

ENGINEERING AND PLANNING COMMITTEE

held 20th January 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cruise, Dunne (for
Cheetham), Easton, Eaton (for Mrs Goldsworthy), Hancock,
Harding, Heyworth, McShea, Mooney, Neal, Pilling, Quinn
and Wright

APOLOGIES: Councillors Cheetham and Mrs Goldsw

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

911. Resolved that the Minutes of the meeting of the Committee held 16th December 1996 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990
Applications for consideration by the Committee

911. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minute No. 913 which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/96/464 - Erection of 2 No. Attached Garages and Conversion of Barn to Provide Additional Living Accommodation to Existing Dwelling. The Development May Affect the Setting of Footpath No'2 212, 213 and 216 - Shepherds Clough Farm, Dean Lane, Lumb

911. Resolved that this application be refused for the following reasons:-

The proposed development would, by virtue of the impact of the additional garaging and scale of extension, together with significant elements of the design of the barn conversion resulting in a significant loss to the essential character of the building, be contrary to Policy C.6 of the Rossendale District Local Plan, which requires that barn conversions should not adversely affect the character of the building concerned or result in overly large and unsympathetic extensions.

The proposed development is also situated within a countryside area, wherein development is required to be in scale with the character of the area and standard of design appropriate to the area. The addition of significant garaging together with the inappropriate alterations form an unacceptable solution to developing this building.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Nynex Cable Communications

911. The Borough Engineer and Planning Officer advised of the Cable Laying Programme for Nynex within Rossendale during 1997. He advised the Committee that following the detailed presentation previously given to the Committee, a display,

staffed by Community Relations and Construction Managers had been established in the foyer at the Town Hall for Monday 20th December 1996.

The Chair pointed out that where Members received complaints regarding the activities of Nynex, these should be forwarded direct to the Company.

Resolved that the report be noted.

Planning Appeal Decisions

911. The Borough Engineer and Planning Officer reported on the results of planning appeals since his last report to the Committee.

Application No. 14/96/069 - First floor extension above garage to provide extra bedroom - 4 Doals Farm, Burnley Road, Weir, Bacup

- Appeal Dismissed

Application No. 14/96/015 - Erection of 2 Five Bedroomed Detached Dwellings and Garaging - Alden Lea, Helmshore

- Appeal Dismissed

Application No. 14/95/384 - Erection of Extension to Existing Building to form Kitchen with Food Store below - Fishermans Retreat, off Bye Road, Shuttleworth

Members may recall that an informal hearing was held recently into the refusal of planning permission for the above. The appeal has been allowed - planning permission therefore being granted in accordance with the terms of the application and plans submitted therewith, subject to the following condition:-

1. No development shall take place until samples of the proposed natural stone and natural slate have been submitted to and approved by the local planning authority and development shall be carried out in

accordance with the approved details.

Enforcement Appeal - Garage on Land at 86 Booth Road, Stacksteads

- An appeal has recently been dismissed in respect of the above. The enforcement notice has been upheld which means, therefore, that the garage must be removed and the land restored to its previous condition. A copy of the Planning Inspectorate's decision letter is attached for information.

Resolved that the report be noted.

Development Control Statistics

911 . The Borough Engineer and Planning Officer reported that the Finance and Personnel Sub-Committee at their meeting in November 1996 had requested statistical information on Development Control performance over the last 5 years. The Borough Engineer and Planning Officer submitted the details requested.

Resolved that the report be noted.

Consultation Paper -
Permitted Development Right to Extend to the Garden of a Dwellinghouse

911. The Borough Engineer and Planning Officer advised the Committee of the Consultation Paper issued by the Department of the Environment which contained proposals in respect of permitted development rights to extend the garden of a dwellinghouse. He advised that the timetable within which a response was required meant that a reply had to be sent before the Committee and he submitted a copy of the response which he had forwarded on behalf of the Committee.

The Committee discussed the matter.

Resolved (i) that the Committee confirm their support for the response as forwarded by the Borough Engineer and Planning Officer, and

(ii) that, given the nature of the Consultation document, the Department of the Environment be requested to clarify or give a definition the word "garden" for planning/development control purposes.

Lancashire Minerals and Waste Local Plan - 1991-2006

911. The Borough Engineer and Planning Officer advised the Committee that if it was their intention to make representations on the plan, it would be necessary for such representations to be confirmed by the Council on 12th February 1997, so as to comply with the plan timetable.

The Borough Engineer and Planning Officer reminded the Committee that the Plan contained policies which would influence the further development and operation of the existing operational quarries, as well as identifying the role of the existing waste disposal sites and the possibility of further extensive landfilling opportunities.

In the circumstances, the Chair had been requested to agree to a special meeting of the Committee, dedicated to consideration of the Council's response and he had agreed that such a meeting should be held on 29th January 1997.

Resolved that the report be noted.

Lancashire Structure Plan 1991-2006 - Intention to Adopt

911. The Borough Engineer and Planning Officer advised that the Structure Plan had now been formally placed on deposit; the public consultation exercise in respect of this stage was to run from 9th January 1997 to 6th February 1997. He advised that there were no new issues raised in the latest draft.

Resolved that the report be noted.

Standing Conference of South Pennine Authorities - SCOSPA

Heritage Area Designation

911. (a) The Borough Engineer and Planning Officer reported that SCOSPA had been designated as the South Pennine Heritage Area. He submitted, as an Appendix to his report, a designation statement for future use by the Council and SCOSPA.

Resolved that the Council confirms its support for a South Pennine Heritage Area and adopts a Designation Statement.

South Pennine Management and Conservation Programme

920. (b) The Borough Engineer and Planning Officer submitted a comprehensive report on the South Pennine Management and Conservation Programme which included in excess of 20 individual projects covering items such as Nature Conservation, Access Management, Woodlands, Community Action and Training. He advised that the total cost of the Programme was in the order of £1.2 million and funding had been successfully sought from the European Life Fund and the National Heritage Lottery Fund.

The Borough Engineer and Planning Officer reported particularly on the Farm Management Project which was jointly undertaken with Rochdale MBC and was aimed at encouraging sustainable farm management practices designed to benefit key upland bird species and their habitats. He advised that the Council had contributed officer time to this project but support in financial terms was necessary to secure the continuation of the scheme during the current year.

Resolved that the Council agrees to make a payment of £1,000 to the Farm Management Project during the current financial year.

CORE Funding

920. (c) The Borough Engineer and Planning Officer reported on the level of contribution from the 10 Local Authorities within SCOSPA. He advised that in the current financial year Rossendale was one of only 3 authorities which had not made a contribution. He advised of the value of membership of SCOSPA and of the income generated for projects which provided substantial benefits for Members.

Resolved that the Council agrees to make a contribution of £2,559 to SCOSPA in the financial year 1997/98.

Rossendale Quarry Reclamation Strategy

911. The Borough Engineer and Planning Officer reminded the Committee that at their meeting in September 1996 they had adopted a Draft Strategy for the Reclamation of Rossendale Quarries. He advised that English Partnerships had

indicated that in order to progress the implementation of the strategy it was proposed to establish a Steering Group of all the Partners.

Resolved (i) that the Committee agrees to the establishment of a Steering Group to progress the implementation of the Strategy for the Reclamation of Rossendale Quarries, and

(ii) that the Chair be nominated as the Council's representative on the Steering Group.

Proposed Disposal of Tree Planted Sites
Held Under Licence by Lancashire County Council in Rossendale

911. The Borough Engineer and Planning Officer submitted a comprehensive report on a number of Woodlands throughout the Borough which were either owned and managed or managed by Lancashire County Council. The County Council were considering relinquishing their management responsibilities in some cases.

Resolved that the report be referred to the Policy and Resources Committee for consideration.

Land to the Rear of Lower Deardengate/Manchester Road, Haslingden

911. The Borough Engineer and Planning Officer reported that the availability of additional land within the Haslingden Town Centre (within the area known as "Area D") could be acquired by agreement and as such would enhance the proposed scheme to be undertaken at the rear of the Commercial Hotel, Masonic Hall, Post Office and 52-56 Lower Deardengate, Haslingden.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to approach the Action for Haslingden Partnership for the funding of the purchase of the land, including payment of reasonable costs,

(ii) that the Borough Engineer and Planning Officer formally approach English Partnership for the funding of any necessary works to bring it into an enlarged "Area D" Scheme, and

(iii) that subject to the necessary funding being agreed, the Borough Solicitor be authorised to make the necessary arrangements for the purchase of the land referred to in the report and indicated on the plan displayed at the meeting.

Improvement to Bridge - Old Lane, Shawforth

911. The Borough Engineer and Planning Officer reported the receipt of a letter from the County Surveyor regarding the bridge at Old Lane, Shawforth. The original scheme proposed in 1989, including reconstruction of the bridge and widening to include for footways over the bridge. The letter from the County Surveyor indicated that it was proposed to carry out the scheme to reconstruct the bridge but to exclude the improvements, although there was possibly scope to extend the existing footway.

Resolved that the County Surveyor be advised that this Committee agrees to the revised Scheme in respect of the bridge at Old Lane, Shawforth with footway improvements on Old Lane where possible.

