

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 2nd August 2010

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

In Attendance: Stephen Stray, Planning Manager
Richard Elliot, Planning Officer
Sarah Blackwell, Legal Advisor
Michelle Hargreaves, Committee and Member Services Officer

Also Present: Approximately 10 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies were submitted.

2. MINUTES

Resolved:

That the minutes of the meeting held on 5th July 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 2010/262
Demolition of existing service station and erection of 3 storey block of 9 apartments and 2 storey terrace of 7 houses.
At: Former Fernlea Service Station, Rochdale Road, Britannia.**

The Planning Manager introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission for the erection of a 3-storey block of 9 apartments and 2-storey terraced block of 7 houses on the site. Each apartment was to possess 2 bedrooms and the

houses were to have 3 bedrooms. The existing access track running through the site was to be improved to serve the apartment block to be erected to its east side and the terrace to be erected to the west of it.

It was outlined to the committee that the application had been accompanied by a number of reports; Land Contamination Report, Transport Assessment, Ecological Survey and a Tree Survey Report.

Consultations had taken place with LCC and RBC; no objections had been received however LCC Highways recommended a Section 106 Obligation to secure provision of a Traffic Regulation Order to restrict waiting time at the South of the site.

The Environment Agency had objected on 2 grounds; flood risk and contaminated land, however through further amended plans the flood risk objection had been withdrawn.

Eight letters had been received in objection to the application along with a petition signed by 24 persons, further to this another letter of objection had been received which was outlined in the update report.

Officers had raised concerns of the material for the development; however these concerns had been revised at the officer's request. Financial contributions had been requested by LCC but in response to this the applicant advised it was not viable for the 100% affordable housing scheme.

The Planning Manager highlighted to the committee that due to the fact the Environment Agency had not withdrawn the objection regarding the contaminated land, it was recommended the committee refused the application on the basis of this objection. A letter from the Environment Agency stating this was circulated at the meeting.

Mr Derek Moran spoke against the item and Mr Paul Carr spoke in favour of the item. A written submission was also read out by the Chair on behalf of Councillor P Steen who was unavailable to attend the meeting.

In determining the application the committee discussed the following:

- Culverts
- Old petrol tanks
- Financial contributions

A proposal was moved and seconded to refuse the application due to the objection regarding contaminated land from the Environment Agency.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be refused due to the objection from the Environment Agency which was highlighted in the report and in the letter also from the Environment Agency circulated at the meeting.

The meeting commenced at 6.30pm and concluded at 7.05pm

Signed:

(Chair)