

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 2nd September, 2014

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

In Attendance: Neil Birtles, Planning Officer
Richard Elliott, Planning Officer
Richard Bingham, Legal Officer
Michelle Hargreaves, Committee and Member Services Officer

Also Present: 12 members of the public
1 member of press
Councillor Neal

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies have been submitted.

2. MINUTES

Resolved:

That the minutes of the meeting held on 22nd July 2014 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Procter declared an interest on item B1 as she was a member on the Greenvale Homes Board.

4. URGENT ITEMS

There were no urgent items.

NB. The Chair noted that agenda item B1, Application Number 2014/0341, Former Garage Court to rear of The Parade, Broadway, Haslingden would be withdrawn from the agenda.

PLANNING APPLICATIONS

5. Application Number 2014/0078

Demolition of existing buildings and residential redevelopment, including new access from Market Street.

At: Sunnyside Mill, & Sunnyside Works, Market Street, Whitworth.

The Planning Officer introduced the application, outlined details of the site, site history and the reason for it being brought to the Development Control Committee.

The Planning Officer noted that a previous report had been taken to the committee meeting in March 2014, application number 2012/0588, which sought outline permission for residential re-development of a site just over 1.45ha comprising of land occupied by Sunnyside Mill/Sunnyside Works and to the land to the rear of formerly occupied by Albert Mill.

The current application related to part of the site of application 2012/0588, occupied by Sunnyside Mill/Sunnyside Works.

Outline Permission was sought, together with Means of Access & Layout; the matters of Scale / Appearance / Landscaping are reserved for later consideration.

The accompanying Design & Access Statement and drawings/illustrations, the proposed development was as follows:

- Demolition of the existing buildings.
- Erection of a building, on piled-foundations, appearing 3-storey as viewed from Market Street and 4-storey as viewed from the rear. It would accommodate 12 2-bedroomed flats over 3 floors, with undercroft parking accessed from the rear.
- Construction of an access road to the north side of the proposed building, which would slope down from Market Street from a point opposite Coppice Drive and then run to the rear of the building to give access to 7 undercroft parking spaces and a car park on the south side of the building (a total of 19 spaces being proposed).

In relation to consultation responses, LCC (Highways) had no objection to the proposal subject to a Traffic Regulation Order (TRO) along with a contribution for additional bus stops to be provided in both directions on Market Street directly outside the proposed development.

Comments had been received from Whitworth Town Council. From the six town councillors that commented, all agreed that the application was the best result to eliminate the last major eyesore on Market Street, Whitworth.

It was noted that comments had been received from local residents and these were outlined within the report.

The Planning Officers stated that the proposed development was on previously developed land and located near a quality bus route, the application was acceptable in principle. It was noted that there were still ground contamination issues to address and, in relation to flood risk, the development was outside the flood risk zone.

In relation to housing policy, Policy 4 indicated that affordable housing should be provided at a rate of 20% of units on brownfield sites for which 15 or more units were proposed. Twelve units were proposed by this application, but it formed part of a larger site.

With regard to visual amenity, the site was currently in a poor appearance. The application proposed a form and scale of development that would not be unduly prominent or intrusive as viewed from beyond the site's boundaries.

It was noted LCC (Highways) were satisfied in relation to parking and access.

The Planning Officer noted the Planning Contributions required and these were detailed within the report

Officers recommendation was for approval, subject to a Section 106 agreement and the conditions outlined within the report.

Councillor Neal spoke on the application.

In determining the application, the committee discussed the following:

- What the TRO would be used for
- Cost of a pelican crossing
- LCC making the access road an adoptable road
- Width of road leading into apartments
- Scheme would remove eyesore

The Planning Officer responded to the matters of clarification raised by the committee.

A proposal was moved and seconded to approve the application in accordance with the officers recommendation, subject to a Section 106 agreement along with 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 a Section 106 agreement along with the conditions outlined within the report.

6. Application Number 2014/0285

Removal of Condition 4 of Planning Permission 2010/0618 (not more than 40 dogs to be kept on premises at anytime)

At: Willows Wags and Whiskers, Willows Farm, Goodshaw Lane, Crawshawbooth

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

The Planning Officer stated that the business had been allowed on appeal in 2010.

The current application sought to remove condition four of planning permission 2010/0618 which currently limited the number of dogs that could be housed at any one time to 40.

The applicant had requested removal of this condition as the kennels were of a size that could accommodate 2 dogs. It was expected that the maximum number of dogs at peak times would be about 60. It was noted that only dogs from the same family would be kennelled together.

Objections had been received from neighbours and these were detailed within the report.

No objections had been received from RBC (Environmental Health) or LCC (Highways). It was noted that there were no reported complaints to the council's Environmental Health section in relation to the existing kennels in the last 3 years.

Officers' recommendation was for approval.

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

In determining the application, the committee discussed the following:

- Following the audio of an example of the noise nuisance, clarification was asked in relation to the time of day and location of the recording
- If the objectors had approached the applicant to discuss noise issues
- Storage of dog waste
- Whether noise levels would increase with more dogs on site
- Other dog kennels within the borough
- Option of noise being monitored prior to planning permission
- If planning permission was granted, applicant would still need to vary their current license which was a separate matter
- No noise complaints had been received by Environmental Health in the last 3 years
- Option of deferral
- Request Environmental Health to conduct a noise level test in order to have a bench mark if there were to be future noise complaints

A proposal was moved and seconded to support the officer's recommendation as outlined in the committee report. The committee also requested that RBC (Environmental Health) be contacted to request a noise level test to be conducted in order to establish a base level.

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

FOR	AGAINST	ABSTENTION
5	0	2

Resolved:

That the application be approved as outlined in the report.

7. Application Number 2014/0296

First floor extension to the north east side of the existing main facilities building to form cafe and club room, installation of ski tows to the slopes, extension of nursery slope and alterations to existing access and parking.

At: Ski Rossendale, Haslingden Old Road, Rawtenstall

The Planning Officer introduced the application, outlined details of the site and the reasons for it being brought before the Development Control Committee, being that the application was on council owned land.

Permission was sought to modernise the existing facilities including the main facilities building being extended to its north east side by introducing a first floor extension under a mono-pitched roof to form a cafe and club room. The extension would also extend the building northwards to the rear by approximately 9m such that there would be some excavation of the land and removal of approximately 12 self-seeded trees to this area. A retaining wall to its rear would be constructed to a height of approximately 2.5m.

Further details were outlined within the report.

One objection had been received in relation to design, noise and loss of trees. It was also noted that a further comment had been received regarding the footpaths around the site.

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

In determining the application, the committee discussed the following:

- Typo on page 5 of the report
- Clarification that land owners and applicant had/would be contacted in relation to footpaths around the site and views from them
- Positive, Ski Slope been a success, put Rossendale on the map

The Planning Officer responded to the matters of clarification 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:-

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application approved, subject to the conditions outlined within the report.

The meeting commenced at 6.30pm and concluded at 7.30pm

Signed:

(Chair)