

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 19<sup>th</sup> August 2008

**Present:** Councillor Driver (in the Chair)  
Councillors Challinor, Lamb, May, Nuttall, Robertson and Stansfield

**In Attendance:** Linda Fisher, Executive Director - Business  
Stephen Stray, Planning Unit Manager  
Neil Birtles, Principal Planning Officer  
Carolyn Sharples, Committee and Member Services Officer

**Also Present:** Councillors Aldred, Neal, and Thorne and approximately 9 members of the public and 1 representative of the press.

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**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were submitted by Councillor L.Barnes (Councillor Challinor substituting).

**2. DECLARATIONS OF INTEREST**

Members were asked to consider whether they had personal and/or prejudicial interests in the application to be discussed at the meeting. However, no interests were declared.

**3. URGENT ITEMS**

There were no urgent items for consideration.

**APPLICATION FOR CONSIDERATION**

**4. APPLICATION NUMBER 2008/0386  
ERECTION OF 105 DWELLINGS AND ASSOCIATED INFRASTRUCTURE.  
AT: SITE OF ORAMA MILL OFF HALL STREET, WHITWORTH.**

The Principal Planning Officer introduced the application and summarised the content of the report. He informed the meeting of the differences between the original application in September 2007 and the current application. The Principal Planning Officer informed Members of the original reasons for refusal and to what extent those issues had subsequently been resolved. The main report concluded that there were 3 reasons for refusal, which were:

1. Lack of affordable housing as required by the Interim Housing Policy Statement (July 2008)
2. Failure to maintain a balance between employment and the existing residential community within Whitworth as required by policies 1 and 5 of the Joint Lancashire Structure Plan

3. The matters of detail concerning design and appearance of the area and highway safety.

The Principal Planning Officer introduced the Late Items Report and noted that there had been some changes following publication of the main report. The result of this was that the applications would only be refused on points 1 and 2.

Following the Late Items Report a letter had been received from Redrow Homes making an offer of £750,000 towards the provision of affordable housing on site as a subsidy. The Principal Planning Officer informed the meeting that owing to the late receipt of the letter officers were unable to fully inform the meeting to what extent the offer would be sufficient to meet the local needs for affordable housing. For these reasons the recommendation remained refusal on points 1 and 2.

In accordance with the Procedure for Public Speaking, Mr Longworth, Redrow Homes, spoke in favour of the application and answered questions from the Committee for points for clarification.

Councillor Neal also spoke on the application.

Members discussed the application and made comments in respect of various issues, including:

- Type of social housing
- Impact on education provision
- Rented or shared ownership
- Affordable housing in other areas
- Needs of the Whitworth area
- Opportunity to regenerate
- Housing Market Report
- Detail on the size of units
- The need for more detail

In respect of the points raised by Members, the Executive Director – Business confirmed that there were options available if the Committee did not feel they had enough detail to make an informed decision on the application. The Committee could defer the application to allow more detailed information to be brought before a future meeting, or the decision could be delegated to the Planning Unit Manager in consultation with the Chair and opposition spokesperson.

A proposal was moved and seconded to defer the application.

Voting took place and the proposal to defer the application was carried.

**Resolved:**

That the application be deferred.

**The meeting commenced at 7.00pm and concluded at 8.00pm**

Signed: \_\_\_\_\_  
(Chair)

Date: \_\_\_\_\_