Adoption of Highway Drainage - Dean Road, Haslingden

911. The Borough Engineer and Planning Officer reported that revised surface water drainage for Dean Road had been connected satisfactorily to the adopted system at Knowsley Road Industrial Estate.

Resolved (i) that the Borough Solicitor be requested to prepare the notice for adoption by the Highway Authority in accordance with the Highways Act 1980, and

(ii) that subject to satisfactory completion of the period of advertisement and preparation of easements, the drainage system becomes adopted beyond Dean Road to connect to the existing public sewer at Knowsley Road Industrial Estate.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets

Off Burnley Road, Crawshawbooth

911. (a) Resolved that the development off Burnley Road, Crawshawbooth be named "Sunnyside".

Off Holme Lane, Rawtenstall

926. (b) Resolved that the new development off Holme Lane, Rawtenstall be named "Sally Barn Cottages".

Health and Safety Executive - Improvement Notice - Street Lighting

911. The Borough Engineer and Planning Officer reminded Members that an Improvement Notice had been served on the Council in respect of earth bonding of street lighting columns. He advised that work had been carried out to approximately 6,000 street lighting columns and the Health and Safety Executive had now indicated that they were satisfied.

Resolved that the report be noted.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Adoption of Highways - Holmeswood Park

911. The Borough Engineer and Planning Officer reported that following satisfactory completion of the Highways in connection with the development at Holmeswood Park, Rawtenstall, the Highway from its junction with Holme Lane in a northerly direction for a total length of 512m to include 5 cul-de-sacs and turning heads along with service strips, lighting and drainage (average width of spine road 9.1m - average width of cul-de-sac 8.1m) had been adopted.

Resolved that the report be noted.

Goodshaw Lane - Naming of Road

911. Further to Minute No. 323 of the September 1996 meeting of the Committee, the Borough Engineer and Planning Officer reported the result of his consultations in the matter.

Resolved that no action be taken to rename any part of Goodshaw Lane.

Access to Stubbylee Hall and St Saviours School

911. The Borough Engineer and Planning Officer reported on an item which had been raised at the Joint Consultative Committee relating to the gritting of Stubbylee Lane. He advised that Stubbylee Lane was a low priority highway for the purposes of precautionary gritting.

The Borough Engineer and Planning Officer reported that he had been contacted by the Headteacher of St Saviour's County Primary School who had expressed concern about both vehicular and pedestrian access to the school and had indicated that the school would be unable to finance any winter treatment.

Resolved that the Committee agrees to finance precautionary gritting of Stubbylee Lane and the car park at an Annual cost of £200 per year.

Irwell Valley Strategy Cycle Route

911. The Borough Engineer and Planning Officer submitted a comprehensive report detailing the proposed Rawtenstall to Bacup cycle route. The detailed analysis indicated the precise route and estimated costs. The Committee discussed the matter.

Resolved (i) that the Borough Engineer and Planning Officer complete the preparation of the Consultation Document presented to the Committee and consult the County Council, the Chief Constable, user groups and any private landowners,

(ii) that the outcome of the Consultation process be presented to a future meeting of the Committee, and

(iii) that in the meantime, the Engineering and Planning Sub-Committee be requested to consider the preliminary analysis in detail with a view to seeking progress in the establishment of a route.

Sickness Report

911. The Chief Executive Officer submitted a report giving details of sickness within the department (excluding the DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Tree Preservation Orders

The Borough of Rossendale (Land at Ewood Hall T2/105)
Tree Preservation Order 1996

911. (a) The Chief Executive Officer indicated that his report to Committee had been prepared for the end of the objection period, at which time no objections had been received. He further advised that an objection had been received on the last day for objections and this would be considered and a report presented to the Committee in due course.

Resolved that the report be noted.

The Borough of Rossendale (Land in the Vicinity of New Mansion House Cottage,
New Mansion House and Manor Cottages, Shawclough Road T2/103)
Tree Preservation Order 1996

933. (b) Resolved that the Borough of Rossendale (Land in the Vicinity of New Mansion House Cottage, New Mansion House and Manor Cottages, Shawclough Road T2/103) Tree Preservation Order 1996 be confirmed as an unopposed Order.

Development Control Sub-Committee Minutes

911. Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 20th November, 27th November, 4th December, 11th December, 18th December, 24th December 1996 and 8th January 1997 be noted (for Minutes see Appendices 'A' to 'G').

Revenue Estimates 1997/98

911. The Committee considered the Draft Estimates for 1997/98. The Chair advised the Committee of enhancements proposed to the estimates (£25,000 for environmental main road action areas, £20,000 for parking within Housing areas and £50,000 for cycleways).

Resolved that the estimates as now presented including the 3 proposed enhancements, be approved for submission to the Policy and Resources Committee.

Repairs to Holme Street Private Retaining Wall

911 . Further to Minute No. 722 of the November 1996 meeting of the Committee, the Borough Engineer and Planning Officer reported on the problem of a collapsed private retaining wall off Holme Street, Stacksteads. He reported that a timber chestnut pale fence had been erected so as to remove danger to the public but there was concern that the fence was unsightly and not totally secure and liable to deteriorate.

The Borough Engineer and Planning Officer outlined the options available to the Committee in dealing with the matter together with the costs of the work associated with the rebuilding of the wall.

Resolved that the parapet wall on the private street adjacent to the gable end of No. 1 Holme Street be repaired pursuant to Section 230 of the Highways Act 1980, the costs to be met from the Highways, Engineering and Services Revenue Budget.

Landscaping at St Mary's Way, Rawtenstall

911 . The Borough Engineer and Planning Officer reported on the proposed scheme for landscaping at St Mary's Way, Rawtenstall, the maintenance of which would fall to be undertaken and financed by the Leisure, Recreation and Amenities Committee.

The Leisure, Recreation and Amenities Committee at their meeting on 14th January 1997 had referred the matter back to the Engineering and Planning Committee and expressed their concerns at the increased costs and nature of the scheme.

Resolved that the scheme be not proceeded with.

Exclusion of the Public and Press

911 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of

the following 2 items on the grounds that they involve the disclosure of exempt information as defined in paragraph 12 of Part I of Schedule 12A to the Act.

Appeal Against of a Refusal of Listed Building Consent for the Change of Use and Reinstatement of Grade II Listed Former Farmhouse to Dwellinghouse - Old Cowpe Hall Farmhouse, Cowpe, Rossendale

911. The Borough Engineer and Planning Officer reminded Members of the history relating to the application which was refused by Committee on 3rd July 1996.

The Borough Engineer and Planning Officer reported that the applicant had submitted an appeal against the refusal of listed building consent and he submitted the opinion of the Borough Solicitor in matter.

Resolved that in view of the advice now received, the applicant/appellant be invited to submit a second identical application for Listed Building Consent.

Heightside House, Higher Cloughfold

911. The Borough Engineer and Planning Officer submitted a legal opinion prepared by the Borough Solicitor relating to the planning position in respect of Heightside House.

The Borough Engineer and Planning Officer advised that he had received an invitation from the operator of the site for any interested parties to attend on site.

Resolved (i) that the report be noted, and

(ii) that the Borough Engineer and Planning Officer be requested to make arrangements for the invitation from the operator of the site to be taken up.

THE MEETING CLOSED AT 7.25 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 29th January 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise, Hancock,
Harding, Heyworth, McShea, Mooney, Pilling and Wright

APOLOGIES: Councillors Easton, Mrs Goldsworthy and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

69.10 Resolved that the Minutes of the meeting of the Committee held 20th January 1997 be signed by the Chair as a correct record.

Weight Restriction - Mark Street, Stacksteads

69.10 The Borough Engineer and Planning Officer reported the receipt of a letter of consultation from the Lancashire County Council in respect of the proposal by the County Council to make a weight restriction order on the bridge over the River Irwell at Mark Street, Stacksteads. The report indicated that the bridge had been assessed as unsuitable for carrying loads in excess of the proposed limit of 17.5 tonnes.

Resolved that the County Council be advised that this Council has no objections to the proposed 17.5 tonnes weight restriction proposed for the bridge over the River Irwell at Mark Street, Stacksteads.

Lancashire Minerals and Waste Local Plan

69.10 The Borough Engineer and Planning Officer submitted a comprehensive report outlining the issues raised within the Lancashire Minerals and Waste Local Plan - Deposit Edition. The report drew the attention of the Committee to those issues of particular significance to Rossendale.

The Borough Engineer and Planning Officer outlined the philosophy behind the Plan and submitted recommendations under the separate headings of Environmental Issues, Transport, Minerals, and Waste Disposal which, whilst recognising and supporting the objectives of the Plan, were designed to protect certain specific interests of the Rossendale Community in those cases where the policies within the Plan might be perceived to be detrimental to local interests yet could be achieved by alternative methods.

The Borough Engineer and Planning Officer circulated a copy of a submission made jointly by Bacup Moors Action Group and "Greens Residents Against Bardon".

The Committee considered in detail the proposed recommendations and the Borough Engineer and Planning Officer answered questions from Members.

