

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 6th July 2009

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

In Attendance: Neil Birtles, Principal Planning Officer
Paul Talbot, Planning Technician
Clare Birtwistle, Assistant Head of Legal Services
Carolyn Sharples, Committee and Member Services Officer

Also Present: Councillors Cheetham, Forshaw, Neal, Smith and Thorne
Approximately 10 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were submitted on behalf of Councillor L.Barnes (Councillor Eaton substituting).

2. MINUTES

Resolved:

That the minutes of the meeting held on 8th June 2009 be signed by the Chair and agreed as a correct record.

3. URGENT ITEMS

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

4. DECLARATIONS OF INTEREST

No declarations of interest were made.

PLANNING APPLICATIONS FOR CONSIDERATION

- 5. Application Number 2009/0180
Change of Use of derelict land to storage of 148 storage vehicles (mainly caravans)
At: Land off Blackburn Road, Edenfield**

The Principal Planning Officer introduced the application and brought to the Committees attention that the application was both a major application and a departure from the development plan. The application was very similar to the previously refused scheme in terms of what was proposed for the site, however the difference with the current application was the reasons put

forward by the applicant regarding the very special circumstances under PPG2.

The Principal Planning Officer informed the Committee of the consultation responses received and the additional letters of support detailed in the Update Report. He also advised that the application was being recommended for refusal, and although the Applicant had advanced what they considered to be very special circumstances, the Officers did not believe that the reasons outweighed the harm to the Greenbelt and the open and rural character of the site and its surroundings.

In accordance with the procedure for public speaking, Mr Nuttall spoke in favour of the application. Councillor Neal and Councillor Cheetham also spoke in favour of the application.

In determining the application the Committee discussed the following:

- The dates the site was a refuse tip
- The use of the site by Lancashire County Council (LCC)
- Screening, fencing and landscaping
- Creation of employment
- Contribution to local economy
- Classification as Green Belt land and being a brownfield site
- Amount of support from the local community
- Countryside Policy
- Number of leisure vehicles proposed for the site
- Security of the site and using a caravan to as the site cabin and not a separate structure
- Visibility of the site from the motorway
- Promoting tourism
- Protecting openness
- Land use and alternative sites
- Access to the site
- Very special circumstances
- Barker Report

A proposal was moved and seconded to approve the application with conditions delegated to the Planning Officer in consultation with the Chair (including details relating to the number of leisure vehicles permitted on site and details of the planting/landscaping scheme), in addition to the conditions that the land would only be used for the storage of leisure vehicles and not for residential use, and that a caravan could be used for security / as a site office since no separate structure for this was proposed. The reasons for approval of the application contrary to the Officer recommendations were that the reasons for very special circumstances submitted by the Applicant outweighed the harm to the Green Belt and the character of the site.

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

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

1. That contrary to Officer recommendation, the Committee was minded to approve the application subject to conditions the exact details of which to be delegated to the Planning Unit Manager in consultation with the Chair of the Development Control Committee.
2. That the application be referred to Government Office North West as a Departure.
3. That the application be approved owing to the very special circumstances heard by the Committee, most particularly:
 - The land is existing derelict land
 - There will be no impact on existing infrastructure
 - The proposal would not change the look of the land, other than improving it
 - Jobs would be created, improving the local economy
 - Land has agricultural use and the change would be considered as diversification

**6. Application Number 2009/0126
Erection of 2 detached dwellings, restoration and re-profiling of land, provision of 4-space car parking for use by Balladen School and works to Lomas Lane
At: Land adjacent Carr Farm, Lomas Lane, Rawtenstall**

The Principal Planning Officer introduced the report and referred to the relevant planning history and site details. He informed the Committee that the application was before the Committee as it had been called in by the Ward Councillors. The proposal was for 2 detached houses located further into the Countryside than the previously approved 2 detached dwellings.

The Principal Planning Officer informed the Committee of the consultation responses received including one letter of objection detailed in the report and two letters of support detailed in the report and Update Report. Lancashire County Council – Highways had also responded to the consultation and had raised concerns in relation to the proposed school car parking spaces and passing places.

The Principal Planning Officer informed the Committee that the application was being recommended for refusal as it was contrary to the Council's Interim Housing Policy, it was inappropriate development in the Countryside, it would have a detrimental impact on the amenities of any neighbouring properties and there were concerns relating to traffic/parking issues.

In accordance with the procedure for public speaking, Mr Connor spoke against the application and Mr Lamb spoke in favour of the application. Councillor Forshaw also spoke in favour of the application and a letter of support from Councillor Swain was detailed.

In determining the application the Committee discussed the following:

- The covenant area and new site for the houses

- Passing areas and comments from LCC regarding increasing traffic
- The mound on the plan
- Original plans for the 2 detached houses
- Ownership of the houses and land
- Site surrounded by development
- Benefits to the school
- Haulage business and state of the land
- Footpath from Hardman Avenue
- Higher level of the houses
- Countryside location and policy
- Local community support and Civic Trust support
- Grassing, tree planting and landscaping
- Derelict site
- Remediation works required
- Removal of barn area
- Benefits to the school
- S106 agreement

A proposal was moved and seconded to approve the application subject to a S106 agreement first being entered into to set out that if this permission was implemented the original 2 detached houses under 2006/487 would not be built, in addition to the conditions that the barn be removed and this area returned to a more Countryside appearance and that the exact details of the conditions of the landscaping, parking and passing arrangements be delegated to the Planning Unit Manager in consultation with the Chair of the Committee. The reason for approval contrary to the Officer recommendation was that the development would enhance the area, bring benefit to the local school and was well supported by the local community.

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

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

1. That the application be approved subject to the Applicant first entering into a S106 agreement to ensure that if this permission is implemented then the originally permitted 2 detached houses under 2006/487 would not be built out.
2. That conditions be attached relating to landscaping, parking and passing area arrangements the exact details of which to be delegated to the Planning Unit Manager in consultation with the Chair of the Development Control Committee.
3. That the application be approved for the following reasons highlighted by the Committee:
 - The development would enhance the area as the site is surrounded by development and the land is also unsightly
 - It will bring benefits to the local school

- The application has much support including all the Ward Councillors, the Civic Trust and local community and school

**7. Application Number 2009/0234
Erection of freestanding sign
At: Land opposite Barker Court, Rochdale Road, Bacup**

The Principal Planning Officer introduced the application and explained that the application was before the Committee because it was Council owned land and was therefore outside the Officer Scheme of Delegation.

The Principal Planning Officer referred to the site details and the nature of the proposed sign. There had been no objections from LCC Highways, however a petition had been received from Barker Court which was detailed in the report.

A proposal was moved and seconded to approve the application for the reasons set out in the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved for the reasons as set out in the report.

The meeting commenced at 6.30pm and concluded at 9.00pm

Signed: _____
(Chair)