

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 29th August 2017

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

In Attendance: Nicola Hopkins, Planning Manager
James Dalglish, Senior Planning Officer
Joanna Wood, Committee and Member Services Officer
Abigail Wrench, Legal Officer

Also Present: Councillor Lamb, Councillor Haworth, Councillor Johnson and 8 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No Apologies

2. MINUTES

Resolved:

That the minutes of the meeting held on the 18th July 2017 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

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, which they had adequate time to read.

5. Application Number: (Agenda Item B1) 2017/0246 – Conversion of barn into 1 no. three-bedroomed dwelling, including construction of an extension to provide a double garage, with associated access and landscaping works At: Barn adjacent to House o’ th’ Hill Farm, Hall Fold, Whitworth, OL12 8XL

The Senior Planning Officer outlined the details in the report advising that the application was for the conversion of the barn into 1 three-bedroomed dwelling located in an elevated rural position to the West of Whitworth. The site is located on land within the countryside designated as Green Belt.

It is noted an objection had been received from Whitworth Town Council, on the grounds that the development was within the Green Belt and would place strain on existing community facilities. It is not considered that the development is inappropriate development within the Green Belt having regard to paragraph 89 of the Framework.

The recommendation was to approve full planning permission subject to the conditions listed in Section 10 of the Report.

There were no speakers registered on this item.

In determining the application members discussed the following:

- Water Supply
- Entry to the property

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendations, subject to the conditions within the committee report and update report and an additional condition to connect the property to the main water supply, to be drafted by the Planning Manager in consultation with the Chair.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The Application was granted subject to the the conditions set out in the committee report and update report and subject to an additional condition to connect the property to the main water supply, to be drafted by the Planning Manager in consultation with the Chair.

6. Application Number (Agenda Item B2) 2017/0353 - Change of use of land to form outdoor eating area in association with the adjoining café (part retrospective) At: Land At Elizabeth Street Adj To Drop Off Café Off Market Street, Edenfield.

The Planning Manager outlined the details of the report advising that the application was sought for the change of use of land at Elizabeth Street to form part of the outdoor eating area in association with the adjoining café.

The Council's Environmental Health Officer had raised no objection to the proposal based on the proposed hours in the report.

Steven Hartley spoke on behalf of the applicant in favour of the application.

The recommendation was to approve full planning permission subject to the conditions in Section 10 of the Report.

In determining the application members discussed the following:

- Access
- Peaceful enjoyment of property

Clarification was given on the above points raised.

Councillor Johnson spoke in favour of the application at the discretion of the Chair.

A proposal was moved and seconded to approve the application in line with the officer's recommendations, subject to the conditions within the Committee Report.

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the conditions within the Committee Report.

7. Application Number (Agenda Item B3) 2017/0375 Householder: Erection of first floor side extension At: 9 Priory Close, Newchurch, Rossendale, Lancashire, BB4 9HB.

The Planning Manager outlined the details of the report and that an application for planning permission was previously submitted for the same scheme. Amended plans were not forthcoming and the application was later withdrawn, with the resubmission of the same scheme as originally submitted. Planning permission was sought for the erection of a first floor extension to the side of the dwelling above the existing flat roof converted garage.

The extension would introduce a two storey projecting gable elevation which would sit under a pitched, concrete tiled roof.

Recommendation was to refuse planning permission for the reasons set out in Section 10 of the Report.

Jill Webster spoke in favour of the application.

Members asked questions for clarification purposes only.

Councillor Marriot spoke in favour of the application.

In determining the application members discussed the following:

- Parking
- Construction noise
- Set a president

The Chair advised a condition could be put into place in relation to working times of the construction workers.

The Planning Manager confirmed each planning application is taken on its own merit.

A proposal was moved and seconded to approve the application contrary to the officer's recommendation. Conditions to be delegated to the Planning Manager in conjunction with the Chair, to include a condition to state that the construction should not commence before 8.30am.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The Application was granted, contrary to the Officer's recommendations. Delegated authority was given to the Planning Manager in conjunction with the Chair to draft conditions, to include a condition not to start work before 8.30am.

8. Application Number (Agenda Item B4) 2017/0377 Full application for the erection of a gable feature and glazed entrance to the west elevation of the retained Town Hall (amendment to the approved scheme 2016/0608 to remove the approved extension), alterations to the windows and inclusion of a rear bin store At: Rawtenstall Town Square, Bank Street, Rawtenstall

The Planning Manager outlined the details of the report and the proposed changes in relation to the glazed section to the Western elevation.

Following the publication of the Committee Report the architect prepared three material options for consideration by the Officers as per the update report.

After a review of the three options put forward by the architect, the Council's planning and Conservation Officers consider the first option of semi-transparent glazing to be the most appropriate for the site.

Recommendation that planning permission to be granted subject to the conditions.

Gareth Hayhoe spoke in favour of the application.

In determining the application members discussed the following:

- Etching on the glass

Clarification was given on the above point raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendations, subject to conditions in the Committee Report and Update Report, and amendments to condition 3 as proposed by Councillor Procter.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was granted subject to conditions in the Committee Report and Update Report, and amendments to condition 3 as proposed by Councillor Procter. The amendments as follows:

3) Notwithstanding the submitted plans, prior to the commencement of the development sample panels of the proposed semi-transparent glazing in accordance with drawing no. SK-01-XX-XX-100 at grades 25%, 50% and 75% transparency shall be made available on site for viewing and subsequent approval in writing by the Local Planning Authority in consultation with the Chair of Development Control Committee, the Planning Portfolio Holder and a spokesperson for the opposition. The details shall also include the proposed design and materials to be used for the proposed feature and any lighting details. The development thereafter shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interests of the visual amenities of the area.

9. **Application Number (Agenda Item B5) 2017/0390 Application for a minor non-material amendment to planning permission ref: 2016/0608 (which was for the erection of a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping) to amend:- Double Door Pedestrian Entrance Set amended to 2no. double sliding doors- New area for display unit/TV/monitor added above new 2no. double sliding pedestrian entrance.- Bay 7 and 8 re-arranged to accommodate evening bus service. - Reconfiguration of the internal space to increase the number of retail units to 4 and increase the amount of retail floor space At: Bus Station Rawtenstall Town Square, Bank Street, Rawtenstall**

The Planning Manager outlined the details of the report.

Recommendation that the minor material amendments be approved.

There were no speakers registered on this item.

A proposal was moved and seconded to approve the application in line with the officer's recommendations.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was granted in line with the officer's recommendation.

10. Application Number (Agenda Item B6) 2017/0292 Variation of Condition 20 (land drainage consent) pursuant to application 2016/0221 At: Land to the West Of New Hall Hey Road, Rawtenstall, BB4 6HR

The Planning Manager outlined the details of the report.

Recommendation that permission is granted subject to the conditions set out in Section 10 of the report and the wording of Condition 20 as per the update report.

There were no speakers registered on this item.

The proposal was moved and seconded to approve the application in line with the officer's recommendations, subject to conditions in the Committee Report and Update Report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was granted in line with the officer's recommendation, subject to conditions in the Committee Report and Update Report.

The meeting commenced at 6.30pm and concluded at 7.20pm

Signed:

(Chair)