Following a full discussion it was,

Resolved (i) that in respect of Environmental Issues, the following representations be made to the Lancashire County Council upon the Plan

1. That the amended Policy 2 (Quality of Life) is **supported and welcomed** in the expectation that it will, if and when necessary, be robust and effective.
2. That Policy 3 (Buffer Zones) is **supported and welcomed** as giving both developers and communities clear guidance as to the appropriate distances to be maintained between sensitive land uses and potentially disturbing development.
3. That Policy 4 (Cumulative Impacts) is **supported and welcomed** in that it reflects a realistic recognition that because of the physical constraints that limit the possible acceptable locations for these disruptive developments, there is a tendency for them to be concentrated in specific areas and it is therefore necessary to assess the sum the impacts of all the development in an area.
4. That the justification to Policies 21, 22 and 23 **should**, in para 4.70 also **refer to** the Irwell Catchment Management Plan.
5. That Policy 11 (Trees, Woodlands and Hedgerows) **should be placed** with the other Nature Conservation Policies (14-20) rather than between the Policies dealing with AONB`s (8-10) and Green Belts (12-13).

(ii) that in respect of Transport issues the following representations be made to the Lancashire County Council upon the Plan

1. That Policy 33 (Travel Minimisation) is **supported and welcomed** both because it recognises that the potentially large number of heavy vehicle movements these development generate are often a major cause of environmental disturbance and also because it will have a major impact on the move towards more sustainable patterns of development. This policy is equally important in its application to both waste disposal and mineral developments.
2. That Policy 36 (Strategic Road Network) is **supported and welcomed** and should be applied not only to proposals for new development, but also to proposals for safeguarding sites and to proposals for extensions to

existing sites with accesses which would not be considered acceptable by modern standards.

(iii) that in respect of Minerals, the following representations be made to the Lancashire County Council upon the Plan

1. That whilst Policies 40 (Safeguarding Mineral Resources) and 41 (Mineral Consultation Areas) are **supported and welcomed** areas affected by both policies **should be shown** upon the Proposals Map.
2. That Policy 44 (Conservation of High Quality Materials) **should** either **be strengthened** so that the exceptional needs for the materials can be protected **or** the policy should **be deleted** so that it cannot be used to justify the development of minerals merely for a lower level use.
3. That Policy 46 (Sands for Special Purposes) **should** either **be strengthened** so that the exceptional needs for the materials can be protected **or** the policy should **be deleted** so that it cannot be used to justify the development of sites for a lower level use.

4. That Policy 57 (Building Stone Provision) **should** either **be strengthened** so that the exceptional needs for the materials can be protected **or** the policy should **be deleted** so that it cannot be used to justify the development of sites for a lower level use.
5. That Policies 47 (Sand and Gravel Provision) and 49 (Safeguarding of Sand and Gravel Resources) are **supported and welcomed** particularly as the areas affected are now identified upon the Proposals Map.
6. The Council **note** that the Policy in the Consultation Edition (Policy 35 Sand and Gravel: Quality of Material) which referred to the possibility of sand being produced from crushed rock quarries is not considered necessary and has been deleted. The Council presume that, in the absence of any policy referring to this kind of development, there will be no need for any new development, or extensions to existing development, to meet any purported such "need".
7. The Council **note** that Policies 51 (Crushed Rock - Provisions 1991-2006) and 56 (Gritstone Provision) identify the need for the LMWLP to identify a provision of 30 million tonnes of Gritstone. As there are existing reserves of 125 million tonnes, the plan indicates that, except in very special circumstances, no additional land will be made available for gritstone extraction in the plan period. Whilst the Council welcomes and supports these policies as they stand, the Council would be concerned if the clear and unambiguous guidance that they give were to be undermined by other policies in the Plan. (See recommendations 2, 3, 4 and 6 above).

(iv) that in respect of the Waste Disposal, the following representations be made to the Lancashire County Council upon the Plan

1. That the Council **welcomes and supports** the County Councils waste strategy, particularly because, although it accepts the need to provide space for landfilling which meets the need to dispose of waste produced within and in close proximity to Lancashire, whilst encouraging a movement up the waste hierarchy, it will also aim to progressively reduce the dependance upon landfilling and to progressively reduce the amount of landfill capacity.

2. That the Council **OBJECTS** to Policy 79 (Disposal of Waste to Landfill - Safeguarded Land for Disposal) and Policy 80 (Other Landfill proposals) because the Plan does not indicate why the specific sites are identified, rather than any other. The Plan contains virtually nothing which demonstrates how the different possible alternative means of disposing of waste and alternative different sites have been considered and the relative benefits and disbenefits weighed in coming to the decision to identify a particular site.
3. That Policy 80 (Other Landfill Proposals) **should be strengthened** by giving some indication as to how the Plan will deal with a potential over supply of landfill sites from any "windfall" sites identified under this policy so that the principle of ensuring that there is a "downward pressure on landfill" is maintained.
4. That Policy 80 (Other Landfill Proposals) **should be strengthened** by the justification making it clear that this policy should not be used to undermine the proper enforcement of otherwise acceptable restoration schemes.

5. That Policies 105 (Reclamation of Minerals and Landfill Sites) and 106 (Reclamations - Proposed Reclamation Schemes) **should be strengthened** so that the LMWLP makes it clear that less intrusive and intensive restoration methods should be actively and seriously considered as alternatives to landfilling.
6. That the Council **OBJECTS** to Policy 112 (Safeguarding Land for Alternative Access to Whitworth Quarries) because it considers the new access proposed will both of itself and by reason of the usage it will generate cause unacceptable environmental damage and disturbance to local amenities. These problems would be far worse than the (very real) problems which they purport to overcome.
7. That the Council **OBJECTS** to Policy 113 (Whitworth Quarries - Supplementary Planning Guidance) in that this is effectively a "blank cheque" for an unspecified range of developments on a grand scale without any possibility of any consideration being given to the needs or costs of what ever development might be proposed, either in the context of the Development Plan process, or in relation to a planning application.

(v) that the Borough Engineer and Planning Officer make further additional representations to reflect particular concerns expressed by the Committee in respect of the following issues:-

1. In respect of both the Transport, Minerals, and Waste Disposal issues, detailed consideration should be given to the methods of transport used to and from both quarries and waste disposal sites and in particular the use of systems other than road transport which will minimise the disruption to residents whilst being both economically efficient and environmentally sensitive.
2. The representations in respect of the lack of relevant information on the production of waste and supply of waste disposal sites should be strengthened and an indication given in the Council's response to its willingness to review the position once such relevant information is available.
3. In respect of footpaths and bridleways, the Committee's significant concerns regarding the inadequate provision for suitable diversion or replacement

footpaths be expressed most forcibly in the Council's representations to the Lancashire County Council.

(vi) that in view of the major potential impact of the Plan, the Borough Engineer and Planning Officer be authorised to give limited assistance to local groups, as appropriate, in formulating their representations of the Lancashire County Council.

THE MEETING CLOSED AT 7.35 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 24th February 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise, Easton,
Hancock, Harding, Heyworth, Mooney, Neal, Pilling and Wright

APOLOGY: Councillor Quinn

Minutes

79.10 Resolved that the Minutes of the meeting of the Committee held on 29th January 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990
Applications for consideration by the Committee

79.10 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1081 to 1083 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/96/444 - Consultation from Lancashire County Council -
Change of use of part of existing storage yard to waste transfer station -
Land within existing storage yard at Todd Carr Road, Waterfoot

79.10 Resolved that no objections be raised to this application, but that the County Council be urged to ensure that the hours of operation are restricted to the hours of 8.00 a.m. to 5.30 p.m. on Mondays to Saturdays inclusive; also that the use is restricted to the applicant's normal building contractor activities and only

those activities. Also, the County Planning Officer be urged to insist on the inclusion of the whole of the storage yard within this application so that the use of the area can be considered in conjunction with the waste transfer station.

Application No. 14/96/469 - Erection of Two Storey Extension to Rear -
1 Sandringham Grove, Haslingden

79.10 The Borough Engineer and Planning Officer referred to 2 typographical errors in the report; where there was reference to Balmoral Road when this should have been a reference to Mercer Crescent and later in the report when there was reference to reduced 'height' where this should have been a reference to reduced 'light'.

Resolved that this application be refused for the following reason:-

1. The property is situated within an area wherein rear curtilages are limited, due to depth, and the inclusion of a garage, and also limited aspect distances to properties at the rear and side. The extension proposed would in this instance, due to its height and depth, dominate the adjoining property, a situation made worse by the limited extent of

curtilage. In addition, the orientation of the properties would result in the loss of both sunlight and daylight to the rear of the adjacent property to an unacceptable degree and that reduction in sunlight and daylight would also affect the garden area to the adjacent property which is of limited size.

