

**MINUTES OF: DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: Thursday, 7<sup>th</sup> October 2004**

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

**IN ATTENDANCE: Mr B Sheasby, Development Services Manager  
Mr R W Lester, Head of Legal Services  
Ms H Longworth, Planning Officer  
Mr P Jones, Chief Administrative Officer**

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**187. MINUTES**

**Resolved:**

That the Minutes of the meeting of the Committee held on the 2<sup>nd</sup> September 2004 be signed by the Chair as a correct record.

**188. DECLARATIONS OF INTEREST**

Councillor Entwistle declared a personal and prejudicial interest in Application 2004/643 arising from his close personal friendship with several people who had an interest in the application. Councillor Entwistle left the meeting during the discussion and consideration of this application.

**189. APPLICATION NUMBER 2004/452  
ERECTION OF DETACHED DWELLING  
AT: LAND OFF HENRY STREET BETWEEN 31 SCHOFIELD ROAD AND 7  
HENRY STREET, RAWTENSTALL**

Councillors Wadsworth and Lamb had been lobbied on this application.

In accordance with the procedure for public speaking Mrs. Susan Kirkland spoke against the application and Mr. Tony Deakin (Architect) spoke in favour of the application.

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth	✓		
Driver	✓		
Lamb	✓		
Atkinson	✓		
L. Barnes	✓		

Crosta	✓		
Entwistle	✓		
Neal	✓		
S Pawson	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	11	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.

**SUMMARY OF REASONS FOR APPROVAL**

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 use of natural stone and slate is acceptable having regard to policy DC.4 of the Rossendale District Local Plan. The development will not result in significant harm to the privacy and outlook of neighbouring properties thereby according with policy 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. The trees which would need to be removed are poor specimens and as such their removal would not be contrary to policy E.4 of the Rossendale District Local Plan. These factors override housing land supply objections taking into account adopted and emerging Structure Plan policies and completion rates and the fact that only one house is proposed to be constructed.

**CONDITIONS:**

01. 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.

02 The development shall be carried out in accordance with plan(s) received on 6<sup>th</sup> July, 2004 and 7<sup>th</sup> September, 2004.

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

03 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.

04 The development shall not be commenced until full details, including representative samples of natural stone and slate, 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.

05 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, of 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.

06 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 shall not be used for any purpose which would preclude its use for the parking of a motor car.

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.

07 No development shall be commenced until a scheme for the proposed access and driveway, including visibility 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.

08 No development shall be commenced until a surface water drainage scheme 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.

09 No development shall be commenced until the Local Planning Authority has approved in writing the full details of which trees are to be retained, by reference to a plan showing the location of each existing tree which has a stem with a diameter exceeding 75 millimetres (measured over the bark at a point 1.5 metres above ground level), and which is:

- a) either on the application site; or
- b) on adjacent or nearby land and located so that the application site includes any land within the outermost limit of its crown spread or any land at a distance from the tree equal to at least half its height.

Reason: In order to protect the existing trees on and in close proximity to the site in the interests of visual amenity in accordance with policies DC.1 and E.4 of the Rossendale District Local Plan.

10 For the purposes of the protection of any existing trees to be retained in accordance with details approved pursuant to condition 09 above:

- a) no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with plans and particulars which shall have been previously approved in writing by the Local Planning Authority;
- b) if that fencing is broken or removed during the course of carrying out the development, the development shall cease until it has been repaired or replaced to the satisfaction of the Local Planning Authority;
- c) the fencing shall be maintained in position to the satisfaction of the Local Planning Authority, until all equipment, machinery and surplus materials have been moved from the site; and
- d) within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of on, above or below the ground, the ground level shall not be altered, no excavations or boring shall be carried out, nor shall any fires be lit, without the prior written consent of the Local Planning Authority.

Reason: In order to protect the existing trees on and in close proximity to the site in the interests of visual amenity in accordance with policies DC.1 and E.4 of the Rossendale District Local Plan.

11 No development shall be commenced until a landscaping plan, which should include details of the species, size and location of 6 replacement trees, has been submitted to and approved in writing by the Local Planning Authority.

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

12 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 in accordance with policy DC.1 of the Rossendale District Local Plan.

**190. APPLICATION NUMBER 2004/513  
EXTENSION, ALTERATION AND CONVERSION OF MILL TO FORM 25  
RESIDENTIAL APARTMENTS INCLUDING FORMATION OF PASSING BAYS,  
ALONG EDENWOOD LANE.  
AT: EDENWOOD MILL, EDENWOOD LANE, EDENFIELD**

Councillors Wadsworth, Driver, Lamb, Atkinson, L. Barnes, Crosta, Entwistle, S. Pawson, Robertson and Thorne had been lobbied on this application

In accordance with the procedure for public speaking John Cowpe, consultant AND Councillor Marriott spoke in favour of the application.

