

MINUTES OF: THE SPECIAL MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 19th November 2008

Present: Councillor L. Barnes (in the Chair)
Councillors Lamb, May, C. Pilling (substitute for Nuttall),
Robertson and Sandiford (substitute for Driver)

In Attendance: Mr N. Birtles, Principal Planning Officer
Mr M. Sadiq, Planning Officer
Mrs C. Birtwistle, Acting Assistant Head of Legal
Mrs H. Moore, Committee and Member Services Manager
Miss C. Brennan, Clerical Assistant

Also Present: Councillors J. Pilling, Neal and Nuttall
Approximately 20 members of the public
2 representatives from the press

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

An apology for absence was submitted on behalf of Councillor Driver (Councillor Sandiford substituting). It was noted that Councillor C.Pilling was substituting for Councillor Nuttall.

2. URGENT ITEMS

The Chair reported that there were no urgent items of business.

3. DECLARATIONS OF INTEREST

Councillor L. Barnes declared a personal and prejudicial interest in Minute Number 6 (Application Number 2008/679 Bacup & Rawtenstall Grammar School, Glen Road, Waterfoot) by virtue that her grandson attends the school. Councillor L. Barnes vacated the meeting prior to consideration of this item.

PLANNING APPLICATIONS FOR CONSIDERATION

**4. Application Number 2008/661
Erection of Agricultural Building
At: Pisgah Farm, Ivy Bank, Whitworth**

The Principal Planning Officer introduced the report and informed the Committee that the site had outline permission and the Committee were asked to consider the reserved matters.

In accordance with the procedure for public speaking, Ms A. Rowland spoke in support of the application. Councillor Neal also spoke in support of the application.

In determining the application the Committee discussed the following:

- Design and materials
- Access improvement including the resurfacing of the lower part of the road that was shared with St John's Church

A proposal was moved and seconded to approve the application, subject to the conditions set out in the report.

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

That the application be approved, subject to the conditions set out in the report.

**5. Application Number 2008/677
Erection of new community primary school, including covered stand area for parents, bin store/recycling area, two wind turbines, car/cycle parking, external play areas and hard and soft landscaping
At: Land South of Booth Road, Waterfoot**

The Principal Planning Officer introduced the report and informed the Committee that the application would be determined by Lancashire County Council. Rossendale Borough Council had an opportunity to comment on the application in terms of the principle, visual amenity, neighbour amenity and traffic.

The Principal Planning Officer reported that the County Council were anticipating that the applicant intended to delete the proposed wind turbines from the scheme.

In accordance with the procedure for public speaking, Mr R Speak spoke against the application. Mr C Chambers spoke in support of the application. Councillor Eaton, in his capacity as County Councillor for the area, spoke on the application. He stated he was not against the principle of the application but raised some concerns which he asked the Committee to consider. Councillor Nuttall spoke on the application. He stated he was in favour of a new school, but against the principle of the application on this site, and raised some concerns which he asked the Committee to consider. Councillor Neal spoke on the application. He stated he was not against the principle of the application but raised some concerns which he asked the Committee to consider.

In determining the application the Committee discussed the following:

- Choice of site and the options considered by the County Council;
- Wind turbines. The Committee asked that the County Council consider deleting the proposal relating to wind turbines as there was unacceptable detriment in terms of visual and neighbour amenity;
- A large number of concerns were raised by the Committee about parking problems and access issues in the vicinity of the site;

- A large number of concerns were raised by the Committee about whether the scheme proposed for the site and the associated traffic measures would be adequate to avoid obstruction of the highway or inconvenience for neighbours in the vicinity;
- The closure of the public footpath. It was noted that this was required to meet the requirements of school safety and to allow the development to take place;
- Design of the proposal and the energy efficiency measures were welcomed;
- Prior to commencement of the development, a joint meeting(s) of Lancashire County Councillors and Rossendale Borough Councillors be held to give further consideration to access to the site, the off-site traffic measures needed on/in the vicinity of the site, particularly Wolfenden Green together with details of a robust road safety scheme, details of the School Travel Plan (“park and walk” scheme), details of the controlled pedestrian crossing on Booth Road and details relating to the height of the fencing in order to address the serious concerns raised during the meeting in relation to the above;

A proposal was moved and seconded that the Council raises no objection in principle to the application. Indeed, it would wish to support the provision of the proposed primary school on the site. However it would ask that the County Council to give full and proper consideration to:-

- Deleting the proposal relating to wind turbines
- The establishment of a joint meeting(s) with County Councillors and Borough Councillors to give further consideration to matters including traffic management and access to the site, a road safety scheme, details of the height of fencing, details of the School Travel Plan and details of the controlled pedestrian crossing on Booth Road.

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

That Lancashire County Council be informed that the Council raises no objection in principle to the application. Indeed, it would wish to support the provision of the proposed primary school on this site.

