

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 29th January, 2015

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

In Attendance: Stephen Stray, Planning Manager
Richard Bingham, Legal Services Officer
Michelle Hargreaves, Committee and Member Services Officer

Also Present: 8 members of the public
There was no member of press
Councillor Lamb

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies had been submitted on behalf of Councillor Morris (Councillor Cheetham sub).

2. MINUTES

Resolved:

That the minutes of the meeting held on 16th December, 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 2014/0437

Erection of 15 no. detached dwellings, including formation of an access from Burnley Road and landscaping.

At: Land opposite 1019 Burnley Road, Loveclough.

The Planning Manager introduced the application, outlined details of the site, site history and the reason for it being brought to the Development Control Committee, being that it was a major application and had received 3 or more objections.

The Planning Manager noted that the previous planning history for this application was outlined at the beginning of the report.

The applicant sought planning permission for the construction of 15 detached dwellings in stone and slate.

In addition to the amendments as described in section 2 of the report, there was also a slight internal modification to the layout within the site and house type 4A on Plot 15 would now have its attached garage to its rear and facing west.

In relation to planning contributions, the applicant had agreed that four of the houses would be affordable, £20,490 to meet the requirements of the Council's Open Space and Play Provision SPD, £60,148 for five primary school spaces and £1,500 towards bin provision for the dwellings.

The applicant had also proposed to construct a pelican crossing to the north of the residential site access. Following comments from LCC highways, revised details had been agreed with LCC highways as referenced in the update report. It was noted that the applicant believed the land should not be considered Greenfield due to its past historic use as a coal staithe. A supporting planning statement was provided with the application and details of this was outlined within the report.

With regard to consultation, LCC(Highways) did not object to the proposal and this information was provided within the update report.

In relation to notification responses, 196 letters of objection had been received at the time of the report being completed, since then, further letters of objection had been received, totalling to 203.

The Planning Manager informed the committee that there had been no policy change since refusal of the previous application and the applicant's supporting statements had not been altered in any significant way to further advance the case for the development.

It was noted that the application did not accord with the Council's housing policy.

Officers' recommendation was for refusal, for the reasons outlined within the report.

Mr Hemsall spoke against the application and Mr Howieson spoke in favour of the application.

In determining the application, the committee discussed the following:

- Reason applicant had not taken previous refused applications to appeal
- Clarification in relation to Greenvale Homes mentioned in the applicant's statement
- Clarification with regard to the proposed land being greenfield/brownfield
- The Core Strategy position

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

A proposal was moved and seconded to refuse the application for the reasons outlined within the report.

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

FOR	AGAINST	ABSTENTION
6	0	1

Resolved:

That the application be refused for the reasons outlined within the report.

6. Application Number 2014/0503

Unilluminated sign V-Shaped post mounted entrance sign (Retrospective).

At: Belmont School, Haslingden Road, Rawtenstall.

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 three or more objections had been received.

The applicant sought consent to regularise the un-illuminated V-shaped post-mounted entrance sign recently erected, which comprised of 2 boards, combining red lettering on a white background and white lettering on a green background.

In relation to consultation responses, LCC (Highways) had no objection to the proposal. With regard to notification responses, three objections had been received. Further information on these were detailed within the report.

Officers' recommendation was for approval.

In determining the application, the committee discussed the following:

- Design of sign
- Disproportionate in size
- Clear, easy to locate school
- Clarification in relation to sign size given comments by an objector
- More subtle than previous sign

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

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.

7. Planning Appeals Update

The Planning Manager outlined the report which advised members on the scale of appeal activity and

decisions from the Planning Inspectorate since the writing of the previous report to 7th October Development Control committee. At the time of the report being written there were 5 appeals lodged and awaiting decisions, 2 of which had been carried forward from previous update reports, details of these were outlined within the report.

It was noted that since the last update, 2 appeals had been determined by the Planning Inspectorate. Of the appeals, both had been dismissed.

The committee discussed the following in relation to the update:

- Length determination time for windturbine at Land off Wallsclough

Resolved:

That the report was noted.

8. Enforcement Update Report

The Planning Manager outlined the report which updated members on current planning enforcement action from 1st October to 31st December, 2014. It was noted that number of ongoing complaints being dealt with was 194. The Planning Manager informed the committee that 62 had been closed and there were 43 new complaints received.

During the period, 3 new enforcement notices had been issued which were detailed at Appendix A of the report.

It was noted that no appeal decisions were taken in Q3.

Resolved

That the report was noted.

The meeting commenced at 6.30pm and concluded at 7.10pm

Signed:

(Chair)