

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 11th December 2018

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

In Attendance: Mike Atherton, Planning Manager
Joanna Wood, Committee and Members Services Officer
Jenni Cook, Committee and Member Services Officer
Abigail Wrench, Legal Services Officer
James Dalglish, Principal Planning Officer

Also Present: 3 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No Apologies.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 6th November 2018 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

None.

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) 2018/0437 – Land off New Hall Hey, New Hall Hey Road, Rawtenstall. Construction of 3 No. industrial buildings (1 no. B2 Use Class, and 2 no. B2 / B8 Use Class) with offices, service yard car parking and associated works.

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

Following the approval of planning permission 2016/0221 (and 2017/0292), the developer has begun construction of two of the approved units at the eastern end of the site. However, their requirements have since been amended and they no longer wished to fully implement the scheme approved under 2016/0221. Namely, three new industrial buildings are now proposed on the

western portion of the site, which would replace the single large building formerly approved under 2016/0221.

Full Planning permission is sought for three separate buildings as per the information in the report. The application also seeks consent for car parking, servicing areas and hard and soft landscaping. Access to the site would be via the existing access road to the East.

There had been no objections received from residents or statutory consultees. However the Council's Conservation Officer had objected to the proposed scheme, on the grounds that harm would be caused to the setting of Hardman's Mill (a Grade II Listed Building). It is not considered that the scheme now proposed will be significantly more harmful in visual heritage terms than that already approved for site; therefore the Officer's recommendation was for approval.

There were no speakers registered for or against the application.

In determining the application members discussed the following:

- Materials
- Design

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 in the report. The Committee also determined that the discharge of condition number 3 (materials) would be delegated to the Planning Manager, in consultation with the Chair.

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 delegated determination of condition 3 in the report, as noted above.

- 6. Application Number (Agenda Item B2) 2018/0505 – Unit 5, New Hall Hey Retail Park, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HR.** Variation of Condition 5 (floor space used for food sales) pursuant to planning approval 2014/0384, to enable the sale of convenience goods from Unit 4.

The Principal Planning Officer outlined the application as detailed in the report. The Applicant seeks to vary condition 5 pursuant to planning approval 2014/0384 to enable the sale of convenience goods from Unit 4. It is understood that this is to allow Iceland to trade from the unit.

There had been no objections received and no issues had been raised by statutory consultees. The Officer's recommendation was for approval.

There were no speakers registered against the application.

The applicant's representative spoke in favour of the application and members asked questions for clarification.

In determining the application members discussed the following:

- Employment of local people
- Jobs could be advertised locally
- Local bus service

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, subject to the conditions in the report and an additional condition relating to the Applicant submitting details of their attempts to advertise & recruit local labour.

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 the additional condition referred to above.

7. Application Number (Agenda Item B3) 2018/0352 – Reelvision Print Ltd, Commerce Street, Haslingden, Rossendale, Lancashire, BB4 5JT. Extension to existing unit (Use Class B8) and proposed new units (Use Classes B1/B2/B8).

The Principal Planning Officer outlined the application as detailed in the report. The current application seeks to extend the existing building to the south east (Use Class B8) and create two new units (Use Classes B1/B2/B8) to the south west of the existing building. The proposed new two conjoined units would be located to the south west of the main unit at a lower level.

There had been no objections received. The Officer's recommendation was for approval.

There were no speakers registered for or against the application.

In determining the application members discussed the following:

- Retaining wall
- In keeping with the local area.

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, subject to the conditions in the report.

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.

8. Application Number (Agenda Item B4) 2018/0484 – Brookside Business Park, Burnley Road, Rawtenstall, Rossendale, BB4 8LP. Erection of 2.7 m high paladin fence and access gates.

The Principal Planning Officer outlined the application as detailed in the report. Planning permission was sought for the erection of a 2.7m high paladin fence which will span the entire southern boundary and almost the entire western boundary. The applicant had today submitted photograph 110 Sample Fence in confirmation of the style of fence proposed.

A new 2.7m access gate will be installed onto the entrance immediately accessible from Burnley Road to the south east. Another 2.7m high access gate was proposed to be installed on the north access point off Leebrook Road, but the applicant has removed this proposal from the application as it was not located on the land within their ownership.

There had been 6 objections received from local residents. There had been no objections from statutory consultees. The Officer's recommendation was for approval subject to conditions and type of fencing as per photo 110.

There were no speakers registered for or against the application.

In determining the application members discussed the following:

- Height of the fence
- Colour of the fence
- The boundary lines

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, subject to the conditions in the report and an amendment to condition 2 to specify the design shown in photograph 110 Sample Fence and that the fence is to be green

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 the amendment to condition 2.

The meeting commenced at 6.30pm and concluded at 7.10pm

Signed:

(Chair)