

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 10<sup>th</sup> December 2013

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

**In Attendance:** Stephen Stray, Planning Manager  
Neil Birtles, Principal Planning Officer  
Clare Birtwistle, Legal Services Manager  
Michelle Hargreaves, Committee and Member Services Officer

**Also Present:** 18 members of the public  
1 member of press  
Councillor Barnes and Lamb

**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies have been submitted on behalf of Councillor Fletcher (Councillor Kenyon sub).

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on 12<sup>th</sup> November, 2013 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

Councillor Ashworth declared an interest on agenda item B3, as a close family member had a property within the vicinity of the application. Councillor Ashworth stated she would step down as Chair and would leave the room prior to the application being determined.

**4. URGENT ITEMS**

There were no urgent items.

**PLANNING APPLICATIONS**

**5. Application Number 2013/0510**

**Demolition, making good the footprint of the building & its surrounds with reclaimed asphalt plantings & planters and aesthetic improvements to rear of town hall.**

**At: Town Hall Annex, Lord Street, Rawtenstall.**

The Principal Planning Officer introduced the application, the relevant planning history and outlined details of the site and the reasons for it being brought before the Development Control Committee. The applicant advised that following a review of accommodation for its office staff the One Stop Shop

building ceased to be occupied in August 2013. It was noted that the outdated construction was leading to spiralling maintenance costs and the building had already been advertised for 6 months without success. Concerns had now been raised in relation to vandalism due to its vacancy and worsening condition.

Permission was sought to:

- demolish the building, together with the wall that extends from it up to the old Town Hall
- remove the portacabin and bike stands
- cover the area exposed by the removal of the building and mish-mash of surrounding surfaces with a new surface of road-planings and place upon it a series of planters
- improve the appearance of the rear elevation of the old Town Hall by : a) removal of the protruding entrance/canopy; b) removal of a redundant flue, fire escape, air-conditioning units & cables/pipes; c) repair of damaged brickwork, woodwork & rainwater goods; & d) re-painting of the entire elevation.

The Principal Planning Officer stated that in relation to consultation responses, English Heritage had not wished to comment on this application but maintained its view and supports the demolition of the Valley Centre. LCC (Archaeology) and LCC (Highways) had no objection to the application. It was noted that there had been no objection from neighbours of the site.

With regard to assessment, the application accords to Policy 11 of the Core Strategy and details of this policy were highlighted in the report. It was also noted that Policy 12 referred to regeneration of the town centre and adjacent buildings as being of strategic importance.

Officers considered the removal of the One Stop Shop building would not cause harm to the character and appearance of the conservation area or cause harm to the setting of any listed building. As part of the application, works would also be done to improve the visual appearance of the rear elevation of the Old Town Hall which included the removal of the protruding entrance/canopy, a redundant aluminium flue, fire escape, air-conditioning units & cables/pipes, together with the repair of damaged brickwork, woodwork & rainwater goods and re-painting of this elevation.

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

Mr Entwistle spoke against the application and Mr Jackson spoke in favour of the application.

In determining the application, the committee discussed the following:

- Removal of the fire escape at rear of the town hall
- Proposed site being used for car parking
- Whether reclaimed asphalt would be loose
- Reason fire escape was being removed

- Potential of using the ‘wrap’ designs instead of painting the old town hall
- Access to car park at rear of annex and if this would be closed off
- Safety of public

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

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:-

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

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

**6. Application Number 2013/0461**

**Allotments, with associated communal allotment building, hardstanding for 7 cars, site access improvement, pond, fencing and landscaping.**

**At: Land west of A682 at Loveclough, & south –west of municipal recreation ground.**

The Planning Manager introduced the application, outlined details of the site, the relevant planning history and the reasons for it being brought before the Development Control Committee.

Permission was sought for allotments with an associated communal allotment building with storage, composting toilet together with hard standing for 7 cars, fencing, landscaping, site access improvement and creation of pond. In between the plots were tracks and paths to be surfaced with bark chippings over a stone base. It was noted there would be 31 allotments in total.

A wider track splits the site also proposed to be covered by wood chip over stone. This would allow for vehicular drop off. The track would be gated at either end and bounded by 2m high post and mesh panel fencing.

In relation to consultation responses, the scheme accords with the forward plan, and RBC (Environmental Health) had no objection to the application along with LCC (Highways), LCC (Ecology) and Lancashire Badger Group.

With regard to assessment, the Planning Manager stated that the use of agricultural land for allotments was not a use that technically required planning permission; however, it was considered that the associated works did require planning permission. In relation to visual amenity, pre-

discussions had taken place with the applicant and it had been agreed to revise the scheme to minimise the land to be hard-surfaced to give access to the plots and to provide car parking. Details had also been submitted in respect of the ancillary structures and it was considered these were appropriate in conjunction with the use of the land for allotments.

