

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 26th February 2019

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

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

Also Present: Councillors Neal, Cllr Howarth, Cllr Alyson Barnes, Cllr Serridge, Cllr Lamb, Cllr Hughes, Cllr Walmsley and Cllr Oakes, Press and 68 members of public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

There were no apologies or substitutions.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 15th January 2019 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 B7) 2018/0610 – Bacup Town Centre, St.James Square, Bacup, Lancashire. Renovations to wall and lights surrounding the fountain.

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

The applicant sought planning permission to renovate the coronation fountain and implement a lighting scheme around the fountain in line with the recommendations made by Lancashire County Council.

The Officer's recommendation was for approval subject to the conditions set out in the report.

There were no speakers against the application.

There were no speakers registered for the application.

Cllr Walmsley spoke in favour of the application.

In determining the application members discussed the following:

- Work does not prejudice any future alterations to the fountain
- Planting of flowers
- Lighting

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 |
|------------|----------------|-------------------|
| 7 | 0 | 0 |

Resolved:

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

6. Application Number (Agenda Item B5) 2018/0577 – Land to rear of 410 - 420 Newchurch Road, Rawtenstall. Erection of dwelling house.

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

Permission was sought to erect a detached 7-bedroomed dormer-bungalow, specifically designed at ground floor level to meet the requirements of two disabled children, and with an integral double-garage.

Since the publication of the Committee Agenda, the Applicant had submitted further correspondence.

The Applicant wished to try to overcome the highways issues, which form part of the reason for refusal.

Therefore, recommendation from the Officer was to allow the application to be deferred for future consideration.

A proposal was moved and seconded to defer 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 | 1 | 0 |

Resolved:

The application was deferred.

7. Application Number: (Agenda Item B1) 2018/0318 – Land at Former Spring Mill, Whitworth. Erection of 119 no. two-storey (2, 3 and 4 bed) houses, with associated infrastructure and access works.

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

The application relates to a site approximately 3.5ha, located to the rear of houses fronting Eastgate and Westgate. Planning permission was sought for the erection of 119 no. new two-storey dwellings on the site. The dwellings would be a mix of two, three and four-bedroom properties, of various detached and semi-detached designs.

The Officer's recommendation was for approval subject to the conditions set out in the report/update report and a S.106 Agreement to secure payment of planning contributions. Also that delegated authority is granted to the Planning Manager to refuse the application if a S.106 Agreement is not completed.

Lois Lees spoke against the application.

Steve Gamble spoke in favour of the application.

Cllr Neal spoke against the application.

In determining the application members discussed the following:

- Access to the site
- Wildlife in the area
- Traffic surveys
- Wall/Garden on access route
- Types of properties
- Education contribution

Clarification was given on the above points raised.

A proposal was moved and seconded to defer the application to enable clarity to be sought on the traffic surveys from the Highways Authority, and to confirm that there is no objection from the Council's ecology consultant.

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

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 7 | 0 | 0 |

Resolved:

The application was deferred.

6. Application Number (Agenda Item B2) 2018/0554 – Land on the South Side of Commercial Street, Loveclough. Outline application: Erection of up to 80 dwellings and associated works with all matters reserved except for access.

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

Outline planning permission (including access only) was sought for the erection of up to 80 no. new dwellings on the site. All other matters (including appearance, landscaping, layout and scale) are reserved. An indicative site layout/masterplan was submitted as part of the application, but this was for illustration purposes only, and did not form part of the scheme for which approval was sought.

The proposed access to the development would be off Burnley Road, at the south east corner of the site. A single point of access was proposed for the entire development.

The Officer's recommendation was for approval subject to the conditions set out in the report/update report and a S.106 Agreement to secure payment of planning contributions. Also that delegated authority is granted to the Planning Manager to refuse the application if a S.106 Agreement is not completed.

There were no speakers against the application.

Miss Lydia Harper spoke in favour of the application.

Cllr Alyson Barnes spoke against the application.

In determining the application members discussed the following:

- Planning Policy
- Education contribution
- Height of the properties
- Consultation with Ward Councillors regarding S.106 Agreement

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 |
|------------|----------------|-------------------|
| 7 | 0 | 0 |

Resolved:

The application was approved subject to conditions in the report and update report and the completion of a Section 106 agreement. Delegated authority is granted to the Planning Manager to refuse the application if a Section 106 Agreement is not completed. Ward Councilors are to be consulted regarding the S.106 Agreement in relation to the public open space and play equipment is to be spent.

