

The deadline for receipt of late representations is 5.00pm on Thursday 11th December 2014 to allow Elected Members to fully consider representations. You also have the option of speaking at the Committee. To register to speak at the Committee contact the Committee Officer before 12 noon on the day of the meeting.
You can now submit your planning application on line at www.planningportal.gov.uk

PLEASE NOTE THAT THIS MEETING WILL BE CONDUCTED IN 2 SECTIONS

Section A will commence at 5.00pm with access to the Chamber from 4.30pm for items B1 – B4. The Committee will take a short break between 6.10pm – 6.30pm.

Section B will commence at 6.30pm with any remaining business from Section A followed by items B5 - B8.

Meeting of: DEVELOPMENT CONTROL COMMITTEE

Time: 5.00pm **Date** 16th December, 2014

Venue: Council Chamber, The Business Centre, Futures Park, Bacup, OL13 0BB



Supported by: Michelle Hargreaves, Committee and Member Services Officer, Tel: 01706 252423 or email michellehargreaves@rossendalebc.gov.uk

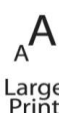
The Council Chamber is located on the 464 bus route (Lee Mill bus stop). The 464 bus runs between Accrington and Rochdale, calling at stops in Haslingden, Rawtenstall, Waterfoot, Bacup and Whitworth.

DEVELOPMENT CONTROL MEETING SECTION A

ITEM		Lead Member/Contact Officer
A.	BUSINESS MATTERS	
A1.	Apologies for Absence	
A2.	To approve and sign as a correct record the Minutes of the meeting held on 11 th November, 2014	
A3.	Declarations of Interest <i>Members are advised to contact the Monitoring Officer in advance of the meeting to seek advice on interest issues if necessary.</i> Members are requested to indicate at this stage, any items on the agenda in which they intend to declare an interest. Members are reminded that, in accordance with the Local Government Act 2000 and the Council's Code of Conduct, they must declare the nature of any personal interest and, if the interest is prejudicial, withdraw from the meeting during consideration of the item.	Michelle Hargreaves, Committee and Member Services Officer: (01706) 252423 Email: michellehargreaves@rossendalebc.gov.uk
A4.	Urgent Items of Business To note any items which the Chair has agreed to add to the Agenda on the grounds of urgency	

The agenda and reports are also available for inspection at the Council's One Stop Shop, Futures Park, Bacup. Other formats are available on request. Tel 01706 217777 or contact Rossendale Borough Council, Futures Park, Bacup, OL13 0BB

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B.	PLANNING APPLICATIONS	
B1.	Application Number: 2014/0475 Erection of 1 no. garage. At: Garage Plot, Rear of 21 Whittle Street, Rawtenstall, Rossendale, BB4 8SB.	James Dalglish, Enforcement Officer (Planning Lead), Tel: 01706 238643, Email: jamesdalglish@rossendalebc.gov.uk
B2.	Application Number: 2014/0397 Change of use from Retail to Hot Food Takeaway, including Bin Storage Area to rear and Extract Flue on rear roof-plane. At: 17 St James Street Bacup OL13 9NJ.	Neil Birtles, Planning Officer, Tel: 01706 238645, Email: neilbirtles@rossendalebc.gov.uk
B3.	Application Number: 2014/0420 Erection of one detached dwelling house. At: Clovermount, Earnshaw Road, Bacup, OL13 9BP.	Lauren Ashworth, Planning Officer, Tel: 01706 238637, Email: laurenashworth@rossendalebc.gov.uk
B4.	Application Number: 2014/0425 Proposed construction of single detached two bedroom bungalow. At: Land at Northern End of Hollin Way, to rear of nos. 19-21 Billington Ave, Rawtenstall, Rossendale, BB4 8TF	James Dalglish, Enforcement Officer (Planning Lead), Tel: 01706 238643, Email: jamesdalglish@rossendalebc.gov.uk

DEVELOPMENT CONTROL MEETING SECTION B
This section of the meeting will commence at 6.30pm
Members of the public can access the Chamber from 6.10pm

B.	PLANNING APPLICATIONS	
B5.	Application Number: 2014/0334 Erection of stone building to provide 19 no. rooms for short stay / overnight accommodation, and associated car parking and landscaping At: The Fisherman's Retreat, Riding Head Lane, Bury, BL0 0HH.	Richard Elliott, Planning Officer, Tel: 01706 238639, Email: richardelliott@rossendalebc.gov.uk
B6.	Application Number: 2014/0355 Demolition of all buildings, erection of 29 dwellings & associated works, including provision of off-street parking facilities to rear of 1-27 Wheatholme Street. At: Site of Whinberry View Home For The Elderly and 166 Bacup Road, Rawtenstall BB4 7PA.	Neil Birtles, Planning Officer, Tel: 01706 238645, Email: neilbirtles@rossendalebc.gov.uk

<p>B7.</p>	<p>Application Number: 2014/0310 Erection of 26 detached dwellings with access from Yarraville Street (Outline).</p> <p>At: Land At Lower Carr Farm, To The Rear Of Hardman Avenue and Adjacent Yarraville Street, Rawtenstall</p>	<p>Richard Elliott, Planning Officer, Tel: 01706 238639, Email: richardelliott@rossendalebc.gov.uk</p>
<p>B8.</p>	<p>Application Number: 2014/0384 Variation of Conditions 3, 4 and 20 (varied to widen the range of goods) that can be sold from the Retail Park. Conditions 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 and 22 to be removed. Conditions 3, 4 and 20 (to be replaced with a single condition that permits 1162 sq.m gross of the floorspace to sell all Class A1 goods and ancillary uses and 5026 to sell all Class A1 goods except food and ancillary uses) from Planning Approval 2007/0030.</p> <p>At Three Vacant Units, New Hall Hey Road, Rawtenstall, BB4 6HR</p>	<p>Stephen Stray, Planning Manager, Tel: 01706 252420, Email: stephenstray@rossendalebc.gov.uk</p>



Helen Lockwood
Chief Executive

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