

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 25<sup>th</sup> April 2019

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

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

**Also Present:** Councillors Essex, Cllr Lamb and 5 members of the public.

**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies from Cllr Roberts (Cllr Cheetham Subbing)

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 21<sup>st</sup> March 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.

Cllr Eaton asked for confirmation that the meeting could take place during Purdah. Legal clarified that whilst some additional delegations had been given during Purdah this item could not be delegated as it was Council owned land. In accordance with guidance issued by the Local Government Association, the Council can continue ordinary business as normal during the Purdah period to include determination of planning applications and it was reasonable to do so.

**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.

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**5. Application Number (Agenda Item B1) 2019/0102 – Plot 5, Futures Park, Bacup. Full: Erection of industrial/manufacturing building (Use Class B2) incorporating ancillary office and storage space. Development also includes creation of service yards (with associated gates/fencing, sprinkler tank and cooling towers), parking facilities, hard and soft landscaping, access and associated works.**

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

Full planning permission is sought for the construction of a new manufacturing/industrial building on the site, with a total floor area of 5,485m<sup>2</sup>. The use of the building would fall within Use Class B2 (General Industrial), and there would be an element of ancillary office accommodation contained within.

The application also seeks permission for car parking, servicing yards and hard and soft landscaping. A new sprinkler tank, cooling towers and boundary treatments are also proposed. Access to the site would be via the existing access road leading to the site from Futures Park.

It is understood that 100 full time jobs will be created as a result of the proposed development. The jobs would be split across the applicant's two sites within the Borough – with up to 30 of the jobs eventually being located on the application site (beginning with 7 jobs on the site initially).

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

There were no speakers registered against the application.

Mr G Hayhoe spoke in favour of the application.

In determining the application members discussed the following:

- Landscaping
- Drainage
- Highways

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

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

**The meeting commenced at 6.30pm and concluded at 6.45pm**

**Signed:**

**(Chair)**