

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 17th April 2012

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

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planning Officer
Sian Roxborough, Head of Legal and Democratic Services
Michelle Hargreaves, Committee and Member Services Officer

Also Present: 14 members of the public
1 member from the Press
Councillor Cheetham
Councillor Driver
Councillor Lamb
Councillor D Smith

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies of absence were submitted on behalf of Councillor Graham (Councillor Eaton sub).

2. MINUTES

Resolved:

That the minutes of the meeting held on 20th March 2012 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT ITEMS

The Chair had agreed to take an urgent item which is minuted at point 5. This item was agreed to be taken as an urgent item as after publication of the agenda the Applicant had agreed to make a planning contribution of £147,000 towards addressing outstanding issues on this application. Furthermore, the Applicant advised that the agreement they had with Great Places Housing Association necessitated that work on construction of 25 units commenced on-site by the first week in May 2012 which would be prior to the next meeting of Committee. The item would be taken as item A4 on the agenda.

PLANNING APPLICATIONS

5. Application Number: 2011/0637

Erection of 82 houses, including new access roads from Rockcliffe Road and Grafton Villas.

At: Land off Rockcliffe Road/ Grafton Villas, Bacup.

The Principal Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the application which was to seek permission to erect 82 houses, which would comprise of: 13 2-bedroomed units, 61 of 3-bedrooms and 8 of 4-bedrooms. There was to be one detached dwelling, the rest were to be provided as semi-detached properties or in short terraces of 3 to 5 dwellings.

The proposed scheme was different from those previously submitted and approved in its access arrangements. Whilst previous schemes had proposed that all the new houses be served off Rockcliffe Road via River Street/Bold Street/Grafton Villas/Anderson Close, the current layout proposed a loop-road that also enables houses to be served off a newly-constructed road that connects directly to Rockcliffe Road at the north-eastern corner of the site. This new road would descend at quite a steep gradient from Rockcliffe Road. It would initially require construction of a retaining wall to its north side to support it, this retaining wall then extending on a NE-SW axis across the end of a short cul-de-sac to be formed off Anderson Close before running to the rear of other houses being proposed. Another retaining wall was proposed towards the side of the river. Nevertheless gradients elsewhere across the site mean that some of the dwellings to be provided on the site were to be split-level.

It was noted that 25 of the 3- bedroomed houses were to be taken by Great Places Housing Group as social rented housing which equated to 30% of the total number of units. The applicant also indicated that these dwellings would be first in the construction phase. The scheme would also retain the public footpath which crosses the site in its existing alignment.

[There was no objection in principle as the site was located in the urban boundary, there had been previous planning permission for this site up until 3rd April 2012. Although some issues relating to contamination and ground stability needed to be addressed, RBC (Environmental Health) and the Environment Agency were satisfied with the application subject to a condition to be attached to require further investigation and risk assessment and remediation accordingly. LCC (Highways) had no concern about the layout of the proposal.

The applicant had proposed a mixture of house types, one, two and 3 storey buildings. These would have stone clad fronts which were considered to be appropriate. Additional details would be needed such as landscaping which would be done after finalising the scheme of remediation/ground stabilisation, conditions had been proposed to address these matters.

There was no issue with regards to neighbour amenity, previous proposals had received objections in relation to traffic. The applicant had found ways to address this issue with the new access road. This would be the only means of access to the site for construction traffic.

Traffic calming measures would be put in place. The scheme proposed adequate off street parking.

Subject to the completion of a legal agreement to ensure delivery of 25 of the units as affordable housing, it was deemed appropriate to recommend that Planning Permission be granted and payment to the Council of £147,000 for the purposes of addressing outstanding issues in the application.

Mr Smith spoke in favour of the application and Councillor Driver spoke on the item.

In determining the application the committee discussed the following:

- Confirm shared surface area with LCC
- Ownership of North East of the site and any futures plans
- Whether the houses were designed to lifetime standard
- Turning circle at the top of Rockcliffe Road being unsuitable
- Potential of reducing the gradient of new road coming off Rockcliffe Road
- Gritting [DELETE : route] of roads to be requested
- Weight restriction of River Street
- Money to be put aside for cycleway
- Potential 20mph speed limits to be adopted

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

A proposal was moved and seconded to approve the application subject to the legal agreement and conditions listed in the committee report, with a special request for some of the fund to be spent on a cycleway.

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That the applications be approved subject to the legal agreement and conditions highlighted in the report, with a special request for some of the fund to be spent on a cycleway.

6. Application Number 2012/0125

Erection of commercial unit for the repair and servicing of caravans and leisure vehicles.

At: Land off Blackburn Road, 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 to seek permission for the construction of a building to be sited in the south western corner of the site to be used for the servicing/repair of caravans and leisure vehicles. The information in support of the application had been amended/added to. The applicant now stated that the caravans and leisure vehicles not normally kept at the site which their owners wish to service/ repair at the proposed facility would first have to have been booked-in. Consequently, there was no longer concern that caravans/vehicles associated with this facility would be left out on the highway or outside the entrance gates.

The building would measure 12m x 12m with a ridge height of 5m. The building would have 3 roller shutter doors and internally would allow for 3 caravans to be worked on at one time.

In accordance with the National Planning Policy Framework, a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, however there were some exceptions to this which were highlighted in the report. The application did not conform with any of the exceptions and therefore constituted 'inappropriate development' in the Green Belt.

Officers recommendation was for refusal for reasons highlighted in the report.

Mr Nuttall spoke in favour of the application and Councillor D Smith also spoke on the application.