Application No. 14/97/016LB - Reinstatement of Grade II listed former farmhouse, Old Cowpe Hall Farmhouse, Cowpe, Bacup

79.10 The Chair referred particularly to the many representations received in respect of this application and in particular the petition containing in excess of 300 signatures which demonstrated the local concern surrounding this application. The Committee discussed the application in detail and were mindful that it related only to the reinstatement of a listed building. Following a full discussion it was

Resolved that listed building consent be granted to this application subject to the standard time period condition and the following conditions:-

1. Before any of the works hereby approved are first implemented full details of the re-fenestration of the building shall be submitted to and approved by the local planning authority and the window joinery and glazing details shall thereafter only be implemented in accordance with the approved details.
2. Prior to the commencement of any of the works hereby approved full details of the extent and nature of the proposed structural repair of the building (as such including all works of localised rebuilding referred to in the Building Conservation Assessment) shall be submitted to and approved by the local planning authority and all structural repairs shall be undertaken thereafter in strict accordance with these approved details.
3. The re-instatement of the building shall be undertaken in strict accordance with the recommendations and methodology contained in the document entitled "Building Conservation Assessment, Old Cowpe Hall Farmhouse, Rawtenstall.", and no variations to the approved methodology shall take place without the prior written consent of the local planning authority.

4. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

5. Before any works hereby approved are first implemented full details of all external door joinery shall be submitted to and approved by the local planning authority and the doors shall thereafter be installed in strict accordance with those approved details.

6. Prior to the commencement of any of the works hereby approved full details of the proposed rainwater goods, and soil stacks shall be submitted to and approved by the local planning authority and the aforementioned items shall thereafter only be implemented in accordance with the approved details.

Liaison Meetings with Nynex

79.10 Following the commencement of cable laying activities within the Borough by Nynex, the Chief Executive Officer submitted a report which contained a suggestion from the company for the establishment of regular liaison meetings between representatives of the company, members of the Council and Officers, whereby complaints could readily be dealt with and Members could be updated on progress as well as being given the opportunity to raise matters of common interest for concern.

The report indicated that the Chair had agreed that the first meeting had been held on the 26th February 1997 and thereafter dates were proposed for the Liaison Meetings which were provisionally scheduled to take place on Wednesdays at 4.30 p.m. or at the rising of the Development Control Sub-Committee.

Resolved (i) that the arrangements as outlined in the report be approved for the purposes of establishing Liaison Meetings with Nynex and that the meetings be chaired by the Chair of the Engineering and Planning Committee,

(ii) that the meetings be open to all Members of the Council with a particular invitation being extended to all those Ward Councillors in whose Wards which the company were currently operating at the time of the meeting, and

(iii) that the meetings be held on the dates indicated below commencing at 4.30 p.m. or at the rising of the Development Control Sub-Committee, whichever is the later:-

9th April 1997

21st May 1997

2nd July 1997

13th August 1997
24th September 1997
5th November 1997
17th December 1997
28th January 1998
11th March 1998

Item of Urgent Business

79.10 In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the special circumstances appertaining thereto.

Exclusion of the Public and Press

79.10 Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 10 of Part I of Schedule 12A to the Act.

Rossendale Shopping Capacity Study

79.10 The Borough Engineer and Planning Officer submitted a report which outlined the four planning applications involving shopping proposals all of which would have a significant impact on the Town Centre. He submitted details of the current position with each of the applications and advised Members that associated with each application, a Commercial Impact Analysis had been submitted; the CIA's had been referred to consultants appointed by the Borough Engineer and Planning Officer for detailed analysis, comparison and report.

The Borough Engineer and Planning Officer reported that the Council's Barrister recommended the Council to commission a retail capacity study to determine quantitatively the shopping finances available in Rossendale; resident's present shopping habits; the likelihood of reducing any outflows of shopping expenditure by increasing the competition and availability of choice and range of shops in Rossendale; and the study should attempt to quantify the effects of Rawtenstall developments upon other shopping centres within Rossendale.

The Borough Engineer and Planning Officer advised the Committee that the necessary capacity and expertise for such a study was not available within his department and as such, it would be necessary to appoint consultants to undertake the study. He indicated the availability of suitable companies to undertake the exercise and submitted approximate details of the costs involved.

Resolved (i) that the Committee agree to suspend Standing Order No. 42(2) for the reasons outlined by the Borough Engineer and Planning Officer, and he be authorised to proceed accordingly, and

(ii) that if necessary, the Development Control Sub-Committee be authorised to accept a suitable tender for the study work.

THE MEETING CLOSED AT 7.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 24th March 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise,
Dunne (for Mrs Goldsworthy), Easton, Hancock, Harding,
Heyworth, Mooney, Neal, Pilling, Quinn and Wright

APOLOGIES:..... Councillor Mrs Goldsw

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

125 . 1 Resolved that the Minutes of the meeting of the Committee held 24th February 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990
Applications for consideration by the Committee

125 . 1 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1127 to 1128 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/97/005 - Reconstruction of existing shippon to form
2 No. holiday cottages - Carter Place Farm, Blackburn Road, Haslingden

125 . 1 Resolved that this application be refused for the following reason:-

1. The proposed reconstruction of the existing shippon to form 2 No. holiday cottages would be contrary to both National Planning Policy advice as

defined in PPG.2 Green Belts (January 1995) and Policies DS.3 and C.6 in that the re use of buildings inside the Green Belt is deemed to be inappropriate if the scheme of development necessitates or results in major or complete reconstruction.

Application No. 14/97/012 - Conversion of garage to lounge -
5 Heatherlands, off Oak Street, Shawforth

125 . 1 Resolved that this application be refused for the following reason:-

1. The proposed conversion of the integral garage to the bungalow at no. 5 Heatherlands would lead to the loss of one car parking space from within this property. The driveway while capable of accommodating one car would be unable to accommodate a second. Thus the effect of the proposed conversion would be that this property would cease to be able to accommodate two cars off the highway and so on street parking would be likely to occur in connection with the use of this property, resulting in congestion which would be detrimental to highway safety. An adverse precedent for the Heatherlands as a whole would thereby be established.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Permitted Development Rights - Definition of "Garden"

125 . 1 Further to Minute No. 917, the Borough Engineer and Planning Officer reported on a response to his letter to the Department of the Environment which indicated that the term "Garden" was taken to mean simply the curtilage of a dwellinghouse. The Committee expressed the view that the response was of little value.

Resolved that the report be noted.

Planning Appeal Decisions

125 . 1 The Borough Engineer and Planning Officer reported on the results of planning appeals since his last report to the Committee.

Application No. 14/96/224LB - Removal of Dry Rot Affected Timbers from the Majority of Shop Fronts in the Inner Arcade - Victoria Parade, Burnley Road East, Waterfoot

Members will recall that an appeal was lodged on the grounds that the application had not been determined within the statutory period. In these circumstances, the local authority were required to state what its decision on the application would have been had the application been determined by it. The Council's decision was to oppose the grant of listed building consent for the above.

- Appeal Dismissed

Application No. 14/96/27 and 14/96/28LB - Erection of Conservatory - 22 Bowker Street, Irwell Vale

- Appeal Dismissed

Application No. 14/96/59 - Change of Use of Land to Garden Curtilage,

including the Provision of a Hardstanding and New Access off Coppice Drive - Land Bordered by 202 Market Street and Coppice Drive, Whitworth

- Appeal upheld, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration

Application No. 14/96/147LB - Change of Use and Reinstatement of
Grade II Listed Former Farmhouse to Dwellinghouse - Old Cowpe Hall
Farmhouse,
Cowpe, Waterfoot

- Appeal Withdrawn

Enforcement and Planning Appeal - E1/11/1 - Erection of a Single Storey Building of Timber Posts and Sheeting, with Corrugated Metal Roof - Land at Holden Wood Farm, Grane Road, Haslingden

- Appeal Dismissed - enforcement notice upheld as varied.

Land

Application No. 14/95/111 - Erection of Implement/Livestock Shed - at Holden Wood Farm, Grane Road, Haslingden

- Appeal Dismissed

Application No. 14/95/383 - Consultation from Lancashire County Council - Extension of Time of the Existing Planning Permission for a Further 7 Years - Horncliffe Quarry, Bury Road, Rawtenstall

Members will recall the appeal and public inquiry held in January 1997, the result of which was that the appeal was upheld. I attach a copy of the Inspectorate's decision which includes a consolidated planning permission for the whole of the site.

Resolved that the report be noted.

Building Regulation Fees

125.1 The Borough Engineer and Planning Officer reported that the Government had decided not to proceed with draft regulations whereby Local Authorities would set their own level of charges with the objectives of covering their costs, but that the fees would continue in accordance with the scales set by the Building (Prescribed Fees) Regulations 1994.

Resolved that the report be noted.

Haslingden Town Centre Environmental Improvement Schemes -
Staircase to the Rear of No. 43 Higher Deardengate

125 . 1 The Borough Engineer and Planning Officer reported that associated with the provision of a joint service area to the proposed relocated market for the Market Traders and the businesses at no's 33-43 Higher Deardengate, it was necessary to provide a shared staircase and balcony which would partly be on land which was currently the subject of acquisition by the Council. Once acquired, it would be appropriate to dispose of an area of land of approximately 8 sq metres, as indicated on the plan submitted to the Committee, to the owners of No. 43 Higher Deardengate, which would then facilitate any future disposal of that property.

