

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 12<sup>th</sup> December 2017

**Present:** Councillor Procter (in the Chair)  
Councillors Robertson, Councillor Haworth (subbing for Cllr Eaton), 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:** 49 Members of the public, Press, Cllr Foxcroft, Cllr Marriott

**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for Councillor Eaton (Cllr Haworth subbing), Councillor Neal

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 7<sup>th</sup> November 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) 2015/0517 – Land at Johnny Barn Close, Cloughfold, BB4 7TL Outline residential development for up to 30 dwellings, with all matters reserved.**

The Planning Manager outlined the details in the report advising that the application was for outline planning permission for residential development for up to 30 dwellings, with all matters reserved.

The Planning Manager advised following Members' decision to defer the application at the November Committee meeting, a technical briefing had been undertaken in advance of Development Control Committee to take Members through the technical matters of the drainage solution which was proposed.

The recommendation was to approve outline planning permission subject to the conditions and a Section 106 Agreement.

Mr Keith Girling spoke against the application- Mr Girling queried the technical briefing before his 3 minutes allocation commenced and the Planning Manager confirmed that copies of the notes and presentation would be available on line following DC Committee.

Mr Michael Gilbert spoke in favour of the application.

Members asked questions for clarification purposes only.

Councillor Foxcroft spoke against the application.

Councillor Marriott spoke against the application.

In determining the application members discussed the following:

- Technical briefing
- Flood Risk

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the application, contrary to the officer's recommendation for the following reasons:

- The drainage solution did not take into account the full flood risk within the area.
- The site is outside the urban boundary.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
3	3	0

The Chair used her casting vote and the proposal was not carried.

A proposal was moved and seconded to approve the application in line with the officer's recommendation, subject to the Conditions in section 11 of the report and the associated Section 106 agreement.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
3	3	0

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

**Resolved:**

The application was granted in line with the officer’s recommendation, subject to the Conditions in section 11 of the report and associated Section 106 Agreement.

**6. Application Number (Agenda Item B2) 2017/0237 – Edenfield Methodist Church, Rochdale Road, Edenfield, BL0 0JX.**

The Principal Planning Officer outlined the details of the report.

The Principal Planning Officer advised following Members’ decision to defer the application at the October Committee meeting, the applicant had submitted an amended scheme to take into account the concerns of the Council’s Conservation Officer.

The amended scheme retains the majority of the rear portion of the building (which would have been demolished and replaced by a modern extension in the original scheme). A small portion of the rear section of the existing building would still be demolished, but there would be no extension as originally proposed.

The amended scheme would include an additional 2 no. one-bedroom apartments. Overall, the scheme would now include 8 no. apartments (6 no. two-bedroom and 2 no. one-bedroom).

The recommendation was to approve planning permission.

Mr Iain Scales spoke in favour of the application.

No Questions were asked.

A proposal was moved and seconded to approve the application in line with the officer’s recommendation and subject to the conditions set out in Section 11 of the Report.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	0	0

**Resolved:**

The application was granted in line with the officer’s recommendation, subject to the conditions set out in Section 11 of the Report.

**7. Application Number (Agenda Item B3) 2017/0447 – Rockcliffe House, Bacup, Wesley Place, Bacup, Lancashire, OL13 8JE.**

The Principal Manager outlined the details of the report.

Planning permission was sought for the proposed change of use of the dwelling to a bed and breakfast facility providing overnight visitor accommodation for up to 20 guests. The scheme incorporates 7 bedrooms (5 at first floor level and 2 at second floor level). Only 2 of the proposed bedrooms have en-suite accommodation with the remaining bedrooms sharing 2 bathrooms on the first floor.

Permission is also sought for the creation of a vehicular passing place on the north side of the

existing access road, which would be resurfaced and would serve as the access to the facility.

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

Mr David Griffiths spoke against the application.

Mr Ben Edmondson spoke in favour of the application.

Members asked questions for clarification purposes only.

Councillor Eaton had prepared a statement as he was unable to attend the meeting; The Chair read this out on Councillor Eaton's behalf.

In determining the application members discussed the following:

- Covenant
- Lighting of the access road
- Trees
- Excessive traffic
- Ownership of access road

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and subject to the conditions set out in Section 11 of the Report.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	0	0

**Resolved:**

The application was granted in line with the officer's recommendation, subject to the conditions set out in Section 11 of the Report.

**8. Application Number (Agenda Item B4) 2017/0523 – Land at Eden Lane, Edenfield, BL0 0EU.**

The Chair confirmed the application had been withdrawn.

**The meeting commenced at 6.30pm and concluded at 7.45pm.**

**Signed: (Chair)**