

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 8 November 2016

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

In Attendance: Nicola Hopkins, Planning Manager
Abigail Wrench, Trainee Solicitor
Glenda Ashton, Committee & Member Services Officer

Also Present: 5 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

There were no apologies for absence.

2. MINUTES

Resolved:

That the minutes of the meeting held on 4th October 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 2016/0267 (Agenda Item B1)

Outline residential development 107 dwellings at Reeds Holme Works, Rawtenstall

At: Allied Textiles / Reedsholme Mill, Burnley Road, Rawtenstall

This item was withdrawn from the agenda prior to the meeting.

6. Application Number 2016/0334 (Agenda Item B2)

Variation of Condition 15 (shell and auger method to be used for any piled-foundations) pursuant of planning permission 2014/0522 (erection of 28 bed care home providing nursing, dementia and residential care, with access, car parking and landscaping)

At: Land to the Rear of Buxton Street, Whitworth, Rochdale

The Planning Manager introduced the application which sought variation of Condition 15 of a previously approved planning application (2014/0522). Planning permission had been granted in 2014 for the erection of a 28 bedroom care home (use Class C2) with access, car parking and landscaping. It was subject to a number of planning conditions including Condition 15 which stated:

“15. The shell-&-auger method shall be used to form any piled-foundations, unless a variation is first agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of neighbours, in accordance with Policies 1/24 of the Council’s Core Strategy DPD (2011).”

The applicant seeks permission via Section 73 of the Town and Country Planning Act to vary the condition to use a ‘driven pile’ instead of the shell and auger method of piling.

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

In determining the item, the following was discussed:-

- It was confirmed that local residents would take noise complaints to the Environmental Health Department.
- Damage to neighbouring properties had been considered in the pre-condition survey.

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

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That the application was granted subject to the conditions set out in the update report.

7. Application Number 2015/0470 (Agenda Item B3)

Erection of 3 detached dwellings

At: Land Adjacent to 7 Lynns Court, Weir, Bacup

The Planning Manager introduced the application which sought permission to construct three 4-bedroomed houses on a site which had increased in size by the inclusion of land extending up to Weir Lane. Planning permission had previously been approved on Plot 5 (application number

2005/106). Concerns raised regarding the footpath would be addressed by the Council.

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 public footpath which ran parallel to the River Irwell had been closed for many years and enquiries were made as to whether this could be re-opened. The Planning Manager advised this would not be addressed as part of this application but was being considered.
- Lancashire County Council had asked for 3 more lighting columns for this area. The Planning Manager felt this was satisfactory.
- The plans would help to improve the footpath and lighting for existing dwellings.

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 was granted subject to the conditions set out in the committee report.

The meeting commenced at 6.30pm and concluded at 6.40pm

Signed:

(Chair)