Resolved that the proposed disposal of the land referred to be agreed, subject to the approval of the Policy and Resources Committee.

SECTION 'B' - FUNCTIONS DELEGATED

The Borough of Rossendale (Land at Ewood Bridge Hall T2/105) Tree Preservation Order 1996

125 . 1 The Borough Engineer and Planning Officer submitted details of an objection to the abovementioned Order. He submitted details of the objection, together with his observations thereon.

Resolved that The Borough of Rossendale (Land at Ewood Bridge Hall T2/105) Tree Preservation Order 1996 be confirmed.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Town Centre Security - Results of the Questionnaires

125.1 The Borough Engineer and Planning Officer submitted a comprehensive report together with details of responses to the questionnaires on the issue of Town Centre Security.

In addition, the Borough Engineer and Planning Officer submitted a draft policy in relation to security shutters and grilles and reported on the strategic approach to combating town centre crime and to town centre management.

The Committee discussed the matter.

Resolved (i) that the results of the questionnaire be noted and accepted,

(ii) that the Council approves, without revision, and adopts the planning policy in relation to security shutters and grilles, for implementation within the boundaries of the 4 town centres as designated in the District Local Plan (1st Review) as Supplementary Planning Guidance,

(iii) that the policy be incorporated into the District Local Plan during the next review process, and

(iv) that the wider issues relating to a strategic approach to preventing town centre crime, and to town centre management be referred back to the Council's Policy and Resources Committee for early consideration.

Community Park - Council Owned Land at Townsend Street, Haslingden

125.1 The Borough Engineer and Planning Officer submitted a report on proposals for a community park at Townsend Street, Haslingden.

Resolved (i) that subject to the granting of planning permission, the Townsend Street Community Park Scheme be carried out by Rossendale Groundwork (as agent for the Council), and funded by English Partnerships and SRB, and

(ii) that subject to the agreement of the Housing Management and Services Committee, the scheme when completed, be maintained (after the usual 2 year establishment period) by the Council as part of the Grounds Maintenance Contract recharged to the Housing Committee.

Rossendale Quarries - Strategic Programme of Reclamation Strategy

125 . 1 The Borough Engineer and Planning Officer reported on progress in the development of a strategic programme of reclamation by the Council, Lancashire County Council and English Partnerships. He submitted details of the first meeting of the Steering Group which had been held at Rawtenstall on 5th March 1997.

The Chair drew the Committee's attention to the funding for reclamation which had been awarded to Rossendale which represented £2 million over a 5 year period. Members expressed their support for the aims of the Steering Group which included reclamation for a variety of recreational purposes.

Resolved that the report be noted.

A671 Market Street, Whitworth - Zebra Crossing to South of Shed Street

125 . 1 The Borough Engineer and Planning Officer reported on correspondence with the County Surveyor on the proposal to establish a Zebra Crossing at the above location. The report indicated that of the estimated cost of £6,000, the County were requesting a contribution of £2,000 from this Council. The Borough Engineer and Planning Officer also circulated a letter from the County Surveyor which suggested that it might be appropriate to consider the installation of traffic calming measures in the first instance.

The Borough Engineer and Planning Officer referred to a petition which had been presented to him containing approximately 2,000 names, all of which supported the establishment of a zebra crossing at this location.

Resolved (i) that the Committee confirm their desire for the establishment of a crossing at the point,

(ii) that the Committee agrees to allocate the sum of £2,000 towards the scheme for the Zebra Crossing, and

(iii) that following the installation of the zebra crossing, the Lancashire County Council be requested to monitor the area so that consideration may be given if necessary in future to the introduction of traffic calming measures on the approaches to this area.

Proposed Traffic Regulation Orders

Market Street and Heycrofts View, Edenfield

125 . 1 (a) The Borough Engineer and Planning Officer reported on proposals for the introduction of a Traffic Regulation Order at the abovementioned junction so as to improve the sight of lines.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to make an Order as follows:-

That vehicles be prevented from waiting at all times as follows:-

Market Street, Edenfield (East Side) - from the southerly gable of No. 58 Market Street a distance of 24.0m approximately in a southerly direction.

Market Street, Edenfield (East Side) - from the boundary of No's 42 and 40 Market Street a distance of 21.50m approximately in a northerly direction.

Heycrofts View, Edenfield (North Side) - from the junction with Market Street a distance of 10.0m approximately in an easterly direction.

Heycrofts View, Edenfield (South Side) - from the junction with Market Street a distance of 14.0m approximately in an easterly direction.

Daisy Hill, Millgate and Bank Street, Rawtenstall

1138. (b) The Borough Engineer and Planning Officer submitted proposals for the introduction of a Traffic Regulation Order to reduce traffic dangers caused by parked vehicles in the above vicinity.

Resolved (i) that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order as follows:-

That vehicles be prevented from waiting at all times as follows:-

Bank Street (East Side) - from the junction with Millgate a distance of 5.0m approximately in a northerly direction.

Bank Street (East Side) - from the junction with Millgate a distance of 8.0m approximately in a southerly direction.

Millgate (North Side) - from the junction with Bank Street a distance of 6.0m approximately in an easterly direction.

Millgate (South Side) - from the junction with Bank Street a distance of 27.0m approximately in an easterly then northerly direction.

Daisy Hill (North Side) - from the junction with Millgate a distance of 22.00m approximately in a southerly then easterly direction to the gable of No. 12 Daisy Hill.

(ii) that in the case of Daisy Hill, West and South side from the junction with Millgate for a distance of 25m in a southerly then easterly direction, the Committee authorise an Order covering 25m length of highway, but that in the first instance, an Order be made over a reduced length of highway of 13m,

(iii) that the Borough Engineer and Planning Officer monitor the site and if, in his opinion, there is a need to extend the Order upto the original length of 25m, the Committee and the Ward Councillors be advised by the Borough Engineer and Planning Officer, and

(iv) that subject to (iii) above, the Chief Executive Officer be authorised to make the necessary amending Order upto 25m.

Standing Order No. 39(1)

1138. (c) Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor P Hayler taking part in the discussion on the following item.

Parking on Bacup Road, Cloughfold

1138. (d) The Borough Engineer and Planning Officer reported the receipt of a request from a Member for the Committee to consider the parking of vehicles on Bacup Road, Cloughfold between Peel Street and North Road. He referred also to a petition which had been submitted by the two local businesses on Bacup Road in this immediate vicinity which requested the removal of the total prohibition of parking in the front of no's 248-270 Bacup Road and to replace this with a Limited Waiting Order. The petition also requested off-road car parking facilities to be provided off Hill End Lane to cater for visitors and parents to the School on Peel Street.

The Borough Engineer and Planning Officer submitted his comments and recommendations in the matter and the Committee discussed the matter. Following a full discussion it was,

Resolved (i) that in view of the established need for the existing restriction on Bacup Road, no amendment be made to the existing Traffic Regulation Order, and

(ii) that the Borough Engineer and Planning Officer investigate the availability of car parking provision in the area and that he also consider and report to a future meeting on the design of the road layout at this particular part of Cloughfold, with a view to a more comprehensive study being undertaken along the entire length of road in the future.

Unity Way, Rawtenstall

1138. (e) The Borough Engineer and Planning Officer reported the receipt of an objection to the proposed one-way Order at the above location. A Member indicated that the objection was currently being investigated by a Ward Councillor.

Resolved that consideration of the objection be deferred.

Borough Boundary Signs - Acceptance of Tenders

125 . 1 The Borough Engineer and Planning Officer reported that tenders had been invited for the supply of signs with a view to placing an order so as to spread the cost over two financial years. He submitted details of the tenders received and recommended that the Committee select cast aluminium signs which he suggested represented the best value for money.

The Borough Engineer and Planning Officer drew the attention of the Committee to the four tenders received for cast aluminium signs and particularly, the two lowest tenders. He suggested that the second lowest company, being a locally based company would be able to provide a cost effective service in terms of one-off replacements, repainting etc and accordingly, he recommended acceptance of a tender from this company.

Resolved (i) that the tender of Lyngrade Lancashire Ltd of Rossendale in the sum of £6,724, being the second lowest tender received for cast aluminium signs, be accepted for the reasons outlined by the Borough Engineer and Planning Officer, and

(ii) that where possible and appropriate, signs be affixed to boulders similar to the style of those signs on the approaches to Bacup Town Centre.

N.B. Councillor Baron declared an interest in the following item of business. He took no part in the discussion thereof and did not vote thereon.

Street Cleansing Contract - 1998/2002

125.1 The Borough Engineer and Planning Officer reported that the Street Cleansing Contract would expire on 31st March 1998. He submitted a proposed timetable indicating the various stages in the tendering procedure. He also submitted details of several proposed variations to the specification and suggested that the duration of the next contract should be for a period of 4 years.

