

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 3rd October 2017

Present: Councillor Procter (in the Chair)
Councillors Robertson, Councillor Haworth (Subbing for Councillor Eaton),
Councillor Lythgoe (Subbing for Councillor Fletcher), Councillor Kempson,
Councillor Kenyon.

In Attendance: Nicola Hopkins, Planning Manager
Lauren Ashworth, Principal Planning Officer
Joanna Wood, Committee and Member Services Officer
Abigail Wrench, Legal Officer
Yasmin Ahmed, Legal Officer

Also Present: Councillor Cheetham and Councillor McMahon and 10 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Councillor Eaton, Councillor Fletcher and Councillor Neal

2. MINUTES

Resolved:

That the minutes of the meeting held on the 29th August 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) 2017/0237 – Conversion (including alterations, extension, part demolition, and refurbishment) of former Methodist Church into 6 no.two-bedroomed apartments, including associated access, parking and landscaping works At: Edenfield Methodist Church, Rochdale Road, Edenfield, BL0 0JX.

The Principal Planning Officer outlined the details in the report advising that the application was for the conversion of the church building into 6 No. two-bedroom apartments. The proposed works

would involve demolition of the extended south western (rear) section of the church, and the construction of a new two-storey extension in its place.

It was proposed that four of the new apartments would be housed within the main church building, and two within the new extension.

It was noted several letters of objection had been received and the Conversation Officer had raised concerns with the demolition of the rear portion of the building, essentially seeing the loss of a third of the building, which would be considered to be harmful to the asset.

The Principal Planning Officer confirmed the details in the Update Report to include the amended plans regarding the bat boxes.

The recommendation was to refuse planning permission for the reasons set out in Section 10 of the report.

Mr Ian Scales spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Extension and demolition of part of the Church
- Parking requirements

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the planning permission as per the recommendation of the officer and the reasons set out in Section 10 of the Report.

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

FOR	AGAINST	ABSTENTION
2	4	0

The vote was not carried.

A further discussion took place in relation to defer the application.

A proposal was moved and seconded to defer the application on the basis that further discussions took place between the Planning Department and the Applicant to establish whether more of the building can be retained and provide sufficient parking.

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

FOR	AGAINST	ABSTENTION
3	3	0

The Chair used her casting vote and the deferral was carried.

Resolved:

The Application was deferred on the grounds that further discussions to take place between the Applicant and the Planning Department.

6. Application Number (Agenda Item B2) 2017/0389 – Construction of 2 no. Four-bedroomed dwellings, with associated landscaping and access works (resubmission of 2016/0636) At: Land West of the Bowling Green, Loveclough, BB4 8QU.

The Planning Manager outlined the details of the report advising following withdrawal of application 2016/0636, the applicant now seeks planning permission for a residential development of reduced scale. The current application is now for a single pair of semi-detached dwellings, as opposed to the three dwellings for which permission was sought under 2016/0636.

The recommendation was to approve planning permission subject to the conditions in the report.

Trevor Ashworth spoke in favour of the application.

No questions from the Committee.

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

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

FOR	AGAINST	ABSTENTION
6	0	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) 2017/0363: Change of use of ground floor from office to micro pub. At: 16 Bury Road, Rawtenstall, Rossendale, Lancashire, BB4 6AA.

The Principal Planning Officer outlined the details of the report and that the application was to change the use of the building from an office to a micro pub/drinking establishment. The scheme would involve the reconfiguration of the internal layout of the building to form a lounge/bar area, two W/Cs and two storage rooms.

Access to the premises would remain as existing through the shop front, and no external alterations to the buildings are proposed.

The Principal Planning Officer outlined the amended condition in the Update Report.

Recommendation was to grant planning permission for the reasons set out in both the Report and the Update Report.

Clare Bennett spoke against the application.

No questions from Members.

Stephen Hartley spoke in favour of the application.

Cllr McMahon spoke against the application.

In determining the application members discussed the following:

- Smoking areas
- Deliveries
- Frontage/shutters

Clarification was given on the above points.

A proposal was moved and seconded to approve the application as per the Officer's recommendation, subject to the conditions within the Committee Report and the Update Report.

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

FOR	AGAINST	ABSTENTION
4	1	1

Resolved:

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

8. Planning Enforcement Report (Agenda Item C1).

The Planning Manager outlined the details in the report.

Voting took place on the acceptance of the report, the result of which was as follows:

FOR	AGAINST	ABSTENTION
6	0	0

Resolved: The Report be noted.

9. Planning Appeals Update (Agenda Item C2).

The Planning Manager outlined the details in the report.

Voting took place on the acceptance of the report, the result of which was as follows:

FOR	AGAINST	ABSTENTION
6	0	0

Resolved: The Report be noted.

The meeting commenced at 6.30pm and concluded at 7.30pm

Signed:

(Chair)