

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 12TH JULY 2011

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

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

Also Present: Approximately 25 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies had been received.

2. MINUTES

Resolved:

That the minutes of the meeting held on 14th June 2011 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.

It was agreed that the order of the agenda would be changed and item B3 would be taken first followed by item B7 and then B1.

PLANNING APPLICATIONS

5. Application Number: 2011/692 & 2011/15

Demolition of existing buildings and erection of superstore (2,390sq m) and associated service yard, car park, trolley-shelters and landscaping, including the stopping up of Gas Street.

At: Land off Lee Street, 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

permission to:

- Retain the traditional 2-storey office building attached to the Health Centre and the cast-iron gateway. The office building was to be refurbished.
- All other buildings on the site to be demolished (including the Council-owned workshop and industrial units); Conservation Area Consent was sought to demolish those buildings which lie within the Bacup Town Centre Conservation Area.
- Erect a supermarket building with a footprint of 2,020sq m.
- Propose the building be constructed with external walls of reconstructed-stone, with elements of vertical timber cladding, the roofs of the 2 and 2.5-storey building facing Lee Street covered with artificial-slate tiles and the other roofs virtually flat.
- Retain the existing cast-iron gateway fronting Lee Street.
- Landscape at points around the perimeter of the site.

The applicant envisaged that the store would employ 72 full-time staff and 36 part-time.

The main changes from the previous application were highlighted on page 5 of the report.

In relation to the consultation responses, English Heritage had made objections to both the planning and conservation area consent applications, a further letter had been received and was provided at the meeting along with the update report.

LCC (Highways) had raised concerns in relation to access via Lee Street, a representative from LCC (Highways) attended the meeting to clarify issues raised.

Representations had been made and details of these were outlined in the report.

Officers recommendation was for approval, subject to the Conditions and S.106 Obligation requirements as set out in the Update Report. In addition members were shown material samples for consideration and approval. Members considered that a condition be amended requiring the decision to be made between officers and the chair.

Mr Garside spoke against the item and Mr Nolan spoke in favour of the item, Councillor Eaton also spoke on the item.

Mr Thorpe from LCC (Highways) clarified issues raised by the Committee.

In determining the application the Committee discussed the following:

- Working with stakeholders in relation to design
- North Lights on building
- Benefit for residents in Bacup and surrounding areas
- Job opportunities

- Access to site
- Opportunities for local businesses

The Planning Officer clarified issues raised by the Committee.

A proposal was moved and seconded to approve the application, subject to the conditions highlighted in the update report, including the Section 106 agreement.

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

FOR	AGAINST	ABSTENTION
5	2	0

Resolved:

That the application be approved subject to the conditions highlighted in the update report including the Section 106 agreement and a condition to be amended requiring materials to be agreed by officers, in consultation with the chair.

6. Application Number 2011/0171

Extension of the existing facilities and provision of new kitchen, dining room, classrooms and provision of and outdoor/indoor covered area together with conservatory entrance on north elevation.

At: Edenfield C of E School, Market Street, Edenfield.

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 to extend the existing school and provide a new visitor's reception, class room and associated office space on the south elevation, an extended class room on the east elevation by infilling a part of the playground and a new classroom, kitchen and conservatory/entrance porch extension on the north elevation.

The proposal would accommodate more pupils and by 2012 numbers could be increased by 20-25 pupils increasing the capacity from 140 to 175 in the next 5 years.

In a bid to address the highway objection, a number of initiatives had been cited in the travel plan submitted with the application.

LCC (Highways) had originally objected to the proposal however discussions between the School, the Highway Authority and the County Council had led the Highway Authority to withdraw its objection on the basis the travel plan is robustly enforced.

Representations had been made; details of these were outlined in the Officers report.

Officers recommendation was for approval subject to conditions highlighted in the report.

Mr Connolly spoke against the application and Mr Howell spoke in favour of the application and Councillor D Smith spoke on the application.

In determining the application the Committee discussed the following:

- Travel Plan
- Playground space
- Kitchen flue

A proposal was moved and seconded to approve the application, subject to the conditions highlighted in the report with the additional condition to ensure appropriate kitchen ventilation in relation to potential odours had been properly considered.

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 with the additional condition in relation to the ventilation of kitchen odours.

7. Application Number: 2011/0125

Demolition of existing buildings erection of 46 dwellings accessed from Warth Old Road (Outline).

At: Land adjacent to Warth Mill, Bacup Road, Rawtenstall.

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 outline permission for the residential re-development of the site and for the intended access and layout; the matters of scale, appearance and landscaping have been reserved for later consideration. It was proposing the erection of 46 dwellings rather than the 50 referred to in Application 2009/635, but in terms of layout was broadly similar.

Out of the 46 dwellings proposed 9 were to be 2-bed, 23 3-bed and 14 4-bed. All of the existing buildings on the site were to be demolished.

The applicant had submitted a letter indicating that they were willing to enter into a S.106 Obligation to ensure the following:

- Provision of 4 two-bed, 3 three-bed and 2 four-bed properties at 25% below market value.
- Payment to the Council of an open space contribution of £62,836.
- Payment to the Council of a transport contribution of £77,220.
- Sign over to the Council the land required to enable the Irwell Sculpture Trail to continue alongside the river.

Consultations had taken place details of these were outlined in the report.

