

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 19<sup>th</sup> June 2018

**Present:** Councillor Procter (in the Chair)  
Councillors Robertson, Cllr Eaton, Cllr Lythgoe, Cllr Kempson, Cllr Marriott and Cllr Roberts.

**In Attendance:** Nicola Hopkins, Planning Manager  
Joanna Wood, Committee and Member Services Officer  
Abigail Wrench, Legal Officer  
James Dalgleish, Principal Planning Officer

**Also Present:** 48 members of the public including, 1 Press, Cllr Smallridge, Cllr Hughes, Cllr Serridge, Cllr Kenyon, Cllr Haworth, Cllr Essex, Cllr Stansfield.

The Chair advised that a member of the public wished to film the meeting.

The Chair confirmed a member of the public exercised their right to film the meeting, The Chair made them aware that under Article 3 – Citizens’ Rights and Responsibilities, filming is permitted of Councillors and Officers involved in the meeting only. It does not permit filming, audio recording, taking photographs and reporting via social media of members of the public without their specific consent.

The Chair asked members of the public who were registered to speak, if they had any objection to being filmed/recorded. No objections were received and the filming of the meeting was allowed.

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

Apologies from Councillor Fletcher, Councillor Lythgoe subbing.

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 23<sup>rd</sup> May 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) 2018/0201 Former Kwik Save, New Hall Hey Road, Rawtenstall. Change of use from retail (Use Class A1) to restaurant / banqueting hall / wedding venue / events venue (sui generis), installation of mezzanine floor, change of use of land to form car park extension and installation of new windows and door screens.**

The Principal Planning Officer outlined the details of the proposed development as detailed in the report. The application relates to change of use of the majority of the building from its current use (A1 retail) to a mixed use of restaurant, wedding venue and events venue (sui generis). The application also included the change of use of land west of the building to form an extension to the car parking facilities already available on site.

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

Mr Smethurst spoke against the application and members asked questions for clarification.

Ms Saddique spoke in favour of the application and members asked questions for clarification.

Councillor Smallridge and Councillor Hughes spoke against the application.

In determining the application members discussed the following:

- Parking
- Noise
- Traffic
- Fireworks
- Potential high volume of customers

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:

1. Insufficient parking and increased traffic
2. Visual amenities of the barriers
3. Neighbour amenity- noise
4. Light pollution

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

The application was refused contrary to the officer's recommendation.

**6. Application Number (Agenda Item B2) 2018/0132 Oakenhead Resource Centre, Haslingden Old Road, Rawtenstall Full: Demolition of existing buildings and erection of 19 no. (6 x 3 bedrooms, 11 x 4 bedrooms and 2 x 2 bedroomed bungalows) dwellings with associated landscaping and car parking and the stopping up of existing footpath under the provisions of the Town and Country Planning Act 1990.**

The Principal Planning Officer outlined the details of the proposed development as detailed in the report. Amended planning permission was sought for the erection of 19 dwellings comprising 6 x 3 bedroom houses, 11 x 4 bedroom houses, and 2 x 2 bedroom bungalows, with associated landscaping and car parking.

Several of the dwellings would have vehicular driveways leading directly off Unity Way, and there would be three new accesses off Unity Way constructed to service multiple dwellings. All of the dwellings would be provided with garages and off street parking spaces.

The recommendation was to approve planning permission subject to the conditions set out in the report and a Section 106 Agreement with delegated authority granted to the Planning Manager to establish the level of planning obligation which could be secured from this development on viability grounds in consultation with the Chair.

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

Councillor Hughes spoke against the application.

In determining the application members discussed the following:

- Use of materials on the build
- Reduction of properties
- Traffic entering and existing properties

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	1	0

**Resolved:**

The application was granted in line with the officer's recommendation, subject to the Conditions in the report and the Section 106 Agreement with delegated authority granted to the Planning Manager to establish the level of planning obligation which could be secured from this development on viability grounds in consultation with the Chair..

**8. Application Number (Agenda Item B5) 2017/0624 Rossendale Holiday Cottages, Dean Lane, Water. Erection of guesthouse accommodation comprising 8 guestrooms (Use Class C1) and associated facilities including, lounge, restaurant, spa, and cinema room in addition to landscaping, car parking and access road.**

The Principal Planning Officer outlined the details of the proposed development as detailed in the report. Planning permission was sought for the erection of a single storey building to contain guesthouse accommodation comprising of 8 guestrooms and associated facilities, including lounge, spa, and cinema room in addition to landscaping, car parking and access road.

The recommendation was to approve planning permission subject to the conditions set out in section 11 of the report.

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

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

In determining the application members discussed the following:

- Capacity of the proposed accommodation
- Traffic/highway safety
- Access road
- Security
- Noise
- Size of the development

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:

1. Highway safety- narrow road
2. Light pollution from the building
3. Noise
4. Overdevelopment of the site

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
4	3	0

**Resolved:**

The application was refused contrary to the officer's recommendation.

**7. Application Number (Agenda Item B3) 2018/0253 Garage Court, Lower Clowes Road, Rawtenstall. Replacement of existing garage.**

The Planning Manager outlined the details of the proposed development as detailed in the report. The application proposed to replace the existing garage on Plot 3 with a garage matching the dimension, design and facing materials of the garage erected on Plot 5 as a result of Planning Permission 2015/0353.

The recommendation was to approve planning permission subject to the conditions set out in 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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

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

**8. Application Number (Agenda Item B4) 2018/0236 Land adj former Cloughfold Dairy, Bacup Road, Rawtenstall. Extension of site curtilage to provide additional car parking and turning space, erection of 2m high perimeter fence and re-location of public footway/cycleway.**

The Planning Manager outlined the details of the proposed development as detailed in the report.

Permission was sought to increase the number of car parking spaces at the premises from 14 to 22 by extending the existing tarmacked car parking/servicing area to the side by 16m. The extended parking area will be enclosed within 2m high fencing matching the existing boundary fencing and have a hedge planted on its outside.

The recommendation was to approve planning permission subject to the conditions set out in section 11 of the report with delegated Authority granted to the Planning Manager to draft appropriate wording for the landscape management and maintenance condition following the receipt of additional information late on the day of Committee

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

In determining the application members discussed the following:

- Car parking

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	0	1

**Resolved:**

The application was granted in line with the officer's recommendation, subject to the Conditions in section 11 of the report with delegated Authority granted to the Planning Manager to draft appropriate wording for the landscape management and maintenance condition following the receipt of additional information late on the day of Committee.

**The meeting commenced at 6.30pm and concluded at 8.05pm.**

**Signed:** (Chair)