

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 30 August 2016

Present: Councillor Procter (in the Chair)
Councillors Eaton, Fletcher, Kempson, Kenyon and Robertson

In Attendance: Nicola Hopkins, Planning Manager
Lauren Ashworth, Principal Planning Officer
Abigail Wrench, Trainee Solicitor
Carolyn Sharples, Committee and Member Services Manager
Glenda Ashton, Committee and Member Services Officer

Also Present: 15 members of the public
1 member of press
Councillor Lamb

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were received from Councillor Neal.

2. MINUTES

Resolved:

That the minutes of the meeting held on 19th July 2016 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.

5. Application Number 2016/0129 (Agenda Item B1)

Erection of 3 retail units (A1) and restaurant unit (A1/A3/A5) with associated access, parking and landscaping

At: Land off A682 Swanney Lodge Road, Rawtenstall

The Principal Planning Officer introduced the application. The applicant sought planning permission for two separate buildings containing four units, three of which would be for Class A1 use and a further for a restaurant / refreshment unit. One of the units would contain a 'Discount' foodstore. The application also sought consent for vehicular access, car parking, bicycle parking spaces, servicing areas and hard and soft landscaping. 8 letters of objection were received together with objections from Rawtenstall Chamber of Commerce and Rossendale Civic Trust. The main objections concerned the impact on Rawtenstall Town Centre and local traders. There had been no objections from statutory consultees. Highways confirmed they were satisfied with the scheme.

Officer's recommendation was to approve the application following referral to the Secretary of State, subject to the conditions in the report and the additional conditions contained in the Update Report which were as follows:

- Unit B3 as identified on Proposed Site Layout Plan (listed at Condition 2) shall be restricted to the sales of comparison goods only.
- Condition 4 amended to state: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Unit B1 as identified on the Proposed Site Layout Plan (listed at Condition 2) shall be permitted to operate within Use Classes A1, A3 or A5, and no other use. Where the unit operates within Class A1, it shall not be used for the sale of comparison goods.

Mr K Jones spoke in favour of the application. Members asked questions for clarification purposes only.

Mrs C Harrison spoke against the application. Members asked questions for clarification purposes only.

In determining the application, the committee considered the following:

- The impact of the units on local traders.
- The number of jobs created by the retail units.
- Access to the units and the width of the footpaths.

Councillor Eaton proposed to move against the Officer's recommendations and refuse the application due to the impact on local businesses. The motion was not seconded.

A proposal was moved and seconded to approve the application in accordance with the officers recommendations subject to the conditions detailed in the report and update report.

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

FOR	AGAINST	ABSTENTION
5	1	0

Resolved:

That members were minded to approve full planning permission following referral to the Secretary of State under the departure provisions subject to the conditions outlined within the report and update report.

6. Application Number 2016/0278 (Agenda Item B2)

Erection of 1 detached dwelling

At: Oakenshaw House, Oakenshaw View, Whitworth

The Planning Manager introduced the application. The applicant sought planning permission for the erection of an L-shaped 2-storey three bedroomed detached dwelling. The property would be of stone/slate construction, to reflect the form of a former coach-house.

The application had been called in by Councillor Neal. 2 objections had been received. The main objections were the loss of privacy, light and view to existing dwellings, highway safety in relation to vehicles and pedestrians.

Officer's recommendation was to approve the application subject to the conditions detailed in the report.

A proposal was moved and seconded to approve the application in accordance with the officer's recommendation subject to the conditions contained in the report.

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

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

7. Application Number 2016/0222 (Agenda Item B3)

Conversion of existing outbuildings to create a new dwelling

At: Land rear of 110 Burnley Road, Bacup

The Planning Manager introduced the application. The applicant sought planning permission to create a 3-bedroomed dwelling by conversion of part of the outbuilding to 110 Burnley Road, Bacup. The application had been called in by Councillor Ashworth. 2 objections had been received. The main objections were in relation to car parking, access, manoeuvrability and safety, space between properties and lack of privacy, possibility of flooding if established trees were removed.

Officer's recommendation was to approve the application subject to the conditions detailed in the report and update report.

Mr S Riley spoke in favour of the application. Members asked questions for clarification purposes.

Ms P Brindle spoke against the application. Members asked questions for clarification purposes.

In determining the application, the committee discussed the following:

- The turning circle, parking and the access distance from the main road.
- The Rossendale Policy on separation distances.
- Loss of privacy and the use of obscure glass.
- Restriction times for construction.

In response to questions from members the Planning Officer advised that the Council's Policy on separation distances were guidelines only and that the installation of obscure glass would maintain privacy. Lancashire County Council had completed an assessment and did not feel the highway would be adversely affected by the development.

Councillor Eaton proposed to refuse the application on the grounds that it did not meet Rossendale's Policy on separation distances and that an approval would set a precedent. The proposal was not seconded.

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 and update report.

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

FOR	AGAINST	ABSTENTION
5	1	0

Resolved:

That the application be approved subject to the conditions detailed within the report and update report.

8. Application Number 2016/0143 (Agenda Item B4)

Erection of 1 No. detached dwelling, including parking and gardens

At: Land off Green Street, Rawtenstall

The Principal Planning Officer introduced the application. The applicant sought planning permission for the erection of 1 three bed roomed detached dwelling identical to that approved previously. 6 letters of objection were received. The main objections were in relation to noise nuisance created by the development, visual impact and layout, the privacy of neighbouring residents, traffic congestion and parking.

Officer's recommendation was to approve the application subject to the conditions set out in the report and update report.

Mr S Hartley spoke in favour of the application.

A proposal was moved and seconded to approve the application in accordance with the officer's recommendations subject to the conditions contained in the report and update report.

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

That the application be approved subject to the conditions outlined within the report and update report.

9. Application Number 2016/0142 (Agenda Item B5)

Change of use of the ground floor of the premises from Residential (C3) to Taxi Booking Office (sui generis)

At: 219 Bacup Road, Rawtenstall

The Planning Manager introduced the application. The applicant sought permission for the conversion of the ground floor of a two-storey residential property into a Taxi Booking office. The building has dormers on both sides and has a shop front owing to its former A1 use. The premises would be used solely for taking bookings, taxis would not attend the property and there would be no waiting area for members of the public. 3 letters of objection were received. The main objections were in relation parking at the property, highway safety, disturbance and increased litter in the area.

Officer's recommendation was to approve the application subject to the conditions set out in the report.

A proposal was moved and seconded to approve the application in accordance with the officer recommendation subject to the conditions contained in the report.

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

FOR	AGAINST	ABSTENTION
6	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 7.30pm

Signed:

(Chair)