

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 9th November 2009

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

In Attendance: Stephen Stray, Planning Unit Manager
Ikra Ashraf, Planning Technician
Adrian Harding, Principal Planning Officer
Clare Birtwistle, Acting Assistant Head of Legal Services
Carolyn Sharples, Acting Committee and Member Services Manager
Michelle Hargreaves, Committee Officer
Janice Crawford, Finance Manager (Part)

Also in Attendance: Councillors A Barnes, Crawforth, Essex, Graham, Sandiford and County Councillor Winder.

Also Present: Approximately 71 members of the public
1 representative of the press

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

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

2. MINUTES

Resolved:

That the minutes of the meeting held on 5th October 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

There were no declarations of interest.

Planning Applications

- 5. Application Number 2009/0467
Change of use from residential home for care of 8 children to residential home for 10 people as a specialist alcohol therapeutic facility.**

At: Deansford, Dean Road, Haslingden

The Principal Planning Officer introduced the application and outlined details of the site, the relevant planning history, and the nature of the current proposal which was to change the use of the building from a residential home for care of 8 children to a residential home for 10 people as a specialist alcohol therapeutic facility.

There were no objections from the consultation with LCC Highways or RBC Environmental Health.

There were 26 letters of objection received from local residents and there was a petition signed against the application by 21 residents of Helmcroft Court. A further 4 letters/emails were received which were outlined in the update report.

Mr Navan spoke against the application, Mr Percy spoke in favour of the application and Councillor Sandiford also spoke on the application.

In determining the application the Committee discussed the following:

- Parking for staff and for residents
- Smoking Areas
- One year temporary permission
- Rooms overlooking Helmcroft
- Proximity of the public house
- Treatment and monitoring of residents
- Number of beds
- Number of staff overnight
- Facility management

The Principal Planning Officer clarified to the Committee the if the permission was refused, the use of the building would remain as a children’s home, if the permission was granted the use of the building would change to a specialist alcohol therapeutic facility and could not be used for any other use.

A proposal was moved and seconded to approve the application as detailed in the report with the condition of a one year temporary permission. An application would be required after that time for it to continue as a specialist alcohol therapeutic facility.

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

FOR	AGAINST	ABSTENTION
5	2	0

Resolved:

The application was approved with the condition of a one year permission.

N.B. Items 6, 7 and 8 were heard in conjunction with one another.

6. **Application Number 2009/362**
Enabling works for the proposed post 16 College consisting of: 1) Removal of existing redgra surface to all weather pitch and replacement with synthetic grass pitch with new perimeter fence and installation of new drainage system; 2) Creation of new staff car park on existing tennis courts to replace the shared 40 space car park.

At: Alder Grange Community & Technology College, Calder Road, Rossendale

7. **Application Number 2009/363**
New access road and associated car parking and alterations to Calder Road enabling works prior to the construction of new Post 16 College for 300 learners.

At: Alder Grange Community & Technology College, Calder Road, Rossendale

8. **Application Number 2009/384**
Construction of 4 storey building providing 3,250 sq m floor space for a new Post 16 College, including medical training and nursery provision.

At: Alder Grange Community & Technology College, Calder Road, Rossendale

Application 2009/362

The Principal Planning Officer introduced the application and outlined details of the site, the relevant planning history, and the nature of the current application which was to upgrade the existing all weather pitch to be replaced with synthetic grass and to create a new staff car park to allow for 46 parking spaces on the site of the existing tennis courts.

The Principal Planning Officer outlined the Internal and External consultations that had taken place which included information from the following: RBC Environmental Health, RBC Drainage and LCC Highways. He also informed the committee of the 3 letters from residents as detailed in the report.

Application 2009/363

The Principal Planning Officer introduced the application and outlined details of the site, the relevant planning history, and the nature of the current proposal which was for the construction of a new access road, car parking and alterations to Calder Road.

The Principal Planning Officer informed of the consultation responses from: LCC Highways, LCC Ecology, the Council's Arboricultural Consultant and Natural England. In addition, five letters of representation had been received from residents as detailed in the report.

Application 2009/384

The Principal Planning Officer introduced the application and outlined details of the site, the relevant planning history, and the nature of the current proposal for the erection of the construction of a 4 storey building providing 3250 sq metre floor space for a new post 16 college, including medical training and nursery provision.

The Principal Planning Officer outlined the internal consultation responses from: RBC Forward Planning, Environmental Health, Drainage, Community Safety Officer and Consultant Arboriculturalist. The External Consultations included information from: LCC, Environment Agency, United Utilities and Natural England.

There were 85 letters of objection from residents and a further 5 had been received as detailed in the report and update report.

Since the update report, Rossendale Civic Trust had informed RBC of their objection to the scheme.

The Principal Planning Officer also informed of a change to the recommendation regarding condition 15 and 16 and that there would be a 28 day extension from 13th November 2009 in which to complete a legal agreement, after which delegated authority would be given to the Planning Unit Manager to refuse the application.

Mrs Divine, Mr Norbury and Mr Fox spoke against the application and Miss Tahir, Mr Davis and Mr Hampson spoke in favour for the application. Councillors A Barnes, Crawforth, Graham and County Councillor Winder also spoke on the application.

In determining the applications the Committee discussed the following:

- Methods of transport to and from school for pupils.
- Other Post 16 colleges within Rossendale
- Traffic
- Post 16 students having own transport
- Access only for residents
- School opening times
- Widening of path for cyclists/pedestrians
- Double lighting
- Refuse storage
- Maintenance of footpath
- Link road
- Traffic lights
- Travel Plans
- Section 106 Agreement
- Linking roads between Reeds Holme and Constablee
- Traffic calming
- Greenland Policy
- Restricted access/parking on Pendleton and Wiswell Avenue
- Condition of fence near the cemetery

N.B. At this point of the meeting the Committee voted on whether to continue and it was agreed that the meeting would continue.

In relation to application number 2009/362 a proposal was moved and seconded to approve the application subject to the conditions listed 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 subject to the conditions listed in the report.

In relation to application number 2009/362 a proposal was moved and seconded to approve the application subject to the conditions listed 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 subject to the conditions listed in the report.

In relation to application number 2009/0384 a proposal was moved and seconded that the committee were minded to approve the application subject to the conditions listed in the report and update report and the satisfactory completion of a legal agreement to be completed within 28 days from 13th November 2009. This would be in addition to the following additional conditions:

- Amended wording on conditions 16 and 17.
- Double headed lighting columns on Hurst Lane.
- 9.15am being the earliest start for the Post 16 centre.

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 subject to the conditions listed in the report, update report and the satisfactory completion of a legal agreement to be completed within 28 days from 13th November 2009. This would be in addition to the following additional conditions:

- Amended wording on conditions 16 and 17.
- Double headed lighting columns on Hurst Lane.
- 9.15am being the earliest start for the Post 16 centre.

In addition to the above, the committee requested RBC to discuss with LCC the responsibility of the maintenance of the footpath on Hurst Lane.

Business Items

9. Appeals Update Report

The Planning Unit Manager introduced the report and detailed the twenty three appeals decided since 18th May 2009. Out of the twenty three decided, five were allowed, four were withdrawn and fourteen were dismissed.

71% of the appeals determined went with the Officer's recommendations.

Resolved:

That the report be noted.

The meeting commenced at 6.30pm and concluded at 10.20pm

Signed: _____
(Chair)