

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 15th January 2013

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

In Attendance: Stephen Stray, Planning Manager
Richard Elliott, Planning Officer
Lorna McShane, Legal and Democratic Services Manager
Michelle Hargreaves, Committee and Member Services Officer

Also Present: 25 members of the public
2 members of the press
Councillor Aldred
Councillor Serridge
Councillor De Souza

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies had been submitted

2. MINUTES

Resolved:

That the minutes of the meeting held on 11th December 2012 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Declarations of interest were made on behalf of Councillor Ashworth on item B3 as her daughter owned a property on Union Street which over looked the proposed application and also Councillor Roberts on item B4 as his daughter attended the school.

4. URGENT ITEMS

There were no urgent items.

PLANNING APPLICATIONS

5. Application Number 2012/0385

Erection of 30 houses.

At: Land adj New Line/ Deansgreave Road Bacup.

The Planning Manager 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. The application had previously been to committee in November 2012, the application was deferred in order for further consultation in relation to access and design amendments.

The new proposal differs as access to the site would now be opposite 250 New Line rather than opposite 260/262/264 New Line. It also continued to propose demolition of 137/139 New Line and the erection of 30 dwellings. As requested by LCC (Highways) the latest layout also showed pedestrian/ cycle links from the site to Deansgreave Road and New Line.

It was now intended that the houses, and any associated detached garages, be constructed with grey tiled roofs and external walls of artificial stone. The original submitted scheme proposed that the houses be brick-faced, except for two that were to have a render finish.

With regard to consultation, Consultees had not raised objections subject to conditions being attached to the consent.

In relation to notification responses, 17 residents had submitted objections to the scheme in the first round of consultation. No comments had been received as a result of the re-consultation on the amended Site Layout / amended facing materials.

A Section 106 obligation was requested to secure payment of £6,500 to fund a Traffic Regulation Order in the vicinity of the site and to relocate the bus stop/provision of a bus shelter.

Officers recommendation was for approval subject to the Section 106 along with the conditions outlined in the report.

In determining the application the committee discussed the following:

- Most of the concerns raised at the committee meeting in November had been dealt with
- Site had been empty for years, the new development would improve area

The Officers recommendation was moved and seconded.

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 Section 106 agreement along with the conditions outlined in the report.

6. Application Number 2012/0566

Change of use of business premises to school for emotional behavioural difficult children.

At: The Garage, Mercedes House, Market Street, Shawforth, OL12 8HN.

The Planning Manager introduced the application, outlined details of the site and planning history and the current application which proposed to seek permission for the change of use of The Garage Mercedes House from an Office Building to a school for emotional behavioural difficult children placed in care and education by the Local Authorities.

There would be no external alterations to the building and internally there would be minor room layout alterations to accommodate the new use. The site would be made secure by fencing to the rear perimeter. The property would be occupied by approximately 20 students between the ages of 11-17.

Documentation in support of the proposal indicated there would be 16 full-time staff including a head teacher, support teaching, qualified support care staff as some examples. Following querying from the case officer in relation to the impact on employee number of the removal of the residential element from the original submitted scheme, the number had been revised to approximately 10 full time employees. The applicant had also clarified that the school would be open from approximately 8am till 5pm and 8am till 6pm on open evenings, with the children being present in a similar time frame to mainstream schools which would be approximately 9am to 3.15pm.

In support of the application the agent had submitted an Ofsted Report, a supporting statement and also letters from local schools/organisations supporting the concept.

With regard to consultation responses LCC (Highways) had no objection to the application along with RBC (Environmental Health) however a request was made for consideration regarding potential noise issues. RBC (Housing) had no objection with the revised application.

Four objections had been received from neighbours, details of these were outlined in the report. Whitworth Town Council also objected to the application.

The agent had stated that the children would not be allowed off site unsupervised and the school would not be used for children with drug/ alcohol abuse difficulties.

The Planning Manager referred to the update report to clarify how the pupils would arrive to and from school.

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

Mr Sanderson spoke against the application and Mr Coup spoke in favour of the application. Councillors Aldred, Serridge and De Souza also spoke on the application.

