

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 19<sup>th</sup> JANUARY, 2016**

**Present:** Councillor Oakes (in the Chair)  
Councillors, Fletcher, Kempson, Haworth, Morris, Procter and Robertson

**In Attendance:** Stephen Stray, Planning Manager  
Lauren Ashworth, Principal Planning Officer  
Richard Bingham, Legal Officer  
Abigail Wrench, Trainee Solicitor  
Michelle Hargreaves, Committee and Member Services Officer

**Also Present:** 4 members of the public  
0 member of press  
Councillors A Barnes, Lamb and Serridge (all in part).

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

Apologies were received on behalf of Councillor Eaton (Councillor Haworth sub)

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on 8<sup>th</sup> December, 2015 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**

The Chair noted that the Planning Officers would be outlining the main points of the application and any relevant additional information. She noted that the Committee were given copies of all reports and plans in advance of the meeting and had had adequate time to read the same.

**5. Application Number 2015/0427**

**Extension of existing building which involves expansion of existing curtilage and other works including engineering operations and landscaping.**

**At: Kenross Containers Ltd, Goodshawfold Road, Loveclough, Rossendale, BB4 8QW.**

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

planning history and the reason for it being brought to the Development Control Committee, being that it had raised significant local concern over vehicle deliveries and also a petition had been received.

The applicant sought planning permission for the construction of a steel portal framed extension to an existing industrial unit of Kenross Containers Ltd complex. The purpose of the extension would be to accommodate a new piece of equipment, used in the manufacture of corrugated cardboard.

In order to create space to construct the extension, the existing embankment would be excavated into the existing open field and a new gabion basket retaining wall would be constructed.

Members' attention was drawn to the Update Report which noted that there would now be four trees with TPO's to be removed, not three as previously indicated. The applicant had since submitted a revised plan to outline these details and subsequently, condition 8 had been reworded to reflect this amended plan. The Council would look to vary the existing TPO to include the four new trees using the procedures set out in the Town and Country Planning (Tree Preservation) Regulations.

With regard to consultation responses, no objections had been received, LCC (Highways) had requested a condition for a wheel wash for construction traffic.

In relation to notification responses, four objections had been received along with a petition in objection to the proposal containing 19 signatures. Details of these were included within the report.

One of the main concerns was the number of articulated vehicles travelling down Goodshawfold Road. The Principal Planning Officer noted that the development would result in a net decrease in deliveries to the site; further details were outlined within the officer's report. It was also confirmed that previous implemented planning approvals were subject to conditions limiting the timings of vehicular movements within, to and from the site. It was also clarified that these conditions had not been breached and would also apply to the proposed extension.

The Officer's recommendation was to approve the application, subject to the conditions outlined within the report along with the amended condition 8 as detailed within the update report.

Mr Edmondson spoke in favour of the application.

In determining the application, the committee discussed the following:

- Proposed development would have minor impact for residents
- Great to see progression of business
- It was confirmed that the net HGV movement would be reduced if the development was approved
- Colour of the proposed building to match the existing

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

A proposal was moved and seconded to approve the application in accordance with the officer's

recommendation subject to the conditions outlined within the report along with the amended condition 8 as detailed within the update 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 within the report along with the amended condition 8 as detailed within the update report.

**6. Application Number 2015/0108**

**Detached Dwelling.**

**At: 16 Dalesford, Haslingden, BB4 6QH.**

The Planning Manager introduced the application, outlined details of the site, the relevant planning history and the reason for it being brought to the Development Control Committee, being that three or more objections had been received.

The applicant proposed to erect a part 2 storey/part 3 storey detached 5 bed house within the back garden adjacent to the rear and side boundaries. The dwelling house would be built on the steepest part of the applicant's plot. Due to the difference in levels across the site the building would appear as a 2 storey property from the front and a 3 storey property from the rear.

The Planning Manager informed the committee that a table had been included within the report to compare the current proposal with the previous schemes.

The application was located within the urban boundary and no objection had been received from LCC (Highways), United Utilities had requested that the drainage should be on a separate system.

With regard to notification responses, six letters of objection had been received and details of these were outlined within the report.

In relation to residential and visual amenity, the proposed dwelling was acceptable with regards to space and was not considered it would be an over development of the plot. There were no objections raised with access or parking.

Reference was made in relation to the land stability, it was noted that planning permission should be subject to a condition ensuring any potential risks were identified and addressed prior to the commencement of development having regard to government guidance in the latest national planning practice guidance.

The Officer's recommendation was for approval, subject to the conditions outlined within the report.

In determining the application, the committee discussed the following:

- Plans of previous developments for comparison in relation to size
- Existing trees and if these would be retained
- If the existing trees had TPO's. It was clarified they did not.
- Amendment of wording to condition 8 and 10
- Hardstanding - would this include the drive and this being constructed of a porous material

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

A proposal was moved and seconded to approve the application in accordance with the officer's recommendation subject to the conditions outlined within the report including the amendment of conditions 8 and 10 as follows:

8. No development shall take place until an investigation of the site has been undertaken to ascertain whether the site is affected by slope instability. The investigation shall be undertaken in accordance with a brief which shall first be submitted to and approved in writing by the Local Planning Authority. The results of the investigation shall be provided to and approved in writing by the Local Planning Authority and shall include a scheme for any necessary remedial measures and drainage provision. No development shall take place until the Local Planning Authority has approved a scheme for remedial measures. The approved remedial measures shall be implemented in full and written evidence to confirm the completion of the work provided to the Local Planning Authority before the dwelling is *constructed*.

10. The vehicular hard standing, *including the driveway*, ~~be~~ shown on the approved drawing, titled 'Proposed Site Plan and Sections', nazir 28-12-15-B, received 4 January, shall be constructed and surfaced with a bound porous material and remain ungated.

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 along with the amended wording of conditions 8 and 10 as above.

**7. Application Number 2015/0441**

**Erection of 2 bay wooden stable block for domestic use only.  
At: Kilnfield Farm, Park Road, Helmshore, BB4 4AR**

The Principal Planning Officer introduced the application, outlined details of the site, the relevant planning history and the reason for it being brought to the Development Control Committee, being that the applicant's partner was a serving councillor.

The applicant proposed to erect a detached 2 bay stable block to the south-west of the stable

building. It would have a dual pitched roof with a roof ridge height of 2.5m and an eaves height of 1.78m. The building would have two timber stable doors and two windows in its south-east elevation. It would have a grey tile roof and externally it would be clad in stained wood.

With regard with notification responses, no objections had been received. Officers had requested that samples of the natural slate and stain be submitted to officers prior to commencement of the development.

In relation to visual amenity, the building would be approximately 150m to the south-west of the closest neighbouring farmhouse, with the applicant's intervening buildings screening the proposed stable block from view and therefore the application was considered acceptable in terms of visual amenity

A proposal was moved and seconded to approve the application in accordance with 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:-

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
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 7.05pm**

**Signed:** (Chair)