A proposal was moved and seconded to refuse the application the results of which were as follows.

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth	✓		
Driver		✓	
Lamb	✓		
Atkinson		✓	
L. Barnes		✓	
Crosta		✓	
Entwistle		✓	
Neal		✓	
S Pawson		✓	
Robertson		✓	
Thorne		✓	
<b>TOTALS</b>	2	9	0

A further proposal was moved and seconded to defer the application to enable further clarification to be sought on the comments made by Lancashire County Council. Voting took place on the proposal the results of which were as follows.

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth		✓	
Driver	✓		
Lamb	✓		
Atkinson	✓		
L. Barnes	✓		
Crosta	✓		
Entwistle		✓	
Neal	✓		
S Pawson	✓		
Robertson		✓	
Thorne	✓		
<b>TOTALS</b>	8	3	0

**Resolved:**

That the application be deferred.

**191. APPLICATION NUMBER 2004/585  
CHANGE OF USE OF DWELLING HOUSE TO USE AS A DWELLING HOUSE  
AND MOTORCYCLE RIDING TRAINING SCHOOL (RETROSPECTIVE).  
ERECTION OF DETACHED GARAGE FOR MOTORCYCLE STORAGE  
AT: 956 BURNLEY ROAD, LOVECLOUGH**

Councillor Driver had been lobbied on this application

In accordance with the procedure for public speaking Mr Julian Coy and Councillor A Barnes 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:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth	✓		
Driver	✓		
Lamb	✓		
Atkinson	✓		
L. Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
S Pawson	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	11	0	0

**Resolved:**

That planning permission be refused for the following reasons.

**REASONS FOR REFUSAL**

- 1) The lack of space within the application site to accommodate vehicles associated with the existing residential use and proposed use is contrary to Policy T.4 of the Rossendale District Local Plan.
- 2) The proposed use would be likely to increase the number of vehicles parked on Burnley Road (given the lack of on-site parking space) and to involve motor-cycles leaving the site between parked vehicles which would be detrimental to highway safety given the existing demands on motorists' attention and contrary to policy DC.1 of the Rossendale District Local Plan.

3) The noise associated with motorcycles entering and leaving the site would be detrimental to the amenity of nearby residential properties and contrary to policies DC.1 and E.12 of the Rossendale District Local Plan.

**192. APPLICATION NUMBER 2004/598  
TWO STOREY EXTENSION TO SIDE  
AT: 459 HELMSHORE ROAD, HELMSHORE**

Councillors Wadsworth, Driver, Lamb, Crosta, Neal and Robertson had been lobbied on this application

In accordance with the procedure for public speaking Derek Duckworth spoke against the application, and John Cowpe Consultant, spoke in favour of it.

A proposal was moved and seconded to refuse the application, the results of which were as follows.

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth			✓
Driver	✓		
Lamb	✓		
Atkinson	✓		
L. Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
S Pawson	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	10	0	1

**Resolved:**

That planning permission be refused for this application for the reasons set out below.

**REASONS FOR REFUSAL**

The proposed extension would have (i) an unduly adverse impact upon the balance and symmetry of this pair of semi-detached houses and general rhythm of open spaces between properties along this road and (ii) an overbearing and enclosing impact upon No. 457 Helmshore Road to the detriment of residential amenity. For these reasons the proposed development does not accord with Policy DC1 of the Rossendale District Local Plan.

**193. APPLICATION NUMBER 2004/643  
CONSTRUCTION OF 3 APARTMENT BLOCKS COMPRISING 34 DWELLINGS  
WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING  
AT: WOODTOP GARAGE, BURY ROAD, RAWTENSTALL**

Councillors Wadsworth, Driver, Lamb, Atkinson, L. Barnes, Crosta, Neal, S. Pawson, Robertson and Thorne had been lobbied on this application

In accordance with the procedure for public speaking Sean Butler spoke against the application and John Cowpe, consultant, spoke in favour of the application. Councillor Swain also 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:-

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth		✓	
Driver	✓		
Lamb	✓		
Atkinson	✓		
L. Barnes	✓		
Crosta	✓		
Neal	✓		
S Pawson		✓	
Robertson	✓		
Thorne		✓	
<b>TOTALS</b>	<b>7</b>	<b>3</b>	<b>0</b>

**Resolved:**

That the application be refused for the following reasons

**REASONS FOR REFUSAL**

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 DC.1 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 DS.2 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.