In determining the application the committee discussed the following:

- Clarification construction would be done by local people
- Where nearest facility was for maintenance and repairs
- Brownfield/ Greenfield sites
- Concerns that business would go elsewhere if facility was not available in Rossendale
- Other locations within the borough to have business
- Employment opportunities and economic development

A proposal was moved and seconded to approve the application, against the officers recommendation for the reasons of economic development within Rossendale.

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

FOR	AGAINST	ABSTENTION
3	4	0

Resolved:

That the application be refused as per the officers recommendation for reasons highlighted in the report.

**7. Application Number 2012/0126
Single storey rear extension.
At: 21 Highfield Road, Edenfield**

The Principal Planning Officer introduced the application and outlined details of the site, relevant planning history and the nature of the current application which was to seek permission for a single storey extension to project along the party-boundary with No 19, a further 2.4m than their own and the neighbours existing one storey extension.

It would have a width of 3.3m, with a flat roof topped by a domed rooflight. The walls would be constructed in brick to match the existing. That wall facing No 19 would be blank, with a window in the rear elevation and patio window in the side elevation facing towards No.21a Highfield Road, at a distance of 7m from the party-boundary.

One objection had been received, further details on this were outlined in the report.

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

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

**8. Application Number 2012/0020
Erection of detached dwelling.
At: Garden of 110 Bury Road, Edenfield, BL0 0ET**

The Planning Manager introduced the application and outlined details of the site,

relevant planning history and the nature of the current application which was to seek planning permission for a four bedroomed detached dwelling, four storey's in height but due to the levels, appearing single storey from Bury Road. The parking to the property would be from Bury Road with the third storey appearing as garage and entrance. A new access would be created from Bury Road and an increased area of hardstanding would be provided to allow for turning. This would require the construction of retaining walls and new stone boundary walls. Viewed from the rear the dwelling would have a modern appearance with significant areas of glazing and a patio and balcony area. As part of the scheme, 2 trees within the existing garden would be removed. The footprint of the house would be within the Urban Boundary and there would be no extension of the existing garden curtilage.

LCC Highways had no objection to the proposal but requested a section 106 agreement along with other requirements outlined in the report.

In relation to consultation responses, 3 objections had been received. Some of the concerns included, closeness of construction to the blind bend, loss of views and drains.

In relation to housing policy, the NPPF had been considered alongside the proposal and deemed it appropriate.

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

Ms Rowland spoke in favour of the application.

In determining the application the committee discussed the following:

- Structural engineering report conducted
- Concerns of vehicles unloading on blind bend

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

- 9. Application Number 2012/0073
Change of use of part of car park Village Pine to car washing facility
(retrospective).
At: Village Pine, Newchurch Road, Stacksteads.**

The Principal Planning Officer introduced the application and outlined details of the site, relevant planning history and the nature of the current application which was to seek retrospective permission for the same scheme as 2011/0381 with the following alterations:

- A total of 9 car parking spaces for Village Pine (4 at the entrance to the building and 5 along the western boundary)
- A total of 5 spaces for the washing and valeting business (located towards the eastern end of the site/exit to Newchurch Road)

In relation to consultation responses, LCC (Highways) objected to the application, details of the concerns were outlined in the report. The Environment Agency had no objections to the proposal but recommended that any planning approval included a condition relating to scheme for the disposal of trade effluent.

Officers expressed concerns with regards to highway safety and vehicles entering and exiting the site.

Officers recommendation was for refusal for reasons highlighted in the report.

Mr Spencer spoke against the application and Mr Hartley spoke in favour of the application.

In determining the application the committee discussed the following:

- Number of jobs the application would create
- Benefit of car wash for Village Pine
- Length of time car wash operating for already
- Potential highway safety issues
- Location of drain

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

A proposal was moved and seconded to approve the application to include the condition in relation to drainage, contrary to the officers recommendation.

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 along with the condition in relation to drainage, contrary to the officers recommendation.

**10. Application Number 2012/0117
Conversion of stables to dwelling including single storey extension and alteration levels.
At: Stables, Hud Hey Road, Rising Bridge, Haslingden**

The Principal Planning Officer introduced the application and outlined details of the site, relevant planning history and the nature of the current application which was to seek permission to convert/extend the stables building to form a dwelling. Due to the steeply rising land levels the extension proposed to the rear would require significant excavation of the banking and would also result in loss of part of the hedge line and encroachment into the field beyond by approximately 52m².

There had been no objection from LCC (Highways) to the application but conditions had been requested and there had been 1 letter received in support. It was also noted the application did not accord with the Council's SPD.

Officers recommendation was for refusal for the reasons highlighted in the report.

Mr Hartley spoke in favour of the application.

In determining the application the committee discussed the following:

- Number of people that looked at property website
- What criteria meant it was sustainable
- Extension size compared to original building
- Building in use at the moment
- Length of time suitable to have property on the market

The Principal Planning Officer clarified issues raised by the committee.

A proposal was moved and seconded to approve the application, contrary to the officers recommendation, with the additional request that the left hand wall be reduced in height.

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

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

That the application be approved contrary to the officers recommendation, with the additional request that the left hand wall be reduced in height.

11. National Planning Policy Framework

The Planning Manager outlined the purpose of the report which was to inform members

that the Government Planning Policy had been revised.

On 27th March 2012 the Government published its National Planning Policy Framework (NPPF) to replace all existing Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). Its aim was to strengthen local decision making and reinforce the importance of up-to-date plans.

The Planning Manager outlined the policy areas that would be covered and stated that further training would be done after the election when the membership of the Committee had been decided.

Resolved:

That the report be noted.

The meeting commenced at 6.30pm and concluded at 9.00pm

Signed:

(Chair)