

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 2nd March 2010

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

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planner
Stuart Sugarman, Director of Business
Sarah Blackwell, Trainee Solicitor
Michelle Hargreaves, Committee Officer

Also Present: Approximately 12 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

There were no apologies submitted.

2. MINUTES

Resolved:

That the minutes of the meeting held on 8th February 2010 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 2010/0047
Construction of four bedroom detached dwelling with attached double garage.
At: Land at Lambton Gates, Cloughfold, Rawtenstall, Lancashire.**

The Chair advised the committee that the item would be deferred due to a legal issue which needed resolving with the applicant.

**6. Application Number 2009/0526
Construction of 1 detached dwelling.
At: Underbank Farm, Underbank Road, Rising Bridge Road, Accrington.**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to erect a 2-storey detached house measuring 9.4m x 9.25m in area, over a garage; the building would be constructed in stone under a slate roof. The applicant had attempted to overcome the reasons for the previously refused application, which were highlighted in the report. This included the removal of the business use element, the repositioning of the house and submission of further evidence to support the land being defined as previously developed.

Consultations had taken place and no objections had been received from LCC Highways and RBC Environmental Health however 3 objections had been received from neighbours.

The Principal Planner outlined that Condition 1 had been amended and was outlined in the update report.

Mr Hartley spoke in favour of the application.

The Principal Planner confirmed that an email had been received in support of the application.

In determining the application, the committee discussed the following:

- Garage door
- Business use
- Balcony and Balustrades
- Distance between proposed building and other premises.

A proposal was moved and seconded to approve the application subject to amendment of the conditions in the report to preclude the rear-facing garage door.

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 in the report being amended to preclude the rear-facing garage door.

**7. Application Number 2009/0614
Single storey extension to abattoir
At: Rear of 222 Newchurch Road, Stacksteads.**

The Principal Planner 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 triangular shaped single storey extension which would be located on the west side of the building and would extend up to the 2 metre high fence bounding Farholme Lane. The applicant also included raising the roof of the westerly wing by approximately one metre to match that of the proposed extension and the remainder of the buildings.

The Principal Planner stated that the area was mixed with regards to commercial and domestic properties.

No objections had been received from consultation responses.

The Principal Planner stated that there had been 6 individual letters and a petition signed by 65 persons received in objection to the proposal.

In determining the application, the committee discussed the following:

- Existing business at location
- Parking
- External Wall

A proposal was moved and seconded to approve the application. Noting that complaints about the existing business had been forwarded to the Meat Hygiene Service for investigation, Members asked that Committee be informed of its findings.

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.

**8. Application Number 2009/0576
Outline application for the change of use of vacant land to retail/office use.
At: 35 Blackburn Road, Haslingden.**

The Principal Planner introduced the application and outlined details of the site, and the nature of the current application which was to erect a 2-storey detached house which would measure 9.4m by 9.25m for A1 retail use, A2 financial and professional services or B1 office use.

The building would be constructed in stone and slate to match the appearance of the existing terrace. A yard to the rear would provide off road parking and refuse storage.

There had been no objections received at the time the report on the agenda had been prepared however 3 objections had now been received and were highlighted in the update report. Some of the concerns raised were the number of vacant commercial properties already in Haslingden Town Centre, use of the current lane and the increase in noise.

In determining the application, the committee discussed the following:

- Vacant commercial properties within Haslingden Town Centre
- Parking
- Neighbours
- Alternative use for area

A proposal was moved and seconded to defer the application in order for the applicant to hold further discussion with planning officers in respect of the proposals.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be deferred for the applicant to hold further discussion with planning officers in respect of the proposals.

**9. Application Number 2009/0577
Outline application for one dwelling with all matters reserved.
At: Vacant land adjoining 4 Parkinson Street, Haslingden**

The Principal Planner introduced the application and outlined details of the site and the nature of the current application which was to erect a house, with all matters of detail reserved for later consideration.

Consultations had taken place and no objections had been received at the time the report on the agenda had been prepared, however one objection had since been received from a neighbour and was highlighted in the update report. Issues that had been raised included; loss of an open space which was currently used as a children's play area, loss of light to properties 1, 3 and 5 Parkinson Street and an increase in traffic flow to the area.

In determining the application, the committee discussed the following:

- Parking
- Potential Green Area
- Involving residents

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

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

FOR	AGAINST	ABSTENTION
5	1	1

Resolved:

That the application be approved subject to the conditions in the report.

10. Delegation of decisions to the Planning Manager between the 29th March to 1st June 2010.

The Planning Manager introduced the report and outlined the details proposed to request the Development Control Committee to delegate the decision making on such matters to the Planning Manger in consultation with the Chair and Opposition Group Spokespersons, in order to maintain targets for determining planning applications.

A proposal was moved and seconded to delegate the decision making on planning matters as detailed in the report to the Planning Manger in consultation with the Chair and Opposition Group Spokespersons for the period 29th March to the 1st June 2010.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the committee agreed to delegate the decision making as detailed in the report to the Planning Manger in consultation with the Chair and Opposition Group Spokespersons for the period 29th March to the 1st June 2010.

The meeting commenced at 6.35pm and concluded at 7.50pm

Signed: _____
(Chair)