LCC (Highways) had objected to the proposal due to issues entering and exiting the site as it was shared with HGV's.

Officers recommended refusal on this application.

Mr Howlett spoke against the application and Mr Dearden spoke in favour of the application.

In determining the application the Committee discussed the following:

- Public realm in relation to play spaces
- Cycleway
- Access to site

A proposal was moved and seconded to refuse the application, for the reasons 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 refused for reasons highlighted in the report.

8. Application Number: 2011/0433

To extend the time limit by which implementation of Planning Permission 2002/261 must commence (for erection of 45 dwellings).

At: Land off Eastgate (formerly Spring Mill) Whitworth.

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 approval to amend the decision notice in respect of Application 2010/433 to the date by

which the development must be commenced to again be 6 August 2012, but with the other Conditions varied in order to bind them to the details of the Reserved Matters approval under Application 2009/360 rather than have to apply again for their approval.

No objections had been received.

Officers recommendation was for approval.

In determining the application the Committee discussed the following:

- Reserved matters

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

9. Application Number 2011/0226

Variation of conditions from Planning Permission 2009/0180 to allow revised planting scheme and additional gates to the entrance (Retrospective)

At: Land off Blackburn Road, Haslingden.

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 to remove/vary conditions of a previous permission to reflect what was now on site including additional gating nearer to the carriageway, revised layout of caravan bays, removal of condition regarding drainage and variation of landscaping condition as planting within the site would not be able to establish due to ground conditions.

Consultation responses had been made however no objections had been received.

Mr Nuttall spoke in favour of the item.

In determining the application the Committee discussed the following:

- Average length of caravan and towing vehicle
- Frequency of large HGV at site
- Tree Planting

- Condition of site

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
6	1	0

Resolved:

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

**10. Application Number 2011/0111
Erection of detached dwelling
At: Land to the rear of 16 Dalesford, Haslingden.**

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 one detached dwelling in the rear garden of No.16. The dwelling would be split-level, 2-storeys in height to the south, west and east elevations and 3 storeys in height to the north, making use of the steeply sloping nature of the garden. The proposed house would also have living accommodation within the roof space.

There would be an attached garage to face southwards, with an additional car parking space provided by creating a level platform to the side.

The proposed dwelling would be accessed via a drive formed through the side-garden on the north side of the applicant's house, resulting in removal of 5 of the conifers near the road frontage, although the boundary hedge would remain.

Amended plans had been received details of these are updated in the report.

LCC (Highways) had no objections but requested that the drive was constructed out of a porous material.

LCC (Ecology) stated that a bat survey may be required dependent on the type of trees felled.

Seven objections had been received; details of these objections were highlighted in the report.

Officers recommendation was for approval subject to the conditions highlighted in the report.

Mr Pike spoke in favour of the application.

In determining the application the Committee discussed the following:

- Clarification of storeys
- On site generation
- Solar panels
- Current state of land
- Access to house

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
2	5	0

As a result of this a further proposal was moved and seconded to refuse the application, subject to siting, neighbour amenity, design, and size of the property, highway issues in relation to parking and site access.

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 for reasons of impact on neighbour amenity, siting / size / design of the property, highway issues in relation to parking and site access.

11. Application Number 2011/0129

Installation of 2 lighting columns to be installed in new playground construction (retrospective)

At: Hill Street Play Area, Crawshawbooth, Rossendale.

The Planning Manager introduced the application and outlined details of the site and the nature of the current application which was to seek retrospective permission for the provision of two lighting columns situated on the north and south elevations of the site. The columns were 5.0m in height and are formed from grey steel and the lights are intended to be timer controlled. As part of upgrading the site, new playground equipment, landscaped areas and planting would also be installed. The application arises from concerns relating to anti social behaviour in the area.

Consultations had taken place and LCC (Highways) requested to be consulted in relation to the location of the feeder pillar.

One letter of objection had been received which related to lighting potentially eliciting anti-social behaviour.

Officers recommendation was for approval, subject to the conditions highlighted in the report.

In determining the application the Committee discussed the following:

- Time lights go out
- Area to be lit

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

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

12. Application Number 2011/0170

Environmental improvements, including works to boundary treatments, creation of band stand, resurfacing paths, installation of bat and bird boxes and general plant/flowerbed improvements.

At: Whitworth Memorial Gardens, Market Street, Whitworth

The Principal Planning Officer introduced the application and outlined details of the site and the nature of the current application which was to seek permission for environmental improvements including works to boundary treatments, creation of a band stand, resurfacing of paths, installation of bat & bird boxes and general plant/flowerbed improvements.

Along the boundary with Market Street and extending around the corner of Longacres Lane there would be the erection of steel fencing on the top of the existing stone wall and a new entrance gate. The existing stone pillars at the entrance would be repaired and made safe. A bronze plaque would be attached to each of the entrance pillars.

Trees to the rear of the gardens would be felled under the scheme, but would be replaced by trees and shrub planting.

Consultation had taken place and no objections had been received.

Officers recommendation was for approval subject to conditions outlined in the report.

Ms Marsden spoke in favour of the application.

In determining the application the Committee discussed the following:

- Praise for work done
- Asset to Whitworth

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

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

The meeting commenced at 6.30pm and concluded at 9.15pm

Signed:

(Chair)