

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 4th October 2016

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

In Attendance: Nicola Hopkins, Planning Manager
Clare Birtwistle, Legal Services Manager
Jenni Cook, Committee Officer

Also Present: 1 member of the public
0 press

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were received from Councillor James Eaton with Councillor Haworth substituting.

2. MINUTES

Resolved:

That the minutes of the meeting held on 30th August 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 2016/0127 (Agenda Item B1)

Erection of one dwelling

At: Land to rear of 183 Burnley Road, Rawtenstall, BB4 8HY

The Planning Manager introduced the application which was for the erection of a three-storey dwelling. Three letters of objection had been received and 1 letter which was not specific. There had been three approvals on the site previously and the proposal matched the previous application in terms of scale.

In terms of neighbour amenity, the Planning Manager noted that the application was not out of keeping with the area and it was considered that there would be no loss of amenity. A retaining structure would be constructed which had been designed in line with calculations carried out by a structural engineer.

Officer's recommendation was to approve the application subject to the conditions set out in Section 11 of the committee report.

In determining the application, the committee considered the following:

- The application was on a steep slope, however a structural engineer had been consulted.
- It was noted that a slate roof would be used.
- Concerns were expressed regarding the condition of Laund Street. It was noted that this was an unadopted road and the Council would not be able to condition the developer to bring the road up to a condition which satisfied residents.
- Further discussion took place on the condition of Laund Street and it was noted that it would be in the interest of the developer to ensure that their access to the property was maintained.

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

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That the application is granted subject to the conditions set out in the committee report.

6. Application Number 2016/0123 (Agenda Item B2)

Installation of 4 No. new illuminated fascia signs and 53 No. other signs

At: Asda Stores Ltd, Holly Mount Way, Rawtenstall, BB4 8EL

The Planning Manager introduced the application which was for advertising consent for Asda for 4 fascia signs and 53 other signs. None of the signs would be illuminated and the size of the signage was considered appropriate.

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

In determining the item, the following was discussed:-

- The signage would not be illuminated and would contain the 'spark' logo.
- Concerns were expressed whether Asda could apply to change the signage to illuminated signs, however the Planning Manager confirmed that should this happen, it would be likely that there would be a similar number of objections and the application would come before the committee for consideration.

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
7	0	0

Resolved:

That the application is granted subject to the conditions set out in the committee report.

The meeting commenced at 6.30pm and concluded at 6.47pm

Signed:

(Chair)