

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 17th January 2011

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

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planning Officer
Sarah Blackwell, Legal Officer
Michelle Hargreaves, Committee and Member Services Officer

Also Present: Approximately 5 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies had been submitted.

2. MINUTES

Resolved:

That the minutes of the meeting held on 13th December 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 2010/557

To extend the time limit by which implementation of Planning Permission 2006/553 must commence.

At: Anvil Street, Stacksteads, 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 seek variation of Condition 1 of Planning Permission 2006/553.

The site was located to the other side of Newchurch Road (A681) to the premises of Ormerods. Anvil Street was narrow and access was reached from Newchurch Road via Rushton Street, or one of three other short un-made/unadopted accesses.

The eastern half of the site was occupied by commercial buildings, comprising of 2-storey stone buildings on the frontage of Anvil Street. The western half of the site was more open in character. This unkempt area of sloping land was largely hidden from view from Anvil Street by a high stone wall, but contains within it a number of mature trees and bushes.

Properties 121-123 Newchurch Road were occupied by Lea Mill Furnishings, the properties surrounding the site were otherwise in residential use. There were terraced houses to the south and west of the site. The application site does not impinge greatly upon the outlook of the more modern houses to the north (fronting Fernhill Way and Fernhill Park) due to their elevation above the level of Anvil Street by more than 15m.

In relation to the consultation process, no objections had been received from either LCC Highways or from local residents.

A Section 106 agreement had been entered into for application 2006/553 which would be carried through with this application. For each dwelling built, £1000 would be given to Rossendale Borough Council for off site Open Space provision (with up-rating for inflation) and two of the dwellings proposed would be affordable.

The Officers recommendation was for approval subject to Conditions highlighted in the report. If approved, this would increase the time limit until October 2012.

In determining the application the Committee discussed the following:

- Permeable driveways

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

6. Application Number 2010/603

Replacement of timber shop front with UPVC (Retrospective) and 1.25m high flue on rear roof slope

At: 617 Burnley Road, Crawshawbooth, Rossendale

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 seek permission for the replacement of the timber shopfront, for new frames for two windows in the front elevation of the existing side extension and to install a flue on the rear roof plane.

The new shopfront which had been installed was of white UPVC construction but in most other respects replicates the previous shopfront. The new frames for the two windows in the front elevation of the existing side extension are also white UPVC.

The proposed flue would be stainless steel and measure 1.25m high. Set back 2.25m from the roof ridge, it would have a height equal to that of the ridge and 0.5m less than the chimney stack it would be immediately behind.

Consultations had taken place and at the time of the report RBC (Environmental Health) had no objections however since publication, further comments had been received from RBC (Environmental Health) and an amended wording of Condition 3 had been set out in the update report. The Planning Manager also clarified comments made by an Inspector on a previous appeal which was referenced on the update sheet in relation to abandonment.

Five letters of objection had been received against the application and the reasons were highlighted in the report.

The Officer's recommendation was for approval subject to the conditions highlighted in the report.

Mr Roberts spoke against the application and Mr Hancock spoke in favour the application.

In determining the application the committee discussed the following:

- Size of the restaurant area
- Planning permission
- Flue
- Use of the top floor of the building
- Other shop fronts in Crawshawbooth

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
5	2	0

Resolved:

That the application be refused on the grounds of the use of white UVPC and also the impact of the flue on neighbour amenity.

7. Application Number: 2010/628

New Shop Front.

At: 54 Bolton Road North, Stubbins, Edenfield.

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 for a new shopfront that would encompass the existing shopfront area and the blank elevation of the single storey addition. As a result of the proposed works the shop would have a central doorway with an aluminium-framed window to each side, with stall-risers and surround in brick matching that of the rest of the building.

As originally submitted, the application proposed that the door and windows would be fitted with external shutters. At the Officer's request the external shutters had now been deleted. Due to this change Cllr Smith had withdrawn his objection which was highlighted in the update report.

Three objections had been received by local residents these of which were highlighted in the report.

In determining the application the committee discussed the following:

- Brick work
- Wooden Frames/Door
- Opening hours

A proposal was moved and seconded to approve the application.

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 highlighted in the report.

The meeting commenced at 6.30pm and concluded at 7.15pm

Signed:

(Chair)