3) Given the number of extant planning permissions for housing development within the Borough it is considered that the proposal is contrary to policy 43 of the adopted Lancashire Structure Plan and policy 12 of the proposed changes draft Joint Lancashire Structure Plan.

Note: Councillor Neal tendered his apologies and left the meeting before consideration of the following items of business.

**194. APPLICATION NUMBER 2004/602  
CONVERSION OF EXISTING GARAGE WITH TWO STOREY EXTENSION TO  
FORM DWELLING  
AT: LAND ADJACENT TO 3 BROAD ING HOUSE, LOVECLOUGH**

This application was withdrawn.

**195. APPLICATION NUMBER 2004/622  
ERECTION OF RANDOM NATURAL STONE WALL (1 METRE IN HEIGHT)  
AT: 6 BOWKER STREET, IRWELL VALE**

Councillors Wadsworth and Atkinson had been lobbied on this application

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth	✓		
Driver	✓		
Lamb	✓		
Atkinson	✓		
L. Barnes	✓		
Crosta	✓		
Entwistle	✓		
S Pawson	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	10	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.

## SUMMARY OF REASONS FOR APPROVAL

The proposed development would not cause material harm to the character or appearance of the conservation area and on balance and having regard to separation distances and the proposed height of the wall would not have a materially adverse impact upon neighbouring properties relative to light or outlook. A similar scheme has been allowed on appeal (2003/524). For these reasons it is considered that the proposed development is in accordance with Policies DC1 and HP1 of the Rossendale District Local Plan and Government guidance in the form of PPG 15.

## CONDITIONS

01 The development permitted shall be begun before the expiration of three 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.

02 The wall hereby approved shall be built in random natural stone.

Reason: In the interests of visual amenity and the character and appearance of the conservation area having regard to policies DC1 and HP1 of the Rossendale District Local Plan.

**196. APPLICATION NUMBER 2004/627  
CONVERSION OF BUILDING TO A SINGLE DWELLING HOUSE WITH RETAIL  
USE AT GROUND FLOOR  
AT: ODDFELLOWS HALL, BINNS STREET, CRAWSHAWBOOTH**

No Councillors had been lobbied on this application

In accordance with the procedure for public speaking Ian Barry Dearing (solicitor for Mr. & Mrs. David Trickett) spoke against the application and John Cowpe, consultant, spoke in favour of the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
Wadsworth	✓		
Driver	✓		
Lamb	✓		
Atkinson		✓	
L. Barnes	✓		
Crosta	✓		
Entwistle		✓	
S Pawson	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	8	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.

## **SUMMARY OF REASONS FOR APPROVAL**

The application site falls within the defined Urban Boundary. The principle of developing this site accords with policy DS.1 of the Rossendale District Local Plan. The development will not result in significant harm to the privacy and outlook of neighbouring properties thereby according with policy 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 HP.4 of the Rossendale District Local Plan, PPG3, PPG13 and policy 1 of the proposed changes Joint Lancashire Structure Plan despite the lack of on site parking provision. These factors override housing land supply objections and the loss of the employment site.

## **CONDITIONS**

01. 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.

02 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.

03 The retail (A1) use shall be restricted to the area detailed on the plan received by the Local Planning Authority on 19<sup>th</sup> August, 2004.

Reason: To ensure the scale of development is controlled given the location of the property within a residential area and the limited area available for parking having regard to policy DC.1 of the Rossendale District Local Plan.

04 All the external materials and finishes to be used on the roof and elevations of the development shall match those on the existing building in terms of type, size, shape, thickness, colour and texture.

Reason: To ensure that the materials are in keeping with those existing having regard to policy DC.1 of the Rossendale District Local Plan.

05 The retail use hereby approved shall be limited to use for the purposes of Class A1 Shops in the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: To ensure the nature of development is controlled given the location of the property within a residential area and the limited area available for parking having regard to policy DC.1 of the Rossendale District Local Plan.

**197. APPLICATION NUMBER 2004/633  
(RETROSPECTIVE) TEMPORARY USE OF LAND FOR THE SITING OF A  
STATIC CARAVAN AND FORMATION OF A FENCED GARDEN AREA  
AT: LAND TO SIDE OF 6 LAW HEAD, HIGHER GREENS, STACKSTEADS,  
BACUP.**

Councillors Wadsworth, Driver, Lamb, Atkinson, L. Barnes, Crosta, Entwistle, S. Pawson, Robertson and Thorne had been lobbied on this application

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

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

**Resolved:**

That planning permission be granted for 1 year for this application for the reasons set out below.

