

MINUTES OF: DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: Tuesday 22nd November 2005

**PRESENT: Councillor S Pawson (in the Chair);
Councillors Atkinson, Crosta, Entwistle, Lamb,
Robertson, Starkey, P Steen, Swain, Thorne and Young**

**IN ATTENDANCE: Mr B Sheasby Team Manager, Development Control
Mrs E Newsome, Committee Services Manager**

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors L Barnes (P Steen substituting) and D Barnes (Starkey substituting).

2. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

**3. APPLICATION NUMBER 2005/571
RENOVATION OF EXISTING BUILDINGS TO FORM HABITABLE DWELLING
AT: THE BUILDING ATTACHED TO RAVENSHORE FARM COTTAGE,
HELMSHORE**

Councillors Atkinson, Crosta, Entwistle, Pawson, Robertson, Swain and Thorne declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr Priest spoke in favour of the application. Councillor J Pawson invoked her right as Councillor to speak on the application.

A proposal was moved and seconded to approve the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson		✓	
Swain	✓		
Lamb	✓		
Atkinson	✓		
Starkey	✓		
P Steen	✓		
Crosta	✓		
Entwistle	✓		
Robertson	✓		

Thorne	✓		
Young	✓		
TOTALS	10	1	0

Resolved:

That the application be granted for the reasons set out below and subject to the following conditions:

Reasons for Approval

The renovation of this building would not result in an unacceptable development within a greenbelt location. The restoration would not negatively affect the character of the row of buildings and would not look out of place within the locality subject to control. Therefore the proposal is in accordance with all of the relevant development plan policies.

Conditions and Reasons

1. The development shall be begun before the expiration of three years from the date of this permission.

Reason: Required by section 92 of the Town and Country Planning Act 1990

2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order with or without modification) no development shall be carried out on the site within the terms of classes A, B, C, D, E, F, G and H Part 1 of Schedule 2 of that order without the prior consent of the Local Planning Authority

Reason: To enable the Local Planning Authority to control any future development , having regard to local and neighbouring amenities and Policy DC.1 of the Rossendale District Local Plan.

3. The materials and finishes to be used on the external elevations and roof in the proposed renovation shall match the existing building in terms of their type, size, shape, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory appearance to the development and to accord with Policy DC.4 of The Rossendale District Local Plan.

**4. APPLICATION 2005/568
PROPOSED ALTERATIONS TO EXISTING BOUNDARY RETAINING WALL
AT: 39-49 HUD RAKE, HASLINGDEN**

No Councillors had been lobbied on this application

The Team Manager, Development Control clarified the current position in respect of the retaining structure.

A proposal was moved and seconded to approve the application.

A vote was held in respect of the proposal, the results of which were as follows:

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
Starkey	✓		
P Steen	✓		
Crosta	✓		
Entwistle	✓		
Robertson	✓		
Thorne	✓		
Young	✓		
TOTALS	11	0	0

Resolved:

That the application be approved subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission. Reason – Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. All materials to be used in the elevations of the proposed development shall be as stated on the application form and shall not be varied without the prior written permission of the Local Planning Authority. Reason – To ensure that the development will be of satisfactory appearance.
3. A formal highways closure of the land affected shall be sought prior to commencement of development. Reason – in the interests of highway safety.
4. A minimum width of footpath (to traffic face of kerb) of 1.125 metres is to be maintained. Reason – in the interests of pedestrian and highway safety.

(The meeting commenced at 6.30pm and closed at 7.00pm)