

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 22nd May 2019

Present: Councillor Procter (in the Chair)
Councillors Adshead, Eaton, Haworth (sub), Johnson (sub), Marriott and Roberts

In Attendance: Mike Atherton, Planning Manager
James Dalglish, Principal Planning Officer
Abigail Wrench, Legal Officer
Glenda Ashton, Committee and Member Services Officer

Also Present: Councillors A Barnes, Gill, Lythgoe, Neal, Pendlebury and Powell
56 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were received from Councillors Fletcher (Councillor Johnson subbing) and Kempson (Councillor Haworth subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 25th April 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 2019/0098 (Agenda Item B1)

Land off Hall Street, Whitworth

Full: vehicular access (re-submission of refused application no. 2018/0514)

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

A vehicular access and roadway had been formed to the site from Hall Street but without the necessary planning permission. This application had therefore been submitted with a view to

obtaining both retrospective approval for the works that had been carried out to date and approval to complete them. The formation of a vehicular access onto an unclassified road such as this would not normally require formal planning permission. However, approval was required in this instance because of the extent of the engineering works involved.

The officer's recommendation was for approval subject to the conditions set out in section 10 of the report.

There were no speakers registered in favour or against the application.

Councillors Powell and Neal spoke against the application.

In determining the application members discussed the following:

- Effect on residents' water supply

Clarification was provided on the 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
4	3	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the conditions in section 10 of the report.

**6. Application Number 2018/0577 (Agenda Item B2)
Land rear of 410 – 420 Newchurch Road, Rawtenstall
Erection of dwellinghouse**

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

Permission was sought to erect on the site 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.

The officer's recommendation was for approval subject to the conditions set out in section 12 of the report.

Ms Harwood spoke against the application.

Mr Gee spoke in favour of the application.

Councillor Gill spoke in favour of the application.

In determining the application members discussed the following:

- The council's legal responsibility to find land for the applicant to purchase.
- The number of parking spaces for the property.

Clarification was provided on the points raised.

Further to a comment made by the speaker against the application and a member of the committee, the Planning Manager clarified that an email had been sent to the speaker offering a meeting to discuss any concerns regarding the application. No contact had been made.

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

A proposal was moved to defer the application but was not seconded.

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

FOR	AGAINST	ABSTENTION
5	2	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the conditions in section 12 of the report.

The meeting commenced at 6.30pm and concluded at 7.10pm

Signed:

(Chair)