The Planning Manager clarified that drainage issues would be dealt with by condition and this was outlined within the report. In relation to access and parking, LCC (Highways) had no objection in principle, whilst it was noted that the application proposed 7 spaces and LCC highways had requested 10 spaces, there were no highway standards in respect of the proposed use and the site was well situated in relation to a well-used public transport corridor.

One objection had been received from an adjoining land owner, details of this were outlined within the report.

Officers recommendation was to approve the application, subject to the conditions outlined within the report.

Mr Nugent spoke in favour of the application and Councillor Barnes also spoke on the application.

In determining the application the committee discussed the following:

- Parking on Burnley Road and if this would cause obstruction exiting the site
- Concerns in relation to access and land ownership
- Great news for Rossendale, encouraged healthy eating and community involvement

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

**NB. Councillor Ashworth left the room in order for agenda item B3 to be determined. Councillor Roberts chaired the following item.**

- 7. Application Number 2013/0470  
Construction of 8 split level houses.  
At: Hurst Platt, Waingate Road, Rawtenstall.**

The Principal Planning Officer introduced the application, outlined details of the site, the relevant

planning history and the current application. Outline Permission was sought for four pairs of semi detached properties on an east – west axis at the foot of the sloping land. Permission was being sought now for access, layout, scale and appearance, with only landscaping reserved for later consideration.

Access, like previous permissions would be from Green Street and it was proposed that the new road to front the dwellings would be constructed to adoptable standard.

The houses would be split level, three storeys when viewed from the front and two storeys to the rear. There would be garages at ground floor and a yard to the rear with a lawned garden beyond. A concrete retaining wall was proposed to run along the rear of all the properties of up to 4m in height. The houses would be constructed in artificial stone under a tile roof.

In relation to consultation responses, LCC (Highways) had not made comment at the time the report was written, however comments had since be received and these were outlined in the update report. It had been requested that the road extending from the junction of Green Street and Holmes Street needs to be provided to an adoptable standard, including street-lighting and a turning-head at its eastern end of sufficient size to enable a refuse wagon to turn.

With regard to notification responses, 10 objections had been received; further details of these objections were highlighted within the report.

The Principal Planning Officer stated that within principle the site was within a sustainable location and located within the urban boundary. With regard to visual amenity, the site could be viewed from Newchurch Road but would be broken up by Hurst Platt and other properties to the east.

Officers recommendation was to approve the application subject to the conditions outlined in the report which included the amendment to condition 3 to reflect the new drawings received along with the additional condition stated within the update 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:

- LCC (Highways) and road concerns
- Reason for extra dwellings compared to previous permission granted
- Lack of planning reasons to validate a refusal
- Traffic concerns exiting Green Street
- Properties would have off street parking
- Lack of eco-friendly attributes to application

The Principal Planning Officer clarified issues raised by the committee.

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

Voting took place on the original proposal to approve the application:

FOR	AGAINST	ABSTENTION
5	0	1

**Resolved:**

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

**NB. Councillor Ashworth returned to the meeting and Chaired the remaining item.**

**8. Application Number 2013/0491**

**Installation of wind turbine (17.3m high to blade tip)**

**At: Thorn House Farm, Pinch Clough Road, Whitewell Bottom.**

The Principal Planning Officer introduced the application, outlined details of the site, the relevant planning history and the current application. The applicant sought permission for a 10Kw wind turbine on a 12m high monopole mast. The turbine would have a maximum height of 17.3m to blade tip from ground level. It would be a 3-bladed machine with blades 4.8m long fixed to a small nacelle giving a total blade diameter of only 9.6m.

It would be sited 66m from the Mary Townley Loop Bridleway to the east, which runs immediately past the farmhouse frontage. The turbine would be approximately 225m to the west of Lower Slack Farm and proposes tree planting in between. It would also be approximately 190m from Salisbury House to the north.

The Principal Planning Officer outlined the planning history of this site and clarified that the proposed turbine was smaller than submitted in previous applications.

One objection had been received at the time of the report and details of their concerns were outlined within the report. It was noted in the update report that a further 3 objections had been received.

With regard to visual amenity, the Inspectors concern in previous applications was based on the height of turbine. The current application had indicated the size of the turbine had been reduced to 17.3m which would have a lesser impact than previous designs.

The Principal Planning Officer had indicated that there would be no shadow flicker, noise or visual intrusion as there would be some screening that would restrict direct views of the turbine for Lower Slack Farm.

Officers recommendation was to approve application subject to the conditions outlined in the report.

Mr Bailey spoke in favour of the application and a submission was read out on behalf of Councillor Pilling by the Chair.

In determining the application the committee discussed the following:

- Distance turbine would be located from footpath 167

- If the electricity created by the turbine would be used solely for domestic use
- Compromises made by applicant within the application

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

Voting took place on the original proposal to approve the application:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	0	1

**Resolved:**

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

**The meeting commenced at 6.30pm and concluded at 8.00pm**

**Signed:**

**(Chair)**