

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 11th JANUARY 2012

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
Sian Roxborough, Head of Legal and Democratic
Michelle Hargreaves, Committee and Member Services Officer

Also Present: 16 members of the public
Councillor A Barnes
Councillor Cheetham
Councillor C Lamb
Councillor Marriott
2 members from the Press

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 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.

PLANNING APPLICATIONS

NB. Planning applications B1 and B2 were taken as one item. The voting was taken as two separate items.

5. Application Number: 2011/0570

**Demolition of existing Valley Centre Shopping Precinct, including Astoria Hall.
At: Valley Centre and Astoria Hall, Rawtenstall.**

6. Application Number: 2011/0581

Demolition of existing Valley Centre Shopping Precinct, including Astoria Hall to be replaced with an interim development comprising a public realm and event space.

At: Valley Centre and Astoria Hall, Rawtenstall.

The Principal Planning Officer introduced the applications and outlined details of the site, the relevant planning history and the nature of the current applications which were for:

- Conservation Area Consent for the demolition of the Valley Centre and the walls flanking the WC Block, but not the WC Block itself.
- Planning Permission for demolition of the Valley Centre and the walls flanking the WC Block, but not the WC Block itself. Following demolition of the existing buildings it was intended, as an interim development, to make the site available as a public realm and events space.

Consultations had taken place with English Heritage and LCC (Highways) on both applications. Details of these comments were outlined in the reports.

Rossendale Civic Society had also made comments on both applications.

Over 90 letters had been received, most making reference to the interim proposal in relation to car parking.

The Principal Planning Officer referred to the update report in relation to further comments submitted by the Chamber of Commerce REAL.

In relation to the demolition, the view from English Heritage was that the current buildings did not have any significant heritage interest and would therefore not recommend refusal of the application for conservation area consent.

Concerns had been raised with regard to the frontage on Bank Street, it had been requested that the gap between the buildings not be left open. Officers had looked into this and felt there was scope for more planting trees on the Bank Street elevation which would give more definition to retaining the Street edge of Bank Street and screening views of other modern buildings from Bank Street. This could be dealt with by planning condition.

LCC (Highways) had no objections to either application. Carriageways and footways would need to be closed off on part of Bank Street and Kay Street would need to be temporarily closed to pedestrians. LCC highways wished the Bank Street elevation of the Valley Centre to be demolished early in the programme to ensure that the bus stops there were relocated for the shortest possible time.

In relation to car parking, policy had been considered and it was felt that there would be no need for additional parking due to the removal of the buildings; however the

applicant stated that they would be looking at greater amounts of car parking in the service yard area at the end of James Street which had become surplus to requirement.

Officers recommendation was for approval for both applications subject to conditions highlighted in the both reports.

Ms C Fishwick spoke on the applications, Mr S Jackson, Head of Regeneration-RBC and Mr Pilkington, Secretary of the Rawtenstall Chamber of Commerce spoke in favour of the application. Councillor A Barnes also spoke on the application.

The Planning Manager and Principal Planning Officer clarified points raised by the committee and speakers.

In determining the application the committee discussed the following:

- Other ideas to maintain the line of buildings fronting Bank Street
- Demand for use of an open space for public events
- Welcomed the application and the importance it would be to the Valley
- Bus bays
- Clarification on plans for substation
- Plans for the toilet block

A proposal was moved and seconded to approve the application B1 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 conditions highlighted in the report.

Following this, the committee voted on item B2.

A proposal was moved and seconded to approve the application B2 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 conditions highlighted in the report.

7. Application Number 2011/0557

Raise fence height around South West Corner of multi use games area from 3. to 4.8m.

At: Britannia Playground, off Rochdale Road, Britannia.

The 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 raise the height of the fencing to 4.8 metres around the south western corner of the MUGA, which would respond to the problem of balls going over the existing fencing into the gardens of neighbours, then the children attempting to retrieve them, causing a risk to children and on occasion, damage to properties.

It was noted that the fence would be of the same material as the existing fence.

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

In determining the application the committee discussed the following:

- The top sloping in towards the playground.

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

The meeting commenced at 6.30pm and concluded at 7.20pm

Signed:

(Chair)