

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 5th July 2010

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

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planner
Sian Roxborough, Assistant Head of Legal
Jenni Cook, Committee Officer

Also Present: Councillors Farrington and Evans and approximately 14 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were submitted on behalf of Councillor Lynda Barnes with Councillor Driver substituting.

2. MINUTES

Resolved:

That the minutes of the meeting held on 1st June 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 2010/238

To extend the time limit by which implementation of Outline Planning Permission 2003/497 (for residential development) must commence.

At: Whinberry View, Bacup Road, Rawtenstall.

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 extend

the time limit by which implementation of Outline Planning Permission 2003/497 (for residential development) must commence. Permission was sought to vary conditions 1 and 4. The Principal Planner confirmed that the Section 106 obligations would remain part of the planning permission. The Update Report was referred to and it was noted that a letter had been received from a resident of Lambton Gates which referred to greenlands, the Rossendale District Local Plan and Housing Policy.

In determining the application the committee discussed the following:

- Concerns regarding the safety of the site, in particular razor wire and the presence of an advertising board.
- Clarification that part of the site is on Greenland.
- Concerns regarding the provision of parking for residents of Co-operation Street.

A proposal was moved and seconded to approve the application in line with the conditions outlined 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 outlined in the Committee Report.

That the Committees concerns regarding the provision of parking for Co-operation Street residents are noted and the presence of an advertising boarding be investigated.

**6. Application Number 2010/269
Erection of a regenerative Thermal Oxidiser Unit, including 16.5m high flue.
At: JB Broadley, Reedsholme Works, Burnley Road, Rawtenstall.**

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 thermal oxidiser unit, including a 16.5m high flue to the building. The unit was designed to burn off solvents produced during the manufacturing process by converting vapour emissions to less harmful nitrous oxides and carbon dioxide. The unit is currently in use at the organisation's Huncoat site and it was intended to move this operation to the Rawtenstall site. The Principal Planner made reference to the Update Report which contained additional objections from resident and Jake Berry MP.

Mr Stewart McGuffie spoke in favour of the application.

In determining the application, the committee discussed the following:

- Creation of approximately 40 jobs in Rossendale.
- Presence of redundant flues on the building.
- Noise pollution concerns.
- Improvements to landscaping and signage at the current site.

A proposal was moved and seconded to approve the application in line with the conditions detailed 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 with the conditions detailed in the report.

**7. Application Number 2010/228
Erection of staff accommodation
At: Fire Station, Queens square, Rawtenstall.**

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 1-story staff accommodation block to facilitate the implementation of a new duty system. The proposed building would enable staff and families to sleep onsite once the new duty system was in operation.

Mr Stuart Roxburgh spoke against the application. Mr Peter O'Brien spoke in favour of the application.

Councillor Evans declared a personal interest on the application by virtue that he was the Lancashire County Council's representative on the Fire Brigade Trust and spoke on the application.

In determining the application, the committee discussed the following:

- Concerns regarding site safety and the presence of children.
- Clarification of the likely times that families and children would be present.
- Consultation and Fire Brigade Union issues.

- Retention of Fire Service response times in the Rossendale area.

A proposal was moved and seconded to approve the application in line with the conditions detailed in the committee 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 as outlined in the committee report.

**8. Application Number 2010/264
Raising roof to form rooms within the roof space.
At: 16 Dalesford, Haslingden.**

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 raise the height of the 1-storey section of the dwelling, in terms of its ridge and gutter height, by 1.2m and to provide 2 rooflights in the front and rear roof planes. The application would add 2 bedrooms with ensuite bathrooms within the roof space.

Mr Sheikh spoke in favour of the application.

In determining the application, the committee discussed the following:

- Clarification that no business would be run from the site.
- Variety of properties in the locality.

A proposal was moved and seconded to approve the application in line with the conditions outlined in the committee 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 approve subject to the conditions as outlined in the committee report.

**9. Application Number 2010/168
Single Storey Side Extension.
At: 617 Burnley Road, Rawtenstall**

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 add a 1-storey extension to the side of the building to provide additional floor space for the restaurant, with a disabled access ramp to the side. A 2.3m high stone wall was proposed to act as a screen between the ramped access/side door into the extension and 7 Parrock Parade. The Principal Planner referred to an additional representation from the resident of 7 Parrock Parade which had been received since publication of the original committee report.

Miss Karen Grindrod spoke against the application.

In determining the application, the committee discussed the following:

- Concerns regarding neighbour amenity.
- Use of access ramp.
- Parking concerns.

A proposal was moved and seconded to refuse the application.

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

FOR	AGAINST	ABSTENTION
4	3	0

Voting on the motion was clarified and the result was as follows:

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

That the application be refused contrary to officers recommendation for the following reason:

The proposed development would cause unacceptable detriment to neighbour amenity, most particularly by reason of enclosure and loss of light to/outlook from the windows of 7 Parrock Parade..

10. APPEALS UPDATE REPORT

The Planning Unit Manager outlined the Appeals Update Report. It was noted that 21 appeals had been received since the last report to the Committee in November 2009. Of these, 17 had been determined, with 6 being allowed and 7 being dismissed. 65% of the appeals had been determined in line with the officers' recommendations. It was noted that copies of the full appeal decisions could be viewed at: www.planningportal.gov.uk/england/public/planning/appeals/search

Resolved:

That the report is noted.

The meeting commenced at 6.30pm and concluded at 8pm

Signed:

(Chair)