

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 11th December 2012

Present: Councillor Robertson (in the Chair)
Councillors, Ashworth, Eaton, Kenyon, Morris, Oakes and Roberts

In Attendance: Stephen Stray, Planning Manager
Rebecca Taylor, Planning Officer
Sarah Doherty, Assistant Solicitor
Jenni Cook, Committee Officer

Also Present: 4 members of the public
1 member of the press

The Chair noted that Item B1 – 2012/0341 – Rossendale United Football Club, Dark Lane, Rawstenstall had been withdrawn and removed from the agenda.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies for absence were submitted; all committee members were present.

2. MINUTES

Resolved:

That the minutes of the meeting held on 20th November 2012 be signed by the Chair and agreed as a correct record, subject to the following amendment:-

Page 4 – Committee Discussion on Application 2012/0162 – Rossendale Hospital:-

Concerns were raised that no drawings of the traffic light re-arrangements at Union Road and Haslingden Road had been provided. Concerns were also raised that the drawings that had been provided for the overall scheme had not dealt sufficiently with the impact on the green belt land.

3. DECLARATIONS OF INTEREST

No declarations of interest were made.

4. URGENT ITEMS

There were no urgent items.

PLANNING APPLICATIONS

5. Application Number 2012/0461

Erection of 3 holiday lets and alterations to stables building and parking area

At: the Pit Yard, Dean Lane, Water

The Planning Officer introduced the application, outlined details of the site and the relevant planning history, and the reasons for it being brought before the Development Control Committee, being that it had received 3 or more objections.

The application was for the erection of 3 holiday lets with alterations to the stables building and parking area and was a re-submission of a previous scheme, which now omitted the site manager's accommodation. The application differed from a previously submitted but then withdrawn scheme in that a site manager's dwelling had been removed from the revised scheme.

The Planning Officer stated that the application was considered acceptable in principle and that the concerns previously raised by LCC Highways with regard to parking and manoeuvring spaces had been addressed. With regard to contaminated land issues, it was confirmed that the conditions attached to the scheme for identification and remediation were sufficient. Conditions had also been attached which restricted the hours of construction in order to facilitate neighbour amenity.

The Planning Officer read out a letter which had been received from Councillor MacNae supporting the scheme.

Officers' recommendation was for approval with the conditions outlined in the Committee report.

Mr Stephen Anderson spoke in favour of the application.

In determining the application the committee discussed the following:

- It was noted that the drawings provided showed an overlap between the gutter boarding and the arches on the buildings. Mr Anderson agreed that this is something which could be rectified. Concerns were raised regarding the impact on traffic on Dean Lane and the possibility of requesting double yellow lines was raised. It was noted that the parking spaces inside the site were 'over large', that provision for turning inside the site had been made and that the gates to the site were set a car's length from the roadside.
- Further discussion took place regarding the provision of the parking scheme and it was noted that LCC Highways were satisfied with the provision.
- Concerns were expressed as to whether double yellow lines would be required and whether they would be enforceable.

The Planning Manager clarified issues raised by the committee and stated that Members must consider whether requiring double yellow lines and attaching a TRO/Section 106 agreement

would pass a 'necessary and reasonable test' which he felt it would not given the level of parking provision in the scheme and that parking on the road would block it due to its narrowness and therefore any parking on the road could be enforced by other regulatory means and whether the lines themselves were enforceable. The Planning Manager also noted members' concerns regarding the gutter boarding and archway on the drawings and this matter would be rectified.

The Officers recommendation to approve the application subject to conditions was moved and seconded.

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 outlined in the committee report and that Members' comments regarding the overlap of the gutter boarding and archway to the buildings be noted and addressed.

The meeting commenced at 6.30pm and concluded at 6.55pm

Signed:

(Chair)