However it would ask that the County Council gives full and proper consideration to the following:-

1. Before permission is granted the proposal relating to the wind turbines should be deleted from the scheme given the impact they will have upon the character and appearance of the Green Belt and area and upon the amenities of occupiers of nearby residential properties.

2. Before development commences a joint meeting(s) of County Councillors/Borough Councillors be convened to give further consideration to:-
 - The access to the site
 - The off-site traffic measures needed on/in the vicinity of the site, particularly Wolfenden Green if obstruction of the highway and inconvenience/disturbance of neighbours is to be avoided during the period of construction and subsequently
 - Details of a robust road safety scheme
 - Consideration of the School Travel Plan (park and walk scheme)
 - Details relating to the height of fencing
 - Details of the controlled pedestrian crossing on Booth Road
3. Following completion of the proposed school the adequacy of the on-site parking facilities and off-site traffic measures be monitored and this reported to joint meeting(s) of County Councillors/Borough Councillors convened midway through the first school term and again midway through the second school term, in order that any problems remaining/arising in respect of school-related traffic/on-street parking can be further considered and addressed.

N.B. Councillor L. Barnes vacated the meeting prior to consideration of the following item of business

(Councillor May in the Chair)

6. **Application Number 2008/679
Car park and bus lay-by, incorporating new retaining wall and ten 6m high lighting columns
At: Bacup & Rawtenstall Grammar School, Glen Road, Waterfoot**

The Planning Officer introduced the report and informed the Committee that the application would be determined by Lancashire County Council. Rossendale Borough Council had an opportunity to comment on the application in terms of the principle, traffic/parking, visual amenity, neighbour amenity and recreation area.

In accordance with the procedure for speaking Councillor Nuttall spoke on the application. He raised some concerns which he asked the Committee to consider. Councillor Neal also spoke on the application and raised some concerns which he asked the Committee to consider.

In determining the application the Committee discussed the following:

- Traffic management options
- Lighting scheme and the need to ensure that there was no unacceptable detriment for residents
- Materials should be used to harmonise with those of the principal school building and the stone-built houses in the vicinity
- Restrict timing of deliveries

- Restrict timing of coach pick-ups
- Support double yellow lines being placed in the bus bay, however concerns were expressed about double yellow lines in the remainder of the area which could be detrimental to the residents
- Introduce residents only parking in the area
- Impact on the Pennine Bridleway and it was recommended that the County Council should contact Natural England
- That staggered bus drop off/collection times be introduced as a traffic management measure

A proposal was moved and seconded to inform Lancashire County Council that the Council raises no objection in principle to the application. Indeed, it would wish to support the provision of the proposed bus lay-by, car park and on-street parking restrictions, in order to alleviate existing school-related traffic/on-street parking problems but that the County Council be asked to give full and proper consideration to the impact on the Pennine Bridleway, further consideration to the on-street parking considerations which could be detrimental to residents, introductions of a residents' only parking scheme, restricting deliveries and coach pick-ups, introducing staggered bus drop-off /collection points, appropriate materials, lighting scheme and monitoring arrangements by way of a joint meeting(s).

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

FOR	AGAINST	ABSTENTION
5	0	0

Resolved:

That Lancashire County Council be informed that the Council raises no objection in principle to the application. Indeed, it would wish to support the provision of the proposed bus lay-by and car park in order to alleviate existing school-related traffic/on-street parking problems.

However, it would ask that the County Council give full and proper consideration to:

1. Contacting Natural England regarding the Pennine Bridleway and any potential impact.
2. The on-street parking restrictions which could be detrimental to residents and the County Council be asked to look at this further.
3. The introduction of a residents' only parking scheme in the area.
4. To consider restricting timing of deliveries and coach pick-ups.
5. Introducing staggered bus drop off/collection times as a traffic management measure.
6. Appropriate facing materials are used to harmonise with those of the principal school building and the stone-built houses in the vicinity and, most particularly, that the retaining-wall to be re-constructed on the site

frontages is of stone reclaimed from the existing retaining-wall or matching to it.

7. The light from lamps on the proposed lighting columns does not result in unacceptable detriment for occupiers of the nearby residential properties.
8. The works in the vicinity of the prominent tree situated on the corner of Millar Barn Lane and Glen Road proceed in a manner that minimises harm to it and that the proposed scheme of planting provides a follower for it and for other planting to minimise the impact of vehicles parked on the proposed car park as viewed from the highway and from the nearby residential properties.
9. Following implementation of the proposed scheme its impact be monitored and this reported to joint meetings of County Councillors/Borough Councillors to be convened midway through the first school term following the bringing into use of the bus lay-by and car park and again midway through the second school term, in order that any problems remaining/arising in respect of school-related traffic/on-street parking can be further considered and addressed.

The meeting commenced at 6.30pm and concluded at 8.45pm