

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 18th July 2017

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

In Attendance: Nicola Hopkins, Planning Manager
Lauren Ashworth, Principal Planning Officer
Joanna Wood, Committee and Member Services Officer
Abigail Wrench, Legal Officer

Also Present: Councillor Lamb, Councillor Haworth and 15 members of public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Neal.

2. MINUTES

Resolved:

That the minutes of the meeting held on 21st June 2017 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) 2016/0630 – Hurst Platt, Rawtenstall
Erection of 8 dwellings including new access road, landscaping and land stabilisation and drainage works (part retrospective).**

The Planning Manager outlined the details in the report to include confirmation that a new owner had purchased the site. The Planning Manager confirmed that notwithstanding the private matters of access and drainage connection the owner had provided land registry documentation. In terms of what is covered under the remit of planning determination of the application could proceed.

The Planning Manager confirmed that the technical details were now acceptable to Michael Pooler and the scheme could proceed.

The Planning Manager confirmed that a late representation had been received on behalf of the neighbours, Mr and Mrs Stansfield, the Planning Manager read out the contents of the letter.

In respect of plots 1-4 a Method Statement has been provided to deal with the retaining structures and this was included within the approved detailed condition.

The Planning Manager confirmed that a late request from the Environment Agency had been received relating to a restriction on surface water discharge rates from the site. This can be controlled by condition and the applicant had agreed to such a condition.

Pauline Holt spoke against the application. Members asked questions for clarification purposes only.

Ryan Kiely spoke for the application. Members asked questions for clarification purposes only.

The recommendation was to approve full planning permission subject to conditions..

In determining the application members discussed the following:

- Communication with new owner and residents
- Rights of way to land
- Ownership of land and boundaries
- Drainage

Clarification was given on the above points raised.

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

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

FOR	AGAINST	ABSTENTION
4	0	2

Resolved:

The Application was granted with additional conditions set out in the update report.

6. Application Number (Agenda Item B2) 2017/0260 - Golf Rossendale. Change of use of land to a garden Centre, including the erection of a single storey sales building and a polytunnel, construction of a retaining wall, and associated landscaping and access works.

The Planning Manager outlined the details of the report advising that the application was for a small scale garden centre.

The Planning Manager confirmed that Cllr MacNae had objected to the application on the grounds of insufficient details relating to traffic movements and delivery vehicles.

Clive Balchin spoke against the application. Members asked questions for clarification purposes only.

Steven Hartley spoke on behalf of the applicant in favour of the application. Members asked questions for clarification purposes only.

County Councillor Foxcroft also spoke on the application. Councillor Marriott was registered to speak but was unable to attend. The Chair read out an email on Councillor Marriott's behalf.

The recommendation was to approve full planning permission subject to the conditions.

In determining the application members discussed the following:

- The size of the garden centre.
- The access road, pedestrians and the need for a designated walkway / path, and car parking.

Clarification was given on the above points raised.

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

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

FOR	AGAINST	ABSTENTION
3	2	1

Resolved:

The application was granted in line with the officer's recommendation and Update Report.

**7. Application Number (Agenda Item B3) 2017/0254 – Ski Rossendale
Demolition of existing 'log cabin' reception building and erection of a new building, in addition to the installation of a water attenuation tank**

The Principal Planning Officer outlined the details in the report.

There were no speakers registered on this item.

In determining the application members discussed the following:

- The size of the building.

The Principal Planning Officer confirmed this application was smaller than a previous application. This application was for a single storey building and the previous application was for a two storey building.

A proposal was moved and seconded to grant the application.

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

That full planning permission was granted in line with the officer's recommendation and subject to the conditions detailed in the report.

8. Tree Preservation Order No1 Edenfield Methodist Church, Rochdale Road, Edenfield, 2017.

The Principal Planning Officer outlined the details in the report.

Voting took place on the acceptance of the report, the result of which was as follows:

FOR	AGAINST	ABSTENTION
6	0	0

Resolved: That the proposed modifications to the TPO are acceptable

The meeting commenced at 6.30pm and concluded at 7.40pm

Signed: (Chair)