7. Application Number (Agenda Item B3)2018/0602 – The Whitaker, Haslingden Road, Rawtenstall, BB4 6RE. Redevelopment of site including conversion and change of use of barn/stables, alterations to existing buildings, construction of a new link building, plus associated landscaping and access works.

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

Planning permission was sought for the redevelopment of the site – the works proposed include refurbishments to the existing museum (house) building, refurbishment and change of use of the barn and stable building, the construction of a new extension (link building between the house and the barn/stables) and external works/landscaping.

It was proposed that the buildings will be redeveloped into a multi-use facility which will expand upon the current offer within the museum. The new link building will provide a new point of entry to the Whitaker and will include a dining area and a circulation area.

The Officer's recommendation was for approval subject to the conditions set out in the report.

There were no speakers against the application.

Mr Bell spoke in favour of the application.

In determining the application members discussed the following:

- Parking and overflow car park
- Cycle stands

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 |
|------------|----------------|-------------------|
| 7 | 0 | 0 |

Resolved:

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

8. Application Number (Agenda Item B4) 2018/0514 – Land off Hall Street, Whitworth. Formation of vehicular access from Hall Street, entailing changed to ground levels, and boundary wall/gate (partially retrospective).

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

The applicant resides in a house that fronts an adopted section of Hall Street and is within the Urban Boundary of Whitworth.

The application relates to a triangular area of land of 0.1ha that fronts an un-adopted section of Hall Street.

The scheme for which permission was sought has been amended. The new drive is to have a 9m long retaining wall to its south side but to the north side the land is to be battered-back, enabling it to be grassed. A drainage channel is to be incorporated at its eastern end of the drive to prevent surface-water run-off to Hall Street.

The Officer's recommendation was for approval subject to the conditions set out in the report and update report.

Ms Butler spoke against the application.

There were no speakers registered in favour of the application.

Cllr Neal spoke against the application.

In determining the application members discussed the following:

- Access road
- Wall and height
- Location of the wall
- Septic tanks
- Boundaries and land ownership

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:

- Inappropriate means of enclosure with reference to access to utilities and potential harm to the function of those utilities.

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

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 6 | 1 | 0 |

Resolved:

The application was refused contrary to the officer's recommendation due to inappropriate means of enclosure with reference to access to utilities and potential harm to the function of those utilities.

9. Application Number (Agenda Item B6) 2018/0559 – Hollin Lane Farm, Hollin Lane, Constable Lee, BB4 8TE. Change of use of Agricultural Building to single dwelling, associated access, parking and landscaping.

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

The applicant sought planning permission to convert the agricultural barn into 1 no. four bedroom dwelling.

The proposed scheme includes the creation of a passing place on Hollin Lane and a new access road to the rear of Hollin Lane Farm, leading to the proposed dwelling. The works would also include the creation of three parking spaces and a substantial turning area constructed from a permeable material. Adjacent to the parking area and projecting from the front elevation would be an outdoor space flagged in stone. Low height trees and shrubs of native species are proposed to run along the new access road.

The Officer's recommendation was for approval subject to the conditions set out in the report.

There were no speakers against the application.

Mr Edmondson spoke in favour of the application.

In determining the application members discussed the following:

- Outside lights
- Passing place on 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

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 the report.

10. Application Number (Agenda Item B8) 2018/0563 – Rossendale Football Club, Dark Lane, Newchurch, Rossendale. Outline application for demolition of all existing buildings and structures and erection of up to 100 no. dwellings (Use Class C3) with all matters reserved except for access (Amended Scheme).

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

The Scheme has now been amended with the main differences between the previous and revised schemes being:

- the site boundary has now been slightly enlarged on its eastern side where it adjoins Staghills Road.
- that the layout of the proposed access to the development, whilst still proposed from Staghills Road, has now been changed.
- that the layout of the proposed development; albeit only illustrative at this stage, has also been changed, and
- that it is understood that the proposal is now to provide 100% 'affordable housing'.

The application has therefore been brought back to the Committee for further consideration in its amended form. It otherwise continues to seek approval for outline planning permission to erect up to 100 dwellings on the site with all matters reserved except for access.

The Officer's recommendation was for approval subject to the conditions set out in Section 10 and a Section 106 Obligation and Memorandum of Understanding to secure the associated planning obligations.

There were no speakers against the application.

There were no speakers registered for the application.

In determining the application members discussed the following:

- Access

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 |
|------------|----------------|-------------------|
| 6 | 1 | 0 |

Resolved:

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

13. Planning Appeals Update – (Agenda Item C1)

The Principal Planning Officer outlined the report and updated members.

Resolved:

The update was noted.

The meeting commenced at 6.30pm and concluded at 8.40pm.

Signed:

(Chair)