Resolved (i) that the timetable as detailed below be approved:-

- (a) Publication of notice of intent to invite tenders - June 1997
- (b) Tender documents approved by E&P Committee - June 1997
- (c) Publish specification for inspection by interested parties - 30th June 1997

- (d)
- (e) Select list of tenderers approve by E&P Committee - September 1997
- (f) Tender documents issued to selected contractors - 10th October 1997.
- (g) Closing date for receipt of tenders - 19th December 1997
- (h) Award of Contract - January 1998.
- (i) Commencement of Contract - 1st April 1998
 - (ii) that the proposed variations to the specification as indicated in the report be approved, and
 - (iii) that the duration of the contract be for a period of 4 years.

Private Streetworks Programme 1997/98

125 . 1 The Borough Engineer and Planning Officer referred to the proceedings of the November 1996 meeting of the Committee at which a petition had been presented seeking the inclusion of Rose Hill Street, Bacup in the Private Streetworks Programme. He indicated that the petition had not achieved the support of 80% of the frontages which was the normal benchmark for inclusion in the programme.

A Member indicated that he would be prepared to make further investigations into the extent of support for the scheme and supply these to the Borough Engineer and Planning Officer for presentation to a future meeting of the Committee.

The Borough Engineer and Planning Officer reported on the streets currently within the Council's Programme. The Committee discussed the Priority List and reference was made to the particularly high incidence of Private Streets within Rossendale relevant to the country as a whole, Members expressed the view that given the extent of the problem, it was not one which could be readily resolved

by the use of local funds but one for which other external sources of funding might usefully be sought.

Following a full discussion it was,

Resolved (i) that consideration of a scheme at Rose Hill Street, Bacup be deferred pending further investigations as indicated at the meeting,

(ii) that the Borough Engineer and Planning Officer be requested to investigate alternative methods of funding for Private Streetwork Schemes with a view to establishing alternative funding mechanisms, and

(iii) that a further report on Private Streetworks be presented to the October meeting of the Committee.

Highways Special Maintenance 1997/98

125 . 1 The Borough Engineer and Planning Officer reported on those streets which had been "Aspect" surveyed together with the rating of those streets. He submitted a list of the streets in priority order based on a number of criteria as set out in his report. He reminded the Committee that the extent to which the Programme could be carried out depended on the Special Maintenance Allocation which was to be approved by the Lancashire County Council.

Resolved that the Priority Listing for Highway Special Maintenance Schemes be approved as the basis for the allocation of the 1997/98 Special Maintenance Budget.

"No Ball Games" Signs

125 . 1 The Borough Engineer and Planning Officer reported the receipt of two requests for signs at Croft Close, Rawtenstall and Greenfield Street, Haslingden. He outlined reasons why he would recommend that the requests be resisted.

Resolved that no action be taken to erect signs.

Condition of Wall at Whitworth Promenade

125 . 1 The Borough Engineer and Planning Officer reported at the request of a Member on the condition of the abovementioned wall. He submitted a schedule indicating the nature and extent of the work together with an estimate of the cost thereof.

Resolved that the repairs indicated in the report of the Borough Engineer and Planning Officer in the total sum of £3,500 be approved.

Street Lighting Faults

125 . 1 The Borough Engineer and Planning Officer submitted a report on the system used for dealing with street lighting faults. The report indicated that the system recorded all faults reported and was able to identify outstanding faults. The report also indicated that the major cause for concern was street lights which were inoperative for a long period because of Norweb electrical connection problems.

The Chair indicated that a Member wished to report a number of faults and he invited the Member to discuss those with himself and the Borough Engineer and Planning Officer at the end of the meeting, in order that appropriate action could be taken to investigate these additional complaints.

Resolved that the report be noted.

Schedule of Planned Street Lighting Night Inspections

125 . 1 The Borough Engineer and Planning Officer referred to the proceedings of the Finance and Personnel Sub-Committee held on 19th March 1997 at which the question of payments for planned overtime had been considered. The Finance and Personnel Sub-Committee had elected to take no action in the matter and asked the Borough Engineer and Planning Officer to submit a report to this Committee on his proposals for carrying out the work.

The Borough Engineer and Planning Officer submitted a schedule which indicated the number of inspections planned throughout the year and the total hours involved.

Resolved that the Policy and Resources Committee be requested to determine the Council's Policy in respect of overtime payments to those staff who did not qualify for overtime payments on the basis of the grading of their post.

Nynex - Possibility of Extending Franchise

125 . 1 The Borough Engineer and Planning Officer reported that as requested at an earlier meeting of the Committee, a request had been made to Nynex to determine whether the Company would be able to extend their franchise to cover

the whole of the Borough. He reported that a reply had now been received which indicated that this would not be possible, but that they would be prepared to discuss with the regulator the possibility of extending the franchise following completion of the initial network.

Resolved that the report be noted.

The Control of Placing of Items within the Highway

125 . 1 The Borough Engineer and Planning Officer reported that the General Purposes Sub-Committee of the Lancashire County Council had considered a report which included a timetable for the implementation of the Code of Practice relating to the control of placing of items within the Highway.

Resolved that the Lancashire County Council be advised that this Council wish to see the campaign of publicity and action to implement the Code of Practice as soon as possible.

Strategic Objectives - 1996/97 and 1997/98

125 . 1 The Borough Engineer and Planning Officer submitted details of the Objectives for the Department for the current year giving details of progress. He also submitted details of the proposed Objectives for 1997/98.

Resolved that progress on the current year's Strategic Objectives be noted and that the proposed Strategic Objectives for 1997/98 be approved.

Engineering and Planning Development Handbook

125 . 1 The Borough Engineer and Planning Officer reported that the next issue of the handbook was scheduled for publication in mid 1998 and in order to achieve this date it would be necessary for a contract to be signed by mid 1997 to enable advertising canvassing to start during the fourth quarter of 1997. The Contract provided for the company to carry out Project Management, Advertising Sales, Design, Artwork and Typesetting, Cartography, Printing and Delivery and for Rossendale Borough Council to write and supply the editorial, supply the

photographs and distribute the 3,000 copies which are supplied to the Council free of charge.

Resolved that the Borough Engineer and Planning Officer be authorised to enter into a new contract with Burrows Communications for the production of a further 3 editions of the Rossendale Development Handbook as now outlined, commencing with an edition to be published in mid 1998.

Participative Management Team Meeting

125 . 1 The Borough Engineer and Planning Officer submitted the Minutes of the Participative Management Team Meeting which had been held on Tuesday 11th March 1997.

Resolved that the report be noted.

Development Control Sub-Committee Arrangements

125 . 1 The Borough Engineer and Planning Officer reminded the Committee that at their meeting on 25th March 1996, they agreed to change the day of meeting of the Development Control Sub-Committee from a Friday to a Wednesday. Subsequently, the timing of the meeting was changed from 5.00 p.m. to 4.00 p.m. The original

decision was subject to review within 12 months and he recommended that the arrangements were working satisfactorily.

Resolved that the Development Control Sub-Committee continue to meet at 4.00 p.m. on Wednesdays.

Use of Term Maintenance Contract (1995-1999)

125 . 1 The Borough Engineer and Planning Officer referred to the proceedings of the Committee on 25th March 1996 when it was resolved that the Term Maintenance Contract should be used during 1996/97 as the basis upon which work was undertaken by the Direct Labour Organisation on behalf of the Council. He advised that the contract had been used for a number of schemes and that the DLO had operated efficiently.

Resolved (i) that the report be noted,

(ii) that the continued use of the Term Maintenance Contract for a range of work undertaken by the Highways Direct Labour Organisation for the Client be approved.

Weak Bridge - River Street, Bacup

125 . 1 The Borough Engineer and Planning Officer reported that the County Surveyor had arranged for measures to be installed in the vicinity of River Street, Bacup to keep traffic off the weakest sections of the bridge carrying the street, which was likely to result in the imposition of a weight restriction order. The works involved the loss of a significant number of on-street parking places which had resulted in complaints from residents and as a result, the County Surveyor had advised that he would support the re-opening of Pembroke Street to vehicular traffic.

The views of the Committee were sought on this proposal prior to consultation of residents. The Committee discussed the matter and reference was made to the possibility of providing an alternative route for traffic by opening up the top of Bold Street.

Resolved (i) that the County Surveyor be advised that this Council would support the re-opening of Pembroke Street to light traffic, subject to consultations being held with residents, and

(ii) that the Borough Engineer and Planning Officer be requested to investigate the possibility of the opening up of the top end of Bold Street for vehicles.

Sickness Report

125 . 1 The Chief Executive Officer submitted a report giving details of sickness within the Department (excluding DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Footpath Diversion Orders

Footpath 147 Turn, Edenfield

125 . 1 (a) Resolved that the Borough of Rossendale (Part of Public Footpath No. 147 Turn, Edenfield) Public Path Diversion Order 1996 be confirmed as an unopposed Order.

Footpath 295 Weir, Bacup

1156. (b) Resolved that the Borough of Rossendale (Public Footpath No. 295 Weir, Bacup) Public Path Diversion Order 1997 be confirmed as an unopposed Order.

SECTION 'B' - FUNCTIONS DELEGATED

Tree Preservation Order - Todmorden Road/Greensnook Terrace, Bacup

125 . 1 Resolved that the Borough of Rossendale (Land adjacent Todmorden Road/Greensnook Terrace, Bacup T2/104) Tree Preservation Order 1996 be confirmed as an unopposed Order.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

125 . 1 Resolved that the Minutes of the meeting of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held on 15th January 1997 be noted (for Minutes see Appendix 'A').

