DC4 of the Rossendale District Local Plan.
3. Notwithstanding the indication on the approved plans, the houses shall not be occupied until plans indicating two off-street parking spaces per dwelling have been submitted to and approved in writing by the Local Planning Authority and until such spaces have been provided in complete accordance with such approved plans. The car parking spaces shall thereafter be retained.
Reason: To ensure adequate off-street parking provision is retained and thereby to avoid problems caused by on-street parking, having regard to Policy DC1 of the Rossendale District Local Plan.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification)
 - i. No external alterations shall be carried out to the dwellings
 - ii. No extensions shall be carried out to the dwellings
 - iii. No windows or dormer windows shall be added to the dwelling
 - iv. No garages or car ports shall be erected within the curtilage of the dwellings

other than those expressly authorised by this permission unless planning permission for such development has been granted pursuant to application made to the local planning authority in that behalf.

Reason: To protect the residential and visual amenities of the area and privacy, having regard to Policy DC1 of the Rossendale District Local Plan.

5. The development hereby permitted shall not be brought into use until the means of access including the provision of a footpath of a minimum width of 1.8 metres has been constructed and surfaced in complete accordance with the plans hereby approved.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policy DC1 of the Rossendale District Local Plan.

6. Prior to the development commencing:

- a. A contaminated land Phase I 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 1 report recommend that a Phase II investigation is required, a Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the LPA
- c. Should the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted to, and approved in writing by, the LPA. The remedial scheme in the approved Remediation Statement shall then be carried out in accordance with approved details. 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 LPA prior to the first use or occupation of any part of the development hereby approved.

Reason: Having regard to Policy E7 of the Rossendale District Local Plan and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

7. Any 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 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.

**664. APPLICATION NUMBER 2004/208
ERECTION OF 4 INDUSTRIAL UNITS (USE CLASSES B1, B2 AND B8) WITH
ASSOCIATED CAR PARKING, LANDSCAPING AND ACCESS
AT: LAND OFF KNOWSLEY ROAD, HASLINGDEN**

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
D. Barnes	✓		
Driver	✓		
Lamb	✓		
Neal	✓		
Pawson	✓		
Pearson	✓		
Riley	✓		
Rishton	✓		
Thorne	✓		
TOTALS	9	0	0

Resolved:

That planning permission be granted for this application for the reasons set out below and subject to the conditions set out below:-

REASONS

Having regard to the land-use allocation for the site and subject to conditional control it is not considered that the proposed development would have a materially adverse impact upon residential/visual amenity or highway safety. The proposed development is in accordance with policies DS1, DC1 and J1 of the Rossendale District Local Plan and Policy 51 of the Lancashire Structure Plan and Policy 14 of the Proposed Changes Deposit Edition Joint Lancashire Structure Plan.

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 development shall be carried out in accordance with amended drawing No. 02B received on 8th April 2004 and elevation drawings received on 26th March 2004

Reason: To ensure that the development complies with the approved plans and for the avoidance of doubt.

3. The development shall not be commenced until full details, including representative samples, of the external materials of construction to be used on the roof and walls of the development have been submitted to and first approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan.
4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, details of any to be retained, together with measures for their protection in the course of development.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of visual amenity having regard to Policy DC1 of the Rossendale District Local Plan
6. All manufacturing processes and storage shall be carried out within the approved buildings only and at no time outside the buildings or within the car parking/service areas.
Reason: In the interests of residential amenity having regard to Policy DC1 of the Rossendale District Local Plan.
7. Works of construction, industrial processes, loading and unloading of goods or raw materials and the movement of vehicles other than motor cars shall not take place on the premises except between 7.00am and 7.00pm on Mondays to Fridays and between 8.00pm and 5.00pm on Saturdays and shall not take place at any time on Sundays, Good Friday, Christmas Day or public holidays.
Reason: In the interests of residential amenity having regard to Policy DC1 of the Rossendale District Local Plan

8. No development shall be commenced until boundary treatment details have been submitted to and approved by the Local Planning Authority. The boundary treatment details shall be implemented in accordance with approved details prior to the first occupation of any of the industrial units hereby approved.
Reason: In the interests of amenity having regard to Policy DC1 of the Rossendale District Local Plan
9. Prior to the development commencing:
- a. A contaminated land Phase I 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 1 report recommend that a Phase II investigation is required, a Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the LPA
 - c. Should the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted to, and approved in writing by, the LPA. The remedial scheme in the approved Remediation Statement shall then be carried out in accordance with approved details. 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 LPA prior to the first use or occupation of any part of the development hereby approved.
Reason: Having regard to Policy E7 of the Rossendale District Local Plan and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development
10. Prior to being discharged into any watercourse, surface water or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
Reason: To prevent pollution of the water environment having regard to policy DC1 of the Rossendale District Local Plan.
11. The car parking and servicing areas hereby approved shall be constructed in a hard material and laid out and marked in accordance with details which shall first have been submitted to and approved by the Local Planning Authority prior to the first occupation of an industrial unit.
Reason: In the interests of highway safety having regard to Policy DC1 of the Rossendale District Local Plan.

12. Entrance to the site from Knowsley Road shall remain unobstructed from a distance of 4.5 metres behind the south channel of Knowsley Road and extending 60 metres in each direction along the alignment of the channel.
Reason: In the interests of highway safety having regard to Policy DC1 of the Rossendale District Local Plan.
13. No development or use shall be commenced until details of a noise assessment for the proposed development or use have been submitted to and approved in writing by the Local Planning Authority. The development and any use shall not be carried out otherwise than in full accordance with the specifications, recommendations and noise attenuation measures contained within the approved assessment report.
Reason: In the interests of residential amenity having regard to Policy DC1 of the Rossendale District Local Plan.

**665. APPEAL DECISIONS
PLANNING APPLICATION NUMBER 2003/018 AND LAWFUL
DEVELOPMENT CERTIFICATE APPLICATION NUMBER 2003/019
AT: TURN HILL FARM, OFF DEAN LANE, WATER**

The Development Control Manager submitted a report notifying Members of appeal decisions in respect of Planning Application Number 2003/018, for the change of use of a building from agriculture to agriculture and livery stables and Application Number 2003/019 for a Certificate of Lawfulness in respect of livery and ménage use in conjunction with agricultural use.

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

He informed Members that the Inspector dismissed the appeals and refused to grant either application. He dismissed the appellant's and the Council's applications for costs.

Resolved:

That Members note the appeal decisions.

**666. PLANNING APPEAL DECISION
APPLICATION NUMBER 2003/566
SLAUGHTER HOUSE, BURNLEY ROAD EAST, WATERFOOT**

The Development Control Manager submitted a report notifying Members of an appeal decision in respect of Planning Application Number 2003/566 which was an outline application for residential development.

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

He informed Members that the Inspector had allowed the appeal and that the application had therefore been granted, subject to conditions.

Resolved:

That Members note the appeal decision.

**(The meeting commenced at 6.30pm and closed at 11.20pm
The Committee resolved in accordance with Committee Procedure Rule 4.1,
to continue the meeting after 10.00pm)**