

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 28th August 2018

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

In Attendance: Mike Atherton, Planning Manager
Joanna Wood, Committee and Member Services Officer
Clare Birtwistle, Legal Services Manager
James Dalglish, Principal Planning Officer
Mark Bray, Planning Officer

Also Present: Councillor Haworth, Cllr Neal, Cllr Lamb and 14 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

None

2. MINUTES

Resolved:

That the minutes of the meeting held on the 24th July 2018 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Marriott confirmed he had previously spoken against the Agenda item number B4. 2018/0330 – Hurst Platt/25 Green Street, Rawtenstall and that he had registered to speak on the item again.

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.

Councillor Marriott left the Committee Members area and sat in the public area.

5. Application Number: (Agenda Item B4) 2018/0330 - Hurst Platt/25 Green Street, Rawtenstall – Access road, retaining wall and fence (part retrospective).

The Principal Planning Officer outlined the details of the application as detailed in the report. The application related to the creation of an access road and associated retaining wall on the southern part of a piece of land on which planning permission has been previously granted for the erection of eight dwellings (ref 2016/0630). The recommendation was to approve full planning permission subject to the conditions in the report.

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

Mr Kiely spoke in favour of the application and members asked questions for clarification.

Councillor Marriott spoke against the application.

In determining the application members discussed the following:

- Access Road
- Retaining Wall
- Fence and Railings
- Land ownership
- Drainage system
- Light/daylight

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
3	3	0

Resolved:

The Chair used her casting vote and the application was granted in line with the officer's recommendation, subject to the conditions in the report.

Councillor Marriott returned to the Committee Members area.

6. Agenda Item C1 Planning Enforcement Update.

The Principal Planning Officer outlined the report which updated members on planning enforcement matters.

Resolved:

Members noted the contents of the report.

Mark Bray left the meeting.

7. Application Number (Agenda Item B1) 2018/0202 – Greensnook Lane, Bacup – Full: erection of 26 no. dwellings comprising 8 no. 3 bedroom dwellings and 18 no. 4 bedroom dwellings and associated works and landscaping.

The Principal Planning Officer outlined the details of the application as detailed in the report.

Planning permission (ref 2015/0358) was previously granted for the construction of 33 dwelling on the site. Following a re-appraisal of the site, the developer seeks planning permission for an amended scheme of 26 dwellings.

The recommendation was to approve planning permission subject to the conditions set out in the report and a Section 106 Agreement unless it is proven on viability grounds that planning obligations would render the scheme unviable. Also that delegated authority is granted to the Planning Manager to refuse the application if a Section 106 Agreement is required and not completed.

Mr Connolly spoke in favour of the application and members asked questions for clarification.

There were no speakers registered against the application.

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
7	0	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the Conditions in the report and a Section 106 Agreement unless it is proven on viability grounds that planning obligations would render the scheme unviable. Also that delegated authority is granted to the Planning Manager to refuse the application if a Section 106 Agreement is required and not completed.

8. Application Number (Agenda Item B2) 2018/0271 - Land at Slackgate Farm, Bacup – outline application (including access only) for residential development of up to 33 no dwellings.

The Principal Planning Officer outlined the details of the application as detailed in the report.

Outline planning permission was sought for the erection of 33 no. new dwellings on the site. All other matters (including appearance, landscaping, layout and scale) are reserved. An indicative site layout plan had been submitted as part of the application, but this was for illustrative purposes only, and does not form part of the scheme for which approval is sought.

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

report and subject to a Section 106 Agreement to secure payment of planning contributions. Also delegated authority is granted to the Planning Manager to refuse the application if the Section 106 Agreement is not completed.

There were no speakers registered for or against the application.

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
7	0	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the Conditions in the report and a Section 106 Agreement to secure payment of planning contributions. Also delegated authority is granted to the Planning Manager to refuse the application if the Section 106 Agreement is not completed.

9. Application Number (Agenda Item B3) 2018/0154 - Rear of 85 Grane Road, Haslingden – Demolition of garages/storage buildings and construction of 2 no. three-bedroom detached bungalows, with associated landscaping and access works.

The Principal Planning Officer outlined the details of the application as detailed in the report.

Planning permission was sought for the construction of 2 no. three-bedroom single storey dwellings on the site. The dwellings would be sited in an L-shaped layout around a porous tarmac surfaced access at the north eastern corner of the site. The dwelling on Plot 1 would have a larger footprint, allowing for the integration of a single garage.

Since submission of the application, amended plans have been received following discussions between the case officer, the applicant's agent and the Local Highway Authority. The amended plans show that access would now be taken off Prospect Hill/James Street, rather than via Whittle Street as initially proposed.

Recommendation was to approve the application, subject to conditions set out in section 11 of the report.

There were no speakers registered against the application.

Mr Hartley spoke in favour of the application.

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
7	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.

10. Application Number (Agenda Item B5) 2018/0255 - 40 Tonacliffe Road, Whitworth – Outline application (including access, layout, landscaping and scale) for 4 no. dwellings.

The Principal Planning Officer outlined the details of the application as detailed in the report.

The applicant sought outline planning permission (including access, landscaping, layout and scale) for the erection of 4 no. three-bedroom dwellings.

Amendments since the previous application include additional garden areas to the rear and sides of the properties, including level patios, the repositioning of the proposed vehicular access from Market Street and a pedestrian access link to Market Street at the south end of the site.

On 18th December 2007, a tree replacement notice was issued for the site which required replacement planting of a total of 37 trees. Some of these re-planted trees are proposed for translocation to facilitate the development, and it is proposed to plant several new trees as part of the development.

Recommendation was to approve outline planning permission subject to the conditions set out in the report.

There were no speakers registered against the application.

Mr Hartley spoke in favour of the application.

Councillor Neal spoke against the application.

In determining the application members discussed the following:

- Consultation
- Highways
- Previous/current maps
- Trees
- Access

Clarification was given on the above points raised.

The Planning Manager proposed that in order to give Whitworth Town Council the opportunity to respond to the consultation, that the recommendation could be amended to delegate authority to the Planning Manager, in consultation with Chairman of the Committee, to approve if members were minded to approve the application at Committee.

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

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

Delegated authority was granted to the Chairman of the Committee, in conjunction with the Planning Manager, to approve the application subject to conditions, following receipt and consideration of Whitworth Town Council's response.

11. Application Number (Agenda Item B6) 2018/0281 – Land North of Hall Carr Road, Rawtenstall – 1 no. bedroom dwelling.

The Principal Planning Officer outlined the details of the application as detailed in the report.

The application relates to a parcel of Council-owned land to the north side of Hall Carr Road, to the opposite side of which are bungalows, of brick/tile construction.

Planning permission was sought for the construction of a three-bedroomed dwelling on the site. The building would have an L-shaped footprint.

Recommendation was to approve the application, subject to the conditions set out in Section 10 of the report.

There were no speakers registered for or against the application.

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
7	0	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the conditions set out in Section 10 of the report.

12. Agenda Item C2 – Planning Appeals Update.

The Principal Planning Officer outlined the report which updated members on planning appeals matters.

Resolved:

Members noted the contents of the report.

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

Signed:

(Chair)