

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 27th February 2018

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

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

Also Present: 15 Members of the public, 1 Press, Cllr Haworth and Cllr Cheetham.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Neal.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 16th January 2018 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) 2017/0640 – Weir Hotel, Burnley Road, Bacup, OL13 8QE – Demolition of existing public house and erection of 6 no. new dwellings (3 no. three-bedroom and 3 no. four-bedroom) with associated levelling, access and landscaping works (resubmission of application 2017/0415).

The Planning Manager outlined the application as detailed in the report and update report, it was proposed to demolish the existing vacant public house, and redevelop the entire site for residential purposes.

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

Mr Dance spoke against the application and members asked questions for clarification purposes only.

Ms Robinson spoke in favour of the application and members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Drainage/Water Main
- Access
- Highways
- Public footpath

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the application contrary to the officer's recommendation on the basis of:

- The access to the site
- Visitor parking
- Drainage

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

FOR	AGAINST	ABSTENTION
3	3	0

Councillor Procter, as Chair used her casting vote and the proposal to refuse contrary to the officer's recommendation was not carried.

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

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

FOR	AGAINST	ABSTENTION
3	3	0

Councillor Procter, as Chair used her casting vote and the proposal to approve in line with the officer's recommendation was carried.

Resolved:

The application was granted in line with the officer's recommendation, subject to the Conditions in section 10 of the report and update report.

6. Application Number (Agenda Item B2) 2017/0513 – 232 Dean Lane, Water – Erection of a storage building within the boundaries of the scrapyards (retrospective).

The Principal Planning Officer outlined the details of the proposed development.

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

There were no speakers registered.

In determining the application members discussed the following:

- Previous planning application and enforcement issues

Clarification was given on the above point raised.

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

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

FOR	AGAINST	ABSTENTION
4	2	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the Conditions in section 10 of the report.

7. Application Number (Agenda Item B3) 2018/0006 – Land at Golf Rossendale, Newchurch Road, Rawtenstall, BB4 7SW – Change of use of a land to a garden centre, including the erection of a single storey sales building and a polytunnel, including levelling works, associated landscaping and access works (resubmission of 2017/0260 – amended scheme) (part retrospective).

The Planning Manager invited members to recall that planning permission was granted in July 2017 for the change of use of the land to a small scale garden centre (2017/0260). The applicant wished to amend the scheme to reflect revised operational requirements and practicalities involved in the construction of the development.

The Planning Manager outlined the amendments in the report and the update report.

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

Mr Nelson spoke in favour of the application and members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Trees to be planted
- Wildlife

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.

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 in section 10 of the report and the update report.

8. Application Number (Agenda Item B4) 2018/0004 – 33 – 35 Kay Street, Rawtenstall, BB4 7LS – Change of use of the building from offices to escape rooms attraction (sui generis).

The Planning Manager outlined the report advising the applicant sought planning permission for the change of use of the premises from office accommodation to an 'escape rooms' visitors attraction. The attraction would involve members of the public solving puzzles and riddles in order to escape from purpose designed rooms.

The Planning Manager advised members that due to the press notice being published late, members of the public have until the 2nd March 2018 to comment on the application, which is after the date of the Committee meeting in this case.

If Members were minded to approve the application, it was recommended that Committee delegates authority to the Planning Manager to approve the application subject to the suggested conditions in the event that no objections are received by the 2nd March 2018. If any objections are received by that date, the application would be brought back to the Committee for a decision in March.

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

Mr Milnes spoke in favour of the application and members asked questions for clarification purposes only.

A proposal was moved and seconded to delegate authority to the Planning Manager to approve the application in line with the officer's recommendation in the event that no objections are received by the 2nd March 2018.

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

Authority was delegated to the Planning Manager to approve the application in line with the officer's recommendation, subject to the Conditions in section 10 of the report, in the event that no objections are received by the 2nd March 2018.

9. Application Number (Agenda Item B5) 2018/0039 – Horse and Jockey Hotel, 85 Market Street, Edenfield, BL0 0JQ – Section 73 application: variation of condition 2 (approved plans) pursuant to planning approval 2015/0238 to allow the amendment of the site/parking layout.

The Planning Manager outlined the report as the applicant seeks to vary condition 2 (approved plans) pursuant to planning approval 2015/0238 to enable the construction of an amended parking and access layout on the site to serve the approved scheme of ten new dwellings.

The amended layout differs from the approved under 2015/0238 in the arrangement of parking spaces and the dimensions of the proposed access.

In addition, the submitted plans had shown amendments to the boundary treatments on the site, entailing the inclusion of 1.2m high stone walling around plots within the site, with 0.6m high timber fencing on top.

The recommendation was to approve planning permission subject to the conditions in the report and update report and associated S106 Agreement.

Councillor Cheetham spoke on the application.

In determining the application members discussed the following:

- Wooden Fence
- Parking

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.

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 in section 10 of the report, the update report and the associated S106 Agreement.

10. Application Number (Agenda Item B6) 2018/0035 – The Business Centre, Futures Park, OL13 0BB – Installation of new boiler flue on rear elevation of building.

The Planning Manager outlined the report which confirmed planning permission was sought for the installation of a metal boiler flue (around 25cm in diameter) on the north (rear) elevation of the

building, which would serve the building's central heating system.

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

There were no speakers registered.

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

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 in section 10 of the report.

NB: The Principal Planning Officer left the room before the following item.

11. Application Number (Agenda Item B7) 2018/0013 – 228 Newchurch Road, Rawtenstall, BB4 7QX – Householder: Erection of single storey extension to side.

The Planning Manager outlined the report which confirmed planning permission was sought for the erection of a single storey side extension with a mono-pitched roof, to provide internal space for a utility room and WC facility.

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

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

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 in section 10 of the report.

The meeting commenced at 6.30pm and concluded at 7.33pm.

Signed: (Chair)