

The deadline for receipt of late representations is 12noon on Friday 1st February 2008 to allow Elected Members to fully consider representations. You also have the option of speaking at the Committee.
You can now submit your planning application on line at www.planningportal.gov.uk



Special Meeting of:	Time / Date	Venue
Development Control Committee	1.00 pm 6 th February 2008	St Mary's Chambers, Haslingden Road, Rawtenstall, BB4 6QX

This meeting is being supported by Carolyn Law, Committee Officer telephone (01706) 252422, or e-mail carolynlaw@rossendalebc.gov.uk

ITEM	LEAD OFFICER
<p>BUSINESS MATTERS</p> <p>A1. Apologies for Absence</p> <p>A2. Urgent Items To note any items which the Chair has agreed to add to the Agenda on the grounds of urgency</p> <p>A3. Declarations of Interest Members are requested to indicate at this stage, any items on the agenda in which they intend to declare an interest. Members are reminded that, in accordance with the Local Government Act 2000 and the Council's Code of Conduct, they must declare the nature of any personal or prejudicial interest and, if the interest is prejudicial, withdraw from the meeting during consideration of the item.</p>	<p>Carolyn Law, Committee Officer, (01706) 252422, carolynlaw@rossendalebc.gov.uk</p>
<p>B. BUSINESS ITEMS</p>	
<p>B.1.a Application Number: 2007/317. Redevelopment of valley centre, buildings, public toilets & existing car park to provide mixed-use scheme, comp.5726 sq m retail, 1125 sq m retail and 1125 sq m residential uses, plus public toilets, parking and public realm enhancements.</p> <p>B.1.b Application Number: 2007/322. Demolition of existing retail precinct, council offices and public toilets within the Rawtenstall Town Centre Conservation Area. At: The Valley Centre and Town Hall and Annexe, Rawtenstall</p>	<p>Adrian Harding, Acting Development Control Team Manager (01706) 238646, adrianharding@rossendalebc.gov.uk</p>



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Carolyn Wilkins
Chief Executive

Published on: 28th January 2008



আপনি যদি এসব তথ্যের সার সংক্ষেপ বড় হরফের ছাপায়, অডিও ক্যাসেটে অথবা ইংরেজী ছাড়া অন্য কোন ভাষায় পেতে চান তাহলে অনুগ্রহ করে আমাদেরকে জানালে আমরা অত্যন্ত খুশী মনে তার ব্যবস্থা করব।

অনুগ্রহ করে ০১৭০৬ ২১৭৭৭৭ এই নাম্বারে অথবা কমিউনিকেশন সেকশন, টাউন সেন্টার অফিস, রটেনস্টল বি.বি.৪ ৭এল.জেড. এই ঠিকানায় যোগাযোগ করুন।

اگر آپ کو ان معلومات کا خلاصہ بڑے حروف میں، آڈیو کیسٹ پر، یا انگریزی کے علاوہ کسی اور زبان میں درکار ہے تو برائے مہربانی ہمیں بتائیں، ہم بخوشی آپ کے لیے اس کا انتظام کریں گے۔

برائے مہربانی 01706 217777 پر ٹیلیفون کریں یا پھر کمیونیکیشن سیکشن سے اس پتہ پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ

If you would like a summary of this information in large print, on audio cassette or language other than English, please let us know and we will be happy to arrange it.

Please telephone 01706 217777 or Contact Communications Section, Futures Park, Bacup, Lancashire, OL13 0BB

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NB: THE CHAIR HAS AGREED THAT THIS PROCEDURE SHALL ONLY APPLY TO THE MEETING ON 6th FEBRUARY 2008



YOUR RIGHT TO
SPEAK AT MEETINGS
OF THE
DEVELOPMENT
CONTROL COMMITTEE

This leaflet explains how the Council's Development Control Committee works and how you can have your say upon an application of concern to you.

The Committee has to make decisions in the public interest and upon the merits of each application individually, upon the basis of what is relevant in the Development Plan and "any other material considerations". All representations made in writing will be taken into account in the written report, but this is another opportunity for you to make your view known.

IF YOU WOULD LIKE ANY FURTHER INFORMATION ON YOUR RIGHT TO SPEAK PLEASE CONTACT:

**Democratic Services Section
Rossendale Borough Council
Room 213
Futures Park
Bacup
OL13 0BB**

Tel: 01706 252424 / 252422 / 252523

Fax: 01706 873577

Email: democracy@rossendalebc.gov.uk



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AGENDA PAPERS

Agendas are usually published 5 clear days before the meeting. Public copies of the agenda are available at the meeting. Please contact Democratic Services if you require information before the meeting or a copy of the agenda.

ABOUT THE MEETING

Please inform the Democratic Services Section by no later than 5pm on the day before the Committee if you wish to speak on this application. *Due to the exceptional nature of the application, the Procedure for Public Speaking at Development Control Committee will be amended for this item only. Up to 5 public speakers will be allowed against the application and up to 5 public speakers in favour of the application.*

THE PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS

The Development Control Manager will briefly identify, introduce and describe the application and refer to any new issues raised since the report was published.

Up to Five objectors will then address the Committee for a maximum of five minutes each.

Members of the Committee may then, if necessary, through the Chair, question the objector to clarify any points, or issues already raised by the objector.

Up to Five supporters and the applicant will then address the Committee for a maximum of five minutes each.

Members of the Committee may then, if necessary, through the Chair, question the applicant/supporters to clarify any points, or issues already raised by the objector.

The Team Manager Development Control will then bring any necessary information, in addition to that contained in his report to the Committee's attention.

Any Elected Member who is not a member of the Committee may, by prior agreement with the Chair, be allowed to address the Committee for a maximum of 5 minutes each.



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The members of the Committee only then debate and decide upon the application. The public cannot take part in this debate and decision making.

AFTERWARDS

The Committee's decision is final, but applicants have the right of appeal to the First Secretary of State if their application is refused or if conditions are attached which they do not like. In this event, anyone who has written about the original application will be informed. Objectors have no right of appeal to the First Secretary of State against a decision to approve an application, but they can seek to have the decision quashed by application to the High Court by way of Judicial Review.

HOW SHOULD I GIVE A STATEMENT?

Begin by giving your name and address and whether you are speaking as an individual member of the public or as a representative of a group.

It is useful to prepare notes in advance to ensure that all the important points are covered. Try and be brief and to the point.

Do not make derogatory or defamatory statements.

Bring an extra copy of any prepared statement for the Chair's information.



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