

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 18th September 2007

Present: Councillor S Pawson (in the Chair)
Councillors Eaton, Haworth, Hancock, Neal, J Pawson,
Robertson, Sandiford and Thorne

In Attendance: Linda Fisher, Head of Planning, Legal and Democratic Services
Neil Birtles, Senior Planning Officer
Jenni Cook, Committee Officer

Also Present: Approximately 40 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were submitted on behalf of Councillor Cheetham (Councillor Sandiford substituting), Councillor Lamb (Councillor Hancock substituting), Councillor Swain (Councillor J Pawson Substituting) and Councillor L Barnes.

2. MINUTES OF THE LAST MEETING

Resolved:

That the minutes of the meeting held on 21st August 2007 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Members of the Committee were asked to consider whether they had an interest in any matters to be discussed at the meeting. The following interests were declared.

Councillor Haworth declared a personal interest in all applications on the agenda by virtue of his employment with a builder's merchant. He also declared a personal and prejudicial interest in Minute Number 7, application number 2007/507 by virtue that the applicant was known to him personally.

4. URGENT ITEMS

There were no urgent items for consideration.

APPLICATIONS FOR CONSIDERATION

**5. APPLICATION NUMBER 2007/375
ERECTION OF 123 DWELLINGS AND ASSOCIATED INFRASTRUCTURE
AT: SITE OF ORAMA MILL, OFF HALL STREET, WHITWORTH**

The Senior Planning Officer introduced the report and referred to the additional representations received since the publication of the report which had been included in the Late Items Report. He also referred to a letter

received from Janet Anderson MP objecting to the application on behalf of residents.

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

A proposal was moved and seconded to refuse the application with an additional reason as follows:

The proposal is contrary to the Adopted Lancashire Planning Officers Society Planning Obligations Policy Paper in so far as there is no Section 106 contribution towards transport and library provision (adopted by Lancashire County Council and Rossendale Borough Council).

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the application be refused for the reasons set out in the report with the inclusion of the additional reason outlined above.

**6. APPLICATION NUMBER 2007/481
ERECTION OF DWELLING FOR AGRICULTURAL WORKER
AT: LAND OFF MICHAEL WIFE LANE/GINCROFT LANE, EDENFIELD**

The Senior Planning Officer introduced the report and referred to additional representations which had been received since the publication of the report which had been included in the Late Items Report, comprising concerns raised by the Environment Agency in respect of a watercourse crossing part of the site. Reference was also made to a letter from Councillor Smith supporting the application.

In accordance with the procedure for public speaking Mr Stephen Preston spoke in favour of the application.

In response to enquiries by Members, the Senior Planning Officer reported that the application was contrary to PPS7 and he stated that the special circumstances related to the needs of agricultural enterprise, rather than the needs of the farmer.

The Head of Planning, Legal and Democratic Services advised Members that they should consider policy issues very carefully when determining this application in order to avoid setting precedents. She also stated that there was no documentary evidence to suggest that the applicant was unable to find suitable accommodation in the local area.

A proposal was moved to approve the application.

A proposal was moved and seconded to refuse the application.

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

FOR	AGAINST	ABSTENTION
6	3	0

The Chair took a second vote on this proposal as a substantive motion, the results being as follows:

FOR	AGAINST	ABSTENTION
6	3	0

Resolved:

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

NB: COUNCILLOR HAWORTH LEFT THE MEETING DURING CONSIDERATION OF THE FOLLOWING APPLICATION.

**7. APPLICATION NUMBER 2007/507
TWO STOREY SIDE EXTENSION
AT: 35 PEEL DRIVE, BACUP**

The Senior Planning Officer introduced the report and outlined the reason for the application being brought to the Committee.

A proposal was moved and seconded to approve the application subject to the conditions in the report with an additional condition as follows:

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.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

That the application be approved subject to the conditions contained within the report and the additional condition set out above.

**8. APPLICATION NUMBER: 2007/509
PROPOSED EXTENSIONS AND RAISING OF ROOF TO ADD TO FIRST FLOOR ACCOMMODATION
AT: 26 TONACLIFFE ROAD, WHITWORTH**

The Senior Planning Officer introduced the report and referred to additional representations received since publication of the report which comprised an

objection from Whitworth Town Council. It was noted that the house number was incorrect on the committee report and agenda and the application related to 26 Tonacliffe Road, Whitworth.

A proposal was moved and seconded to approve the application subject to the conditions in the report with an additional condition as follows:

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.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the application be approved subject to the conditions contained within the report and the additional condition set out above.

**9. APPLICATION NUMBER: TPO T2/134 2007
APPLICATION SEEKING AUTHORITY TO REVOKE A TREE
PRESERVATION ORDER
AT: 27 HELMSHORE ROAD, HASLINGDEN**

The Head of Planning, Legal and Democratic Services introduced the report and referred to the Planning Inspector's decision that the Tree Preservation Order placed on the trees by Rossendale Borough Council should be revoked.

A proposal was moved and seconded to revoke the Tree Preservation Order.

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

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

FOR	AGAINST	ABSTENTION
5	3	1

Resolved:

That Tree Preservation Order Number T2/134 2007 be revoked.

The meeting commenced at 6.32pm and concluded at 8.00pm