Development Control Sub-Committee Minutes

125 . 1 Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 15th January, 22nd January, 29th January, 5th February, 12th February, 19th February, 26th February, 5th March and 12th March 1997 be noted (for Minutes see Appendices 'B' to 'J').

Item of Urgent Business

125 . 1 In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the special circumstances appertaining thereto.

Exclusion of the Public and Press

125 . 1 Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act.

Rossendale Shopping Capacity Study

125 . 1 The Chair indicated that he had agreed that this item, which had been included in the Agenda for the 26th March 1997 of the Development Control Sub-Committee should be withdrawn from that Agenda. The Sub-Committee had been authorised to accept a suitable quotation but in the specific circumstances surrounding this issue, he felt that it would be appropriate for a decision to be taken by the Policy and Resources Committee.

Resolved that the matter be referred to the Policy and Resources Committee for decision.

THE MEETING CLOSED AT 7.50 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 21st April 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise, Easton,
Eaton (for Mrs Goldsworthy), Hancock, Harding, Heyworth,
Mooney, Neal, Pilling and Quinn

APOLOGIES: Councillors Mrs Goldsworthy

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1. Resolved that the Minutes of the meeting of the Committee held on 24th March 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990

Applications for consideration by the Committee

1. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 3 to 8 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/97/055 - Partial demolition of existing school and erection of extension to form toilet facilities to existing church hall - St. James The Less R.C. Primary School, Burnley Road, Rawtenstall

1. Resolved that consideration of this application be deferred to enable further discussions to take place on the materials to be used in connection with the

development and that the application be then referred to the Development Control Sub-Committee.

Application No. 14/97/049 - Erection of detached double garage to replace existing garage - 818 Manchester Road, Ewood Bridge

1. Resolved that this application be refused for the following reasons:-
 1. Having regard to the provisions of PPG14 and both historical and analytical evidence in respect of the stability of the land in the vicinity of the appeal site, there is no current evidence to support the long term stability of the slope, and any additional loadings by reason of loads placed directly on the slope or on structures supported by the slope are unacceptable.
 2. The proposed development is contrary to provisions contained both within the approved Structure Plan and adopted District Plan wherein the site is shown to be located within an area designated as Green Belt. The garage would in part, be located within the Green Belt and its size and design supported on columns with tongue and groove boarding walls is considered to be unacceptable in both principle and design having regard to the fact that the landscaping of the base was not possible.

Application No. 14/97/071 - Conversion of redundant barn into self contained holiday home. The development may affect the setting of Footpaths 222 and 242 - Redundant Barn at Clifton Farm, Deerplay, Burnley Road, Bacup

1. Resolved that planning permission be refused for the following reasons:-
 1. Governmental advice contained in Planning Policy Guidance Note 7 entitled 'The Countryside - Environmental Quality and Economic and Social Development' establishes, in the case of rural buildings suitable for re-use, effectively a presumption in favour of business rather than residential usage. Where residential use is accepted in principle, then strict control is advocated 'especially if the existing building is unsuitable for conversion without extensive alteration, rebuilding or extension'.

The proposed conversion of Clifton Barn is for residential rather than business use and would inevitably entail the extensive alteration of the barn. Furthermore, the proposed holiday home use may well give rise to pressure for substantial extensions in excess of what could be considered ancillary to the existing barn. Accordingly the proposed conversion would contravene Governmental Advice and policy C6 of the Rossendale District Local Plan which requires that conversions be 'carefully detailed and designed to ensure that the essential character of the building is retained, preserved and enhanced' and that subsequent extensions are 'in size, mass and scale ancillary to the existing building, and otherwise necessary to provide a reasonable standard of modern habitable accommodation' and 'so designed and located, and are of matching materials of construction such that they reflect and enhance the character of the existing building'.

Application No. 14/97/030 - Demolition of existing conservative club and the erection of a food retail unit - Conservative Club, John Street, Haslingden

1. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-
 1. No development shall take place until samples of the proposed natural stone facings and roof slates have been submitted to and approved by the

local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

2. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

5. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
6. No development shall take place until samples of the proposed paving around building hereby approved have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 14/96/226 - Construction of 16 No. terraced 3 bedroom cottages together with infrastructure works, road layout and car parking - Erection of 1 No. detached garage. The development may affect the setting of footpath No. 390 - Site to the rear of Bowker Street, Aitken Street, Irwell Vale

1. Resolved that consideration of this application be deferred pending the resolution of the objection to the application from the Environment Agency and to enable the Borough Engineer and Planning Officer to examine in detail the latest revised plans received in the late afternoon immediately prior to the meeting; thereafter, the application be referred to the Development Control Sub-Committee.

Application no. 14/96/317 - construction of 4 terraced cottages and infrastructure work and septic tank - Land off Park Road, Helmshore

1. Resolved that planning permission be refused for the following reasons:-
 1. Although the site lies within the defined urban boundary of the Rossendale District Local Plan it is not specifically allocated for housing purposes, and the sole reason for including the site within the urban boundary was to provide car parking, the need for which no longer exists.
 2. Unlike a sympathetically designed car park, the proposed development would constitute an incursion into open countryside and have a seriously detrimental visual impact. It is desirable to preserve the rural aspect of the Musbury Valley within which the site lies.

3. If approved, the proposed development would be likely to lead to pressure for infill development between the application site and the existing limits of urban development.

THE MEETING CLOSED AT 8.20 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 12th May 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise,
Dunne (for Mrs Goldsworthy), Easton, Hancock,
Harding, Heyworth, Mooney, Neal, Pilling and Wright

APOLOGIES: Councillor Mrs Goldsworthy

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

9. Resolved that the Minutes of the meeting of the Committee held 21st April 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990
Applications for consideration by the Committee

9. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 11 to 13 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Planning Applications

Application No. 14/97/127 - Proposed first floor side extension and retention of garage conversion to a sitting room - 32 Waingap View, Whitworth

9. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

No development shall take place until samples of the proposed natural and artificial stone and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 14/97/093 - Change of use of vacant land to provide additional caravan storage - Gas Street, Haslingden

9. Resolved that this application be refused for the following reasons:-

1. The proposed use would be contrary to Policy DS.5 of the Rossendale District Local Plan which seeks to restrict development on land outside the urban boundary and the Green Belts to that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area. The use of the site for caravan storage would introduce a visually intrusive, inappropriate use incapable of being adequately screened which would be injurious to the visual amenity of the locality.

2. The proposed development would attract more vehicles to this site and Gas Street, which is narrow and unmade, is unsuited to serve any new development which would increase the traffic flows along it. Furthermore, the development would increase the vehicular turning movements at the junction of Gas Street with Grane Road where visibility is substandard, to the detriment of road safety.

Application No. 14/97/122 - Change of use of former church to a Class B1 (business) use for a computer network services company - Millgate Baptist Church, Market Street, Shawforth

9. Resolved that this application be refused for the following reason:-

The proposed development would attract substantially more traffic to this site where satisfactory on site car parking facilities could not be provided and the development would therefore, increase the parking and turning of vehicles and the concentration of traffic on the adjacent Class 1 highway, to the detriment of road safety.

Naming of Streets

Residential Development by Hurstwood Development comprising
5 Detached Dwellings on Land Off Exchange Street, Edenfield

9. (a) Resolved that the street in course of construction off Exchange Street, Edenfield be named "Bowling Green".

Residential development by Richardson Projects on behalf of North
British Housing Association comprising 24 dwellings on land
off Schofield Road, and Haslingden Old Road, Rawtenstall

14. (b) Resolved that the street in course of construction off Schofield Road/Haslingden Old Road, Rawtenstall be named "Schofield Close".

Residential Housing Development off Goodshaw Fold Road at
Crawshawbooth by Smith and Entwistle

14. (c) Resolved that the street in the course of construction off Goodshaw Fold Road, Crawshawbooth be named "Goodshaw Fold Close".

THE MEETING CLOSED AT 7.15 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 9th June 1997

at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, Dunne (for Mrs Goldsworthy),
Easton, P Hayler, J McManus, Neal and Wright

APOLOGIES: Councillors S Baron, Cheetham, Cruise, J Forshaw,
Mrs Goldsworthy, Hancock, Mooney, Pilling and Wilkinson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

74 . Resolved that the Minutes of the meeting of the Committee held 12th May 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990

Application for consideration by the Committee

Application No. 14/97/060 - Erection of 6 No. Dwellinghouses with Garages -
Land at Greenhill, Rochdale Road, Bacup

74 . The Borough Engineer and Planning Officer submitted a report which gave details of the application, the consultations which had been carried out and details of objections and representations received, together with his observations on the application.

Resolved (i) that notwithstanding the policies contained in the approved structure plan for Lancashire and the District Local Plan, the Committee are minded to grant permission for the following reason:-

The application site clearly stands to be judged in a different manner to the remainder of the Thorn Wood greenland in that it currently performs no visual or general amenity function consistent with that of a greenland and, therefore, may be reasonably judged for development purposes in a different manner.