**SUMMARY OF REASONS FOR CONDITIONAL APPROVAL**

The special circumstances of the applicant are considered to outweigh the planning policy objections to this proposal (namely policies DC.1, DS.5 and C.1 of the Rossendale District Local Plan, Policies 1(b) and 5 of the Proposed Changes Draft Joint Lancashire Structure Plan, PPG 3, PPG7, PPS7 and PPG13). 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) The use hereby permitted shall be carried on only by Mr and Mrs Colin Lyth and shall be for a limited period being the period of 12 months from the date of this

permission or the period during which the caravan is occupied by the said Mr and Mrs Colin Lyth, 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 permission 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.

2) At the end of the limited period referred to in Condition 1 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.

3) At the end of the limited period referred to in Condition 1 above the materials forming the patio and decking shall be removed from the land and the land restored to its condition before the development took place and re-seeded with grass.

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.

4) Any caravan situated on the land shall be used for residential purposes only.

Reason: For the avoidance of doubt and to accord with Policy DC.1 of the Rossendale District Local Plan.

**198. APPLICATION NUMBER 2004/642  
EXTENSION OF EXISTING ROAD AND INFRASTRUCTURE TO CONNECT PLOT 5  
AT: FUTURES PARK, NEWCHURCH ROAD, BACUP**

No Councillors had been lobbied on this application

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

<b>COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
Wadsworth	✓		
Driver	✓		
Lamb	✓		
Atkinson	✓		
L. Barnes	✓		
Crosta	✓		
Entwistle	✓		
S Pawson	✓		
Robertson	✓		
Thorne	✓		
<b>TOTALS</b>	10	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.

**SUMMARY OF REASONS FOR APPROVAL**

The application site falls within the defined Urban Boundary. The principle of developing this site accords with policy DS.1 of the Rossendale District Local Plan. The proposal will connect the southern part of this employment site which will help achieve the requirements under policy 14 of the proposed changes deposit Joint Lancashire Structure Plan.

**CONDITIONS**

01. 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.

- 199. APPLICATION NUMBER 2004/656  
DEMOLITION OF FORMER FARM BUILDINGS AND ERECTION OF DWELLING HOUSE AND DETACHED GARAGE (THIS MAY AFFECT THE SETTING OF PUBLIC FOOTPATHS 2 AND 10)  
AT: LAND AT NEW BARN FARM, OFF BOOTH ROAD, STACKSTEADS, BACUP**

Councillors Wadsworth, Driver, Lamb, Atkinson, L. Barnes, Crosta, Entwistle, S. Pawson, Robertson and Thorne had been lobbied on this application

In accordance with the procedure for public speaking John Cowpe, consultant, spoke in favour of the application.

A proposal was moved and seconded to refuse the application.

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

**Resolved:**

That planning permission be refused for this application for the reasons set out below.

**REASONS FOR REFUSAL**

01 The proposal is not justified in meeting an identified local need for employment, community services or housing, providing for farm diversification or assisting rural regeneration which is contrary to policies 1 and 5 of the proposed changes deposit Joint Lancashire Structure Plan.

02 The development of this greenfield site would be contrary to policy 12 of the proposed changes deposit Joint Lancashire Structure Plan and PPG3 which give priority to the re-use or conversion of existing buildings and the use of previously developed land in preference to greenfield land.

03 The application does not perform well from a sustainability point of view and would encourage car dependency. For these reasons the proposed development does not accord with Government guidance in the form of PPG3 and PPG13 and Policy 1b of the Proposed Changes deposit Joint Lancashire Structure Plan.

**200. PLANNING APPEAL DECISION  
APPLICATION NUMBER 2003/531 – SITE AT 6 BOWKER STREET,  
RAMSBOTTOM, BURY BLO OQQ**

The Development Control Manager submitted a report on a planning appeal decision in respect of application number 2003/531.

This appeal had been upheld by the inspector.

**Resolved:**

That the appeal decision be noted.

**201. PLANNING APPEAL DECISION  
APPLICATION NUMBER 2003/777 – 31 HAZEL GROVE, BACUP OL13 9XT**

The Development Control Manager submitted a report on a planning appeal decision in respect of application number 2003/777

The appeal had been upheld by the inspector.

**Resolved:**

That the appeal decision be noted.

**The meeting ended at 9.05pm**