

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 21st March 2019

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

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

Also Present: Councillors Neal, Cllr Essex and 16 members of public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Eaton (Cllr Haworth subbing for Cllr Eaton)

2. MINUTES

Resolved:

That the minutes of the meeting held on the 26th February 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 B1) 2018/0318 – Former Spring Mill Site, 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.

Planning Permission is 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 application went before the Committee at the meeting on the 26th February 2019, where it was deferred to enable clarity to be sought on the traffic impact from the Local Highway Authority, and to confirm that there is no objection from the Council's ecology consultant (partially in relation to potential harm to bats).

Local Highways Authority has concluded that there is no evidence of severe impact to highway safety or capacity which would constitute an objection from the Highway Authority.

The Ecology Consultant has concluded that the development is unlikely to affect the conservation status of bats and therefore a further bat survey is unnecessary.

The Officer's recommendation was for approval subject to a section 106 agreement and the conditions set out in the report.

Lois Lees 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 to the site
- Highways
- Wildlife in the area
- Affordable housing
- Traffic surveys
- Education contribution

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the application contrary to the officer's recommendation.

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

FOR	AGAINST	ABSTENTION
3	4	0

Resolved:

The proposal 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
4	3	0

Resolved:

The application was granted in line with the officer's recommendation, subject to a section 106 agreement and the conditions in the report and the update report.

6. Application Number (Agenda Item B2) 2019/0007 – Slackgate Farm, Bacup. Outline planning (including access only) for residential development of up to 33 no. dwellings.

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

Application 2018/0271 was approved by Committee subject to a completion of a Section 106 agreement to secure payment of planning contributions (related to open space and play equipment provision) and 40% affordable housing on site.

A section 106 agreement was never completed as the applicant stated that this would render the development financially unviable. As such the application 2018/0271 was withdrawn and no decision was issued.

Outline planning permission is again sought for the erection of up to 33 no. new dwellings on the site.

The current application is accompanied by a viability assessment and it is not proposed to provide any affordable housing on site, or any other planning contributions.

The Officer's recommendation was for approval 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.

There were no speakers against the application.

Claire Bradley spoke in favour of the application.

In determining the application members discussed the following:

- Viability Report
- Highway safety

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 a Section 106 Agreement unless it is proven on viability grounds that planning obligations would render the scheme unviable.

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.

7. Application Number: (Agenda Item B3) 2019/0023 – Rossendale Holiday Cottages, Dean Lane, Water. Change of use from games room to snack bar.

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

Planning permission is sought to change the use of an ancillary games room to an ancillary snack bar. This is to be used solely by guests occupying the holiday cottages and by employees of the business. No significant external or internal alterations are proposed.

The proposed scheme does not require formal planning permission. However, the applicants have asked that the application be formally determined.

Susan Smith spoke against the application.

There were no speakers in favour of the application.

In determining the application members discussed the following:

- Overdevelopment of the site
- Traffic
- Cycle Storage
- Noise

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the application contrary to the officers recommendation on the grounds of overdevelopment.

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

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

The application was refused.

8. Application Number (Agenda Item B4) 2019/0037 – Amenity Area, Newchurch Road, Stacksteads. Construction of a Natural Stone memorial (2.4m high), replicating the image of person.

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

The application relates to an amenity area owned by the Council that is to the north side of Newchurch Road (A681), approximately 80m west of its junction with Four Lane Ends Road.

Permission is sought to erect in the planted border towards the east end of the amenity site a memorial in the form of a stone man, to stand 2.4m tall and with an arm-span of 1.45m, the front elevation to be seen by people on the main road approaching Stacksteads from the west.

The officers recommendation was to approve the application subject to the conditions set out in the report.

There were no speakers registered against the application.

There were no speakers registered for 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
6	0	1

Resolved:

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

9. Application Number (Agenda Item B5) 2018/0622 – Sod Hey Farm, Harrow Stiles Lane, Bacup. Horse Stabling Building (with 3 individual Stables & Tack Room) and Commercial Kennels, entailing Dog Kennel Building (with 16 separate internal kennels), Isolation Dog Kennel and fenced external dog exercise areas.

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

Since implementation of Planning permission 2014/183 the property has changed hands and the new owners are seeking permission to:

Erect in the field to the E Side of the dwelling, 7m from the gable, a Stables Building for housing horses and llamas kept for hobby-purposes.

Erect in the field to the W side of the dwelling, 16m from the gable of the agricultural/workshop building, a Commercial Kennels building.

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

There were no speakers against the application.

Mr Michael Solan spoke in favour of the application.

In determining the application members discussed the following:

- Animal waste and disposal
- Job creation
- Enclosure of kennels and fences

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. Delegation of Decisions Report – (Agenda Item C1)

The Planning Manager outlined the importance to allow decisions to go ahead whilst Purdah is taking place.

A proposal was moved and seconded to delegate authority to the Planning Manager to approve applications in consultation with the Chair and one member from the opposition whilst Purdah was taking place.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

To delegate authority to the Planning Manager to approve applications in consultation with the Chair and a member of the opposition to allow decisions to take place whilst in Purdah

The meeting commenced at 6.30pm and concluded at 7.29pm.

Signed:

(Chair)