

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 11th November, 2014

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

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

Also Present: 6 members of the public
0 member of press
Councillor Lamb and Councillor Haworth

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies have been submitted.

2. MINUTES

Resolved:

That the minutes of the meeting held on 7th October, 2014 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT ITEMS

There were no urgent items.

PLANNING APPLICATIONS

5. Application Number 2014/0401

Erection of 4 houses.

At: Land at 112 Booth Road, Stacksteads, Bacup, Lancashire, OL13 0TA

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, being that the application had received 3 or more objections.

Although the recent permission granted for erection of a house towards the SE corner of the rear garden remained valid, permission was now sought to erect a line of four houses each with its rear elevation to face the southern boundary of the applicants property, to be served by a drive which

was an extension of the existing access to the west side of the house.

In relation to consultation responses, no objections had been received from LCC (Highways), RBC(Drainage) or United Utilities.

With regards to notification responses, a number of comments had been received from immediate neighbours and details of these were outlined within the report. The Planning Officer noted that since publication of the report a petition of 30 signatures had been submitted against the proposal.

The site was located within the Urban Boundary and was reasonably accessible by means of travel other than car. It was noted that Policy 1 and 3 of the Core Strategy was supportive of housing development in Stacksteads. The Planning Officer stated that the application was entirely within the curtilage of the applicant's dwelling and the existing house would still have the facility to park 4 cars off the main highway.

In relation to visual amenity, it was clarified that there would be little changed by the proposal. The Highway Authority had requested the entrance be widened to allow 2 cars to pass when entering and exiting the site.

The Planning Officer noted that there would be a number of trees and shrubs that would be removed from within the site; however no trees would be removed along the party boundaries.

With regard to neighbour amenity, it was noted that there would not be significant detriment to neighbours by this proposal. The Planning Officer stated that there was no reason the ground would require remediation. The Council's Drainage Officer raised no objection to the proposal, however the developer would need to be aware of a culverted-watercourse that crosses the SW corner the site and following this, a recommendation to provide satisfactory drainage requirements was recommended.

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

Ms Barnes spoke against the application.

In determining the application, the committee discussed the following:

- Number of accidents on Booth Road and if these were just statistics recorded by the Police. These did not consider other un-reported accidents
- Busy road
- Two schools located on Booth Road
- Concerns relating to access in to and out of the site
- Number of trees to be removed
- Traffic movements, concern traffic building up as the road bends at the access point
- Potential refuse containers to be located at site entrance on bin day, causing congestion
- Potential congestion with delivery/refuse vehicles etc.
- If two cars could pass the full length of the drive
- Detriment to character of the property
- Whether a bat survey was required

- Concern relating to flood risk issues

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

A proposal was moved and seconded to refuse the application contrary to the officers' recommendation due to over-development of the site and highway safety.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be refused as the proposal would result in over-development of the site, to the detriment of the character and appearance of the site and the local area, and would significantly increase the volume of traffic moving through an access to Booth Road at a point where its curvature, changes of levels and the speed of vehicles is such that it will endanger highway safety.

6. Application Number 2014/0431

Installation of a composting toilet.

At: Allotment Gardens, Free Lane, Helmshore, Rossendale

The Planning Manager introduced the application, outlined details of the site and the reasons for it being brought before the Development Control Committee, being that this was Council-owned land.

Permission was sought for the siting of a composting toilet on the land, to enable toilet facilities for allotment society members and community groups. The toilet would be sited at the western edge of the plot (involving the removal of two trees from the site) – this location had been selected to facilitate disabled access from the main path running through the allotment gardens.

The toilet was suitable for reduced mobility users and did not require connection to sewerage or electricity networks.

In relation to consultation response, RBC (Environmental Health) had no objection to the application and with regard to notification responses, no objections had been received.

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

A proposal was moved and seconded to support the officer's recommendation 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.

The meeting commenced at 6.30pm and concluded at 7.15pm

Signed:

(Chair)