In determining the application the committee discussed the following:

- Eating arrangement for the pupils
- External doors being locked
- Potential for pupils to wander into the yard area
- Number of new posts the school would create
- Whether the size of outdoor play area being adequate for children's needs
- Fire evacuation meeting points
- Other establishments of this type in similar locations
- Access to toilets within the building
- Potential for intensification of the use
- Clarification of plan layout
- Sufficient for cars to manoeuvre
- Not appropriate location for this type of school
- Safety concerns for children
- Location of fire escape onto car park

The Planning Manager clarified issues raised by the committee.

A proposal was moved and seconded to refuse the application, contrary to the officers recommendation due to concerns in respect of the mixed use of businesses on site, access onto the site and how the proposal would function on this site.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be refused due to the mixed use of businesses on site, access onto the site and design and how the proposal would function on this site.

7. Application Number 2012/0544

Erection of 3 dwellings.

At: Hurst Platt, Waingate Road, Rawtenstall BB4 8TA.

The 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 for the same scheme entailing the construction of 3 detached dwellings to be located on the easterly side of the site.

Six objections had been received details of these were outlined in the report. It was noted that an additional objection had also been received on the day of committee.

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

Ms O'Driscoll spoke against the application and Mr Hartley spoke in favour of the application.

In determining the application the committee discussed the following:

- Clarification of land area
- Garden room
- Size of back gardens
- Time scale of development
- Road not being up to adoptable standard
- Refuse storage and emptying of refuse containers

The Planning Manager clarified issues raised by the committee.

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

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That decision on the application be approved subject to the conditions outlined in the report.

8. Application Number 2012/0580

Erection of 2/3 storey extension including removal of 4 temporary buildings.

At: Bacup and Rawtenstall Grammar School, Waterfoot.

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 replace two temporary classrooms and to provide a purpose built eight classroom unit.

The unit would be an extension to the Clarke building and it would project no further than the existing temporary classroom on this area of land. The front and east side elevation would be constructed in reconstituted stonework with dressed head and cills to the fenestration. That part of the extension facing to the west would be more modern in appearance, with large areas of glazing and grey panel cladding with a blue stone plinth.

No objections had been received for the application

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

Mr Porteous spoke in favour of the application.

In determining the application the committee discussed the following:

- Design of proposed building
- Use of the proposed building
- Concerns of Wolfenden Green being used for access
- Encourage facility
- Concerns of construction work on Glen Road
- Hours of construction work

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

9. Application Number 2012/0488

Variation of Condition 5 of Planning Permission 2009/0546 to extend opening hours.

At: 8 Bury Road, Rawtenstall, BB4 6AA.

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 vary Condition 5 of Planning Permission 2009/546 to extend the opening hours of the hot food takeaway from 11:00 to 22:30 Sunday to Thursday; 11:00 to 23:00 Saturdays; and 12:00 to 22:00 Sundays and Bank Holidays.

The variation sought would enable the premises to open to the public between 11:00 and 00:00 Sunday to Thursday and 11:00 on Fridays and Saturdays to 01:00 the following day.

RBC (Environmental Health) objected to the proposed hours and raised concerns regarding the effect it could have on occupiers of neighbouring residential properties due to noise from pedestrian traffic.

With regard to notification responses, five neighbour objections had been received details of these were outlined in the report. The Planning Manager stated that another letter of objection had been received on the day of committee however no details of address had been given.

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

In determining the application the committee discussed the following:

- Problem with rubbish
- Request that bins are placed outside venue

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

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

FOR	AGAINST	ABSTENTION
5	1	1

Resolved:

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

10. Wind turbine – Mapping of Proposals.

The Planning Manager outlined the purpose of the report which was to provide elected members with a mapping update on turbine proposals within Rossendale and its borders.

Due to the frequency in the number of applications for wind turbine proposals coming before the committee, members had requested a map of wind turbine proposals already previously received by the Council so that new proposals could be considered in that context.

Appended to the report were details of all current wind turbine applications including other renewable energy sources. A map was also attached which outlined the current approved wind turbines in and around the valley. The map was to be used to cross reference with appendix 2 which outlined what turbines were sited outside of the valley.

Upon hearing the report, the committee discussed the following:

- Why inclusion of solar panels in database
- Numbers of turbines outstanding
- Summary of figures e.g. number approved turbines, number still in the planning process

Resolved:

That the report be noted and for the Planning Manager to provide a breakdown of the number of turbines permitted, refused, at appeal etc.

The meeting commenced at 6.30pm and concluded at 8.20pm

Signed:

(Chair)