

MINUTES OF: DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 10th January 2006

PRESENT: Councillor S Pawson (in the Chair)
Councillors Atkinson, D Barnes, Crosta, Entwistle, Lamb,
Robertson, Thorne and Young

IN ATTENDANCE: B Sheasby, Team Manager, Development Control
N Blackhurst, Planning Officer
S Harrison, Legal Officer
E Newsome, Committee Services Manager

ALSO PRESENT: Councillors Eaton, Farquharson, H Steen and P Steen

1. APOLOGIES AND NOTIFICATION OF SUBSTITUTES

Apologies were received from Councillor L Barnes.

2. MINUTES OF THE LAST MEETING:

Resolved:

That the minutes of the meeting held on 6th December 2005 be agreed as a correct record.

3. DECLARATIONS OF INTEREST:

Councillor D Barnes declared that he had fettered his discretion on applications 2005/704A, 2005/705A, 2005/706A and 2005/707A and that he would therefore not participate in the debate on these applications but would reserve the right to speak as a Councillor on these items.

**4. APPLICATION 2005/588 ERECTION OF 3 BED SPLIT LEVEL HOUS WITH INTEGRAL GARAGE
AT: GARDEN AREA OF 4 LOWER CRIBDEN AVENUE, RAWTENSTALL**

The Team Manager, Development Control requested that this item be deferred in order that the Development Control section be afforded the opportunity to investigate further information relating to an existing planning permission on the site.

A proposal was moved and seconded to defer the application.

Resolved:

That the application be deferred in order to allow sufficient time for additional matters to be investigated and addressed.

5. APPLICATION 2005/602 SUBSTITUTION OF HOUSE TYPES AND ASSOCIATED GARAGES ON PLOTS 62-116 AT: LAND BETWEEN DOUGLAS ROAD AND TONG LANE, BACUP

No Councillors had been lobbied on this application.

The Team Manager, Development Control outlined additional information which had been provided following publication of the report to Committee.

In accordance with the public speaking procedure Mr S Dawson spoke against the application.

Councillor P Steen invoked his right as Councillor to speak on the application

A proposal was moved and seconded to defer consideration of the application.

Resolved:

That consideration of this application be deferred to afford sufficient opportunity for further consultation on the proposed changes to the development.

6. APPLICATION 2005/633 CHANGE OF USE FROM DWELLING TO TRAVEL AGENTS AT: 598 BURNLEY ROAD, CRAWSHAWBOOTH

No Councillors had been lobbied on this application

A proposal was moved and seconded to approve the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
Crosta	✓		
Entwistle	✓		
Robertson	✓		
Thorne	✓		
Young	✓		
TOTALS	10	0	0

Resolved:

That the application be granted subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act

2. Before the commencement of any development, details of any external elevational changes and the number of staff to be employed at the facility shall be submitted and agreed in writing to the Local Planning Authority

Reason: In the interests of visual and residential amenity.

7. APPLICATION 2005/652 ERECTION OF 16 HOUSES WITH ASSOCIATED CAR PARKING, ACCESSED OFF RIVER STREET AT: FORMER ROCKCLIFFE CLUB AND PLAYGROUND, ROCKCLIFFE ROAD, BACUP

No Councillors had been lobbied on this application.

Councillor Eaton spoke in his capacity as an Elected Member.

A proposal was moved and seconded to grant the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
Crosta	✓		
Entwistle	✓		
Robertson	✓		
Thorne	✓		
Young	✓		
TOTALS	10	0	0

Resolved:

That Outline permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before 31 December 2006.
Reason : To ensure the early regeneration of a site which is detrimental to the character and appearance of the area in a manner consistent with the aims and objectives of the emerging Bacup, Stacksteads & Britannia Area Action Plan, and to accord with Section 51 of the Planning and Compulsory Purchase Act 2004 .
2. Prior to the development commencing:
 - a. A contaminated land Phase I report to assess the actual/potential contamination risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority (LPA).

- b. Should the Phase 1 report recommend that a Phase II investigation is required, a Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the LPA
- c. Should the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted to, and approved in writing by, the LPA. The remedial scheme in the approved Remediation Statement shall then be carried out in accordance with approved details. Should remediation be required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by the LPA prior to the first use or occupation of any part of the development hereby approved.

Reason : To ensure the site is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development, to accord with Policy E7 of the adopted Rossendale District Local Plan.

- 3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved Site Plan, or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

- 4. Notwithstanding any indication on the approved plans or application forms, no development shall be commenced until full details of the external materials to be used on the roof and the walls of the development have been submitted to and first approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

- 5. None of the dwellings hereby permitted shall be brought into use until the means of access serving it (including the provision of a footway to River Street to adoptable standard) has been constructed and surfaced in accordance with the plans hereby approved.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policy DC1 of the Rossendale District Local Plan.

- 6. None of the dwellings hereby permitted shall be brought into use until the driveway serving it has been paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway, thus causing a potential source of danger to other road users, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

7. No development shall take place until a scheme of landscaping/boundary treatment has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped, together with details of walls/fences to be erected to bound gardens &/or the site; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

8. All hard-surfaced areas/walls/fences forming part of the approved scheme of landscaping/boundary treatment shall be completed prior to occupation of the dwelling to which they relate/are nearest, unless otherwise agreed in writing with the Local Planning Authority. All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following substantial completion of the building to which they relate/are nearest. Any trees or plants in the approved scheme of landscaping which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

9. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason : To safeguard the amenities of nearby residents, in accordance with the criteria of Policy DC.1 of the adopted Rossendale District Local Plan.

