

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 14th December 2009

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

**In Attendance:** Stephen Stray, Planning Unit Manager  
Neil Birtles, Principal Planning Officer  
Noel Scanlon, Temporary Legal Officer  
Michelle Hargreaves, Committee Officer

**Also in Attendance:** Councillor Neal

**Also Present:** Approximately 10 members of the public  
2 representatives 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)

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on 9th November 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 2009/439  
Variation of condition 4 on planning permission 2008/0779 relating to hours of business  
At: Fudge Factory**

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 request a variation of condition 4 on planning permission 2008/0779 in relation to hours which would enable the premises to operate 7 days a week from 8am to midnight.

The Principal Planning Officer outlined the there was no objections received. Whitworth Town Council and local residents supported the application.

Officers raised issues in relation to parking and how it would affect the local community, particularly in the evening.

The Principal Planning Officer and the Principal Legal Officer informed the committee of some minor amendments to the wording of the recommendations since the report had been written, these were as follows:

‘Additionally the premises may be open up to midnight on any day for the purposes of manufacturing, this not to preclude reps for companies that may wish to place wholesale orders having access to the premises to see production taking place.’

‘Additionally the premises may be open up to midnight on any Thursday/Friday/ Saturday/Sunday/Bank Holiday for the full range of uses permitted by Planning Permission 2008/779 until 4 January 2011. A written record shall be maintained at the site on any day when this provision is exercised, a record to be taken of the nature of the event, the number of staff and visitors on the premises at the busiest time and the time the last visitor vacates the building. A copy of this record shall be forwarded to the Council on a quarterly basis.’

Mr Edwards spoke in favour of the application and Councillor Neal also spoke on the application.

In determining the application, the committee discussed the following:

- Current work hours and the impact on the business
- Flexibility
- Licence of the premises
- Parking

A proposal was moved and seconded to approve the application as detailed in the report with the variation to the condition allowing the premises to open up to midnight, 7 days a week until 4<sup>th</sup> January 2012.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

The application was approved as detailed in the report with the variation to the condition allowing the premises to open up to midnight, 7 days a week until 4<sup>th</sup> January 2012.

**6. Application Number 2009/509  
Environmental Improvement Schemes (including railings, seating, walls,  
steps & landscaping)  
At: Fern Street/Dale Street**

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 implement the next phase of environmental improvement works at Fern Street/Dale Street, Bacup.

The Principal Planning Officer highlighted the proposed plans for each of the 2 sites: Site 1, land on corner of Dale Street/Fern Street and Site 2, land on the south side of 13 Dale Street.

Members raised concerns in relation to the green area near to the car park on site 1; large vehicles had churned up shrubs. It was confirmed this area could be subject to hard landscaping to match materials proposed elsewhere within the proposal to address the problem raised  
There had been no objections received on the application.

The Chair welcomed Ms Marsden from Groundwork to answer questions from the committee.

In determining the application, the committee discussed the following:

- Vehicles on the green area at the corner of Dale Street
- Trees
- Relocation of litter bin

A proposal was moved and seconded to approve the application as detailed in the report which was to commence environmental improvement schemes to include railings, seating, walls, steps and landscaping with the amended conditions that treatment was included with Site 1 to avoid vehicles chewing up grass and the location of the litter bin to be relocated.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

The application was approved as detailed in the report which was to commence environmental improvements with the amended conditions that treatment was included in site 1 to avoid the grass area being chewed up and the location of the litter bin to be relocated.

**7. Application Number 2009/492  
Installation of 8 m high column topped with  
CCTV camera and radio antenna  
At: Traffic Island, St Mary's Way, Rawtenstall**

The Principal Planning Officer introduced the application and outlined details of the site and the nature of the current application which was to install an 8m high column topped with CCTV camera and radio antenna.

The Principal Planning Officer stated the camera was to increase public safety and reduce crime. The location of the camera was to give a better view of Bacup Road, Rawtenstall.

A proposal was moved and seconded to approve the application as detailed in the report.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

The application was approved with the conditions as detailed in the report.

**8. Application Number 2009/453  
Erection of detached garage with roof terrace above  
At: Roughlee House, Cloughfold**

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 construct a detached triple garage to be sited to the front of the house with the back dug into the rising bank within the garden and the doors set within an existing high wall that faces towards the access track.

The Principal Planning Officer outlined that the main visual change to the property was the balustrades which were 1m high and the garage doors when up close to the building.

There had been 4 objections received from residents situated behind the property and the concerns raised were highlighted in the report.

In determining the application, the committee discussed the following:

- Material of balustrades
- Colour schemes

A proposal was moved and seconded to approve the application as detailed in the report for the erection of a detached garage with a roof terrace above with the amended condition of the material of the garage doors to be dark stained and the balustrades to match the colours of the nearby gates.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

The application was approved for the erection of a detached garage with a roof terrace above subject to the amended condition.

**9. Application Number 2009/373  
Change of use of land to a private gypsy caravan site, including one residential caravan, and associated hardstandings/outbuilding for incidental residential purposes. (Retrospective)  
At: Sunnyside Lodge, Tong Lane, Bacup**

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 change the use of land to a private gypsy caravan site to include one residential caravan and associated hard standings/out building for incidental residential purposes.

There had been a petition of 31 names from 26 properties in favour of the application and no objections received.

In determining the application, the committee discussed the following:

- Extra fencing/walls at the top end
- Number of family members
- Support received
- Maintenance of site

A proposal was moved and seconded to approve the application as detailed in the report with the amended condition to ensure maintenance of satisfactory boundary treatment to site frontages.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

The application was approved subject to the amended condition to ensure maintenance of satisfactory boundary treatment to site frontages.

**10. Application Number 2009/514  
Consultation from Lancashire County Council for new two storey block  
for 6 classrooms, including electrical transformer house with hard and  
soft landscaping  
At: Bacup and Rawtenstall Grammar School**

The Principal Planning Officer introduced the application which was for consultation and outlined details of the site, the relevant planning history, and the nature of the current application which was to erect a 3 storey building containing 6 classrooms and an electrical transformer house.

In determining the recommendation for the application, the committee discussed the following:

- Impact on local residents
- Colour scheme
- Previous planning refusals
- Overlooking windows
- Height of the building
- Limitation of light to residential properties
- Location of transformer house
- Capacity of pupils

A proposal was moved and seconded to object to the application in the report to erect a 3 storey building containing 6 classrooms and an electrical transformer house.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

That Lancashire County Council be informed that Rossendale Borough Council object to the proposals on the basis that: By reason of its size/shape/topography the application site is too constrained to accommodate the proposed classroom building. The bulk/design/facing materials of the classroom building are such that it will detract to an unacceptable extent from the character and appearance of the area and the amenities neighbours could reasonably expect to enjoy in terms of privacy, light, overbearing and outlook. Furthermore, the proposed transformer housing building is of inappropriate siting and will likewise detract to an unacceptable extent from the character and appearance of the area and the amenities neighbours could reasonably expect to enjoy.

**The meeting commenced at 6.30pm and concluded at 7.55pm**

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