10. The garages hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse to which they relate, including the parking of cars, and shall not be converted to living accommodation garage shall or used for any trade or business purposes.

Reason: In order to maintain adequate off-street parking facilities and

safeguard the residential amenity and character of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan .

8. APPLICATION 2005/678 ERECTION OF 4 DWELLINGS AT: LAND OFF LEE ROAD, BACUP

All Councillors had been lobbied on this application.

In accordance with the public speaking procedure, Mr J Cowpe spoke in favour of the application. Councillor Farquharson spoke in accordance with her right as an Elected Member.

A proposal was moved and seconded to grant the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson		✓	
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
Crosta	✓		
Entwistle	✓		
Robertson		✓	
Thorne		✓	
Young	✓		
TOTALS	7	3	0

Resolved:

That outline permission be granted subject to the following conditions:

That it be a requirement of any subsequent reserved matters application to include the provision of additional parking spaces for use by the current tenants of the existing garage site.

9. APPLICATION 2005/526 AND 2005/569 CONVERSION OF AGRICULTURAL BUILDINGS TO FIVE DWELLINGS AND ASSOCIATED OUTBUILDINGS AT: COCK HALL FARM, OFF WATER STREET, WHITWORTH

No Councillors had been lobbied on this application.

The Team Manager, Development Control outlined additional representations received following publication of the report to Committee.

In accordance with the public speaking procedure Mr Ogden spoke against the application and Mr Drummond-Hay spoke in favour of the application.

A proposal was moved and seconded to defer the application in order to provide further opportunity for consultation on the proposed development.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson		✓	
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes		✓	
Crosta	✓		
Entwistle	✓		
Robertson		✓	
Thorne		✓	
Young	✓		
TOTALS	6	4	0

Resolved:

That consideration of this application be deferred until the next meeting of the Development Control Committee in order to allow further consultation on the proposals.

**APPLICATION 2005/704A
ERECTION OF INTERNAL ILLUMINATED POLE MOUNTED, ELECTRONIC
MEDIA SIGN
AT: LAND ADJACENT TO THE CIVIC HALL, MARKET STREET,
WHITWORTH**

Councillors Pawson, Swain, Lamb, Crosta, Entwistle, Robertson and Thorne declared that they had been lobbied on the application.

In accordance with the public speaking procedure, Mr D Jackson spoke in favour of the application.

Councillor D Barnes, following his retirement from the debate, invoked his right as Councillor to speak on the application.

A proposal was moved and seconded to approve the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
Crosta	✓		
Entwistle	✓		

Robertson	✓		
Thorne	✓		
Young	✓		
TOTALS	9	0	0

Resolved:

That the application be granted subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is required by virtue of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Any advertisements displayed, and any sites used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

**APPLICATION 2005/705A
ERECTION OF INTERNAL ILLUMINATED POLE MOUNTED, ELECTRONIC
MEDIA SIGN
AT: HEALEY CORNER, MARKET STREET, WHITWORTH**

Councillors Pawson, Swain, Lamb, Crosta, Entwistle, Robertson and Thorne declared that they had been lobbied on the application.

In accordance with the public speaking procedure, Mr D Jackson spoke in favour of the application.

Councillor D Barnes, following his retirement from the debate, invoked his right as Councillor to speak on the application.

A proposal was moved and seconded to approve the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
Crosta	✓		
Entwistle	✓		
Robertson	✓		
Thorne	✓		
Young	✓		
TOTALS	9	0	0

Resolved:

That the application be granted subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is required by virtue of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Any advertisements displayed, and any sites used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

APPLICATION 2005/706A

ERECTION OF INTERNAL ILLUMINATED POLE MOUNTED, ELECTRONIC MEDIA SIGN

AT: LAND NEAR SHORE SERVICE STATION, MARKET STREET, WHITWORTH

Councillors Pawson, Swain, Lamb, Crosta, Entwistle, Robertson and Thorne declared that they had been lobbied on the application.

In accordance with the public speaking procedure, Mr D Jackson spoke in favour of the application.

Councillor D Barnes, following his retirement from the debate, invoked his right as Councillor to speak on the application.

A proposal was moved and seconded to approve the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
Crosta	✓		
Entwistle	✓		
Robertson	✓		
Thorne	✓		
Young	✓		
TOTALS	9	0	0

Resolved:

That the application be granted subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is required by virtue of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Any advertisements displayed, and any sites used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992

**APPLICATION 2005/707A ERECTION OF INTERNAL ILLUMINATED POLE MOUNTED, ELECTRONIC MEDIA SIGN
AT: 100 METRES SOUTH OF GROVE TERRACE, MARKET STREET,
WHITWORTH**

Councillors Pawson, Swain, Lamb, Crosta, Entwistle, Robertson and Thorne declared that they had been lobbied on the application.

In accordance with the public speaking procedure, Mr D Jackson spoke in favour of the application.

Councillor D Barnes, following his retirement from the debate, invoked his right as Councillor to speak on the application.

A proposal was moved and seconded to approve the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
Crosta	✓		
Entwistle	✓		
Robertson	✓		
Thorne	✓		
Young	✓		
TOTALS	9	0	0

Resolved:

That the application be granted subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is required by virtue of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Any advertisements displayed, and any sites used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992
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The Meeting commenced at 6.30pm and closed at 8.55pm