(ii) that the Borough Engineer and Planning Officer be authorised to deal with the application in accordance with the departure procedure in the Town and Country Planning (Development Plans and Consultation Directions) 1992, and

(iii) that subject to compliance with the said departure procedure and to any decision to the Secretary of State for the Environment, the Development Control Sub-Committee be authorised to issue the Decision Notice in respect of the application subject to the standard time period condition and the following conditions:-

1. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provision of Classes A to E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. No development shall take place until sample of the proposed natural coursed stone, artificial stone and roof slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
4. The principal road frontage elevations shall be constructed with an outer face of natural coursed stone and with no other material.
5. The proposed boundary walls fronting Rochdale Road shall be restricted to a height not exceeding 1 metre measured from ground level at the site access point.
6. Prior to commencement of development the specification for the construction and laying out of the car parking and manoeuvring space within the application site shall be submitted to and approved by the local planning authority and thereafter constructed in accordance with the approved details.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Little Tooter Quarry, Bacup

74 . The Borough Engineer and Planning Officer submitted a report in which he advised the Committee of the planning history of this site and of the more recent situation regarding enforcement action by the County Council.

The Borough Engineer and Planning Officer suggested that in view of the totally unsatisfactory situation, it would be appropriate to arrange a meeting with representatives of the County Council with a view to resolving the matter.

The Chair advised of the receipt of a letter from Bacup Moors Action Group which sought representation at any meeting which might be arranged as indicated in the report. The Committee expressed the view that the meeting should be one at Member level and that views of other interested parties should be conveyed to the meeting, via the elected representatives.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for a meeting with Members and Officers of the County Council to explore ways of bringing the issue to a satisfactory conclusion and that the Chair, Vice-Chair, Opposition Spokesperson and the Ward Councillors for the Greensclough Ward (Councillors D Baron, S D Baron and Eaton), be authorised to represent the Council at the meeting.

Workload Programme

74 . The Borough Engineer and Planning Officer submitted details of the Workload Programmes for the Engineering and Planning Project Groups for the years 1997/98 and 1998/99.

Resolved that the report be noted.

Strategy for Bridleways in Lancashire

74 . The Borough Engineer and Planning Officer reported the receipt of a request for financial assistance from the British Horse Society towards the cost of the preparation of "A Strategy for Bridleways in Lancashire".

The Committee expressed their support for the work being undertaken by the Society but were advised that there had been no budget allocation for a contribution towards the scheme.

Resolved that the British Horse Society be congratulated on the strategy for bridleways in Lancashire but they be advised that unfortunately, at the present time, the Council is unable to contribute towards the cost of printing the document.

Haslingden SRB Schemes - Higher Deardengate

Higher Deardengate - Big Lamp Scheme

74 . (a) The Borough Engineer and Planning Officer submitted a report on the scheme for the reconstruction of part of Higher Deardengate which included the reconstruction of the carriageway in concrete block paving. He advised that the choice of materials had been made on the basis of cost, speed of construction and

pedestrian convenience, but reservations had been expressed following the commencement of the scheme that the materials were not in keeping with the desired objectives of the scheme. The Borough Engineer and Planning Officer advised that it would be possible to substitute natural stone sets at no additional cost to the overall scheme and that pedestrian crossing routes would make use of cropped sets to give a flat surface so as to be most convenient for pedestrians, particularly the elderly and the infirm. He advised that the works would take slightly longer if the Committee were to agree to the use of natural sets rather than concrete block paving.

The Borough Engineer and Planning Officer also reported on the reintroduction of the "Big Lamp". He advised that the original lamp was currently in private ownership and the owner was unwilling to sell the original lamp to the Council. He submitted details of the costs of an imitation of the original lamp but suggested that in view of the cost, it would be necessary to seek an alternative solution.

Resolved (i) that the amended plan for the partial reconstruction of Higher Deardengate in natural stone sets be approved, and

(ii) that the Borough Engineer and Planning Officer be authorised to investigate all available options for the reintroduction of the "Big Lamp" including the acquisition of the original, costs for an acceptable imitation and costs/details of available alternatives and that these be presented, together with full details of costs to the next meeting of the committee.

Cycleways and Footpaths

79. (b) The Borough Engineer and Planning Officer submitted a report on the costs of proposed cycle routes which included particularly, those engineering works required as part of the initial stages in the establishment of strategic routes.

Members suggested that the costs in establishing such routes were particularly high and the question whether it might be appropriate for resources to be concentrated on those elements which would produce significant improvements at minimal cost.

Resolved (i) that in the first instance, the Borough Engineer and Planning Officer be requested to arrange for site inspections of those areas within the Borough which might benefit from the establishment of cycle routes, such inspections to be attended by the Chair, Vice-Chair and Opposition Spokesperson but to be open to other Members of the Committee,

(ii) that the Council agrees to allocate its Revenue Estimate for cycling (£30,000) to the Action for Haslingden Cycleways and Footpath Project (No. 96), and

(iii) that approval of detailed design, prioritisation and implementation procedures be delegated to the Development Control Sub-Committee.

Conservation Area Partnership - Bacup and Rawtenstall

74. The Borough Engineer and Planning Officer reported the receipt of a letter from English Heritage which indicated that the Partnership would continue for a further year following the allocation of £50,000 by English Heritage which the Council had agreed to match.

Resolved that English Heritage be thanked for their continuing support for the Bacup and Rawtenstall Conservation Area Partnership and assured that Rossendale will match their funding and continue with the projects within the Partnership scheme.

Conservation Area Partnership Scheme - Whitworth

74 . The Borough Engineer and Planning Officer reported that English Heritage recently announced that they would calling for a further round of bidding for new Conservation Area Partnerships to begin in April 1998 with a 3 year project period. He reminded the Committee that any funding provided would need to be matched by the bidding authority.

The Borough Engineer and Planning Officer suggested that in order to prepare a realistic bid with reasonable chance of approval, a scheme for Whitworth Square would appear to present the best opportunity to the Committee. He advised of the approximate financial resources which might be involved in any such scheme and indicated potential difficulties in terms of staffing resources which might arise if additional funds were to be pursued.

The Committee discussed the report and reference was made to the possibility of additional schemes which might attract funds for both the Waterfoot and Haslingden Town Centres.

Resolved (i) that a Conservation Area Partnership Outline Bid be prepared for Whitworth Square and submitted before the July deadline, and

(ii) that a report on the outcome of the Bid be reported to the Committee at the earliest opportunity.

St Mary's Way, Rawtenstall - Landscaping Scheme

74 . The Borough Engineer and Planning Officer reported on progress in the scheme of landscaping works at St Mary's Way, Rawtenstall. He advised the Committee that railings had been installed in the Central Reservation and whilst they conformed to the relevant safety criteria, concerns had been expressed at the reduced visibility caused by the installation of the railings. Following further consultation and discussion in respect the railings, the Borough Engineer and Planning Officer indicated that he had arranged for them to be removed for safety reasons.

Resolved that the action of the Borough Engineer and Planning Officer in arranging for the removal of the railings be approved and that the scheme for the Environmental Improvements at St Mary's Way be approved as amended by the deletion of the railings.

The Hedgerow Regulations 1997

74 . The Borough Engineer and Planning Officer submitted a comprehensive report on the Hedgerow Regulations 1997.

He commented on his reservations regarding the adequacy of the regulations and advised the Committee of the steps involved in determining applications for the removal of hedgerows.

Resolved that the Borough Engineer and Planning Officer be given delegated authority to administer the Hedgerow Regulations 1997 and to issue Notices on behalf of the Council thereunder.

Acre Mill and Acre Mill Lodge, Stacksteads

74 . The Borough Engineer and Planning Officer that the Department of National Heritage had now agreed to remove both Acre Mill and Acre Mill Lodge from the list of buildings of special architectural or historic importance.

Resolved that the report be noted.

Lancashire Mineral and Waste Local Plan - Facit Quarry

74 . The Borough Engineer and Planning Officer submitted a comprehensive report upon the representations made upon the Lancashire Minerals and Waste Local Plan in respect of those issues with a direct impact within Rossendale and in particular, the proposals for Facit Quarry, Whitworth. He advised the Committee that the Council had taken the view that the existing access road to the site was unsuitable and that they would be prepared to work with the owners and the County Council to identify an acceptable alternative. However, the current proposal of the owners of the quarry for the construction of a new road, as outlined in his report, was unacceptable.

Resolved (i) that the Lancashire County Council be informed that the detailed proposed "Quarry Access Road" would be an unacceptable development, and

(ii) that whilst the Council wishes to see the problems of the existing access road tackled, it does not consider that major intrusive access development proposed is either a 'solution' to those problems or necessary or desirable in its own right.

Lancashire Structure Plan - Legal Challenge

74 . The Borough Engineer and Planning Officer reported that the adoption of the Structure Plan had been the subject of a Legal Challenge. In essence, the objection maintained that the identification of Whitworth should be amended so as to take into account the decision of the High Court in respect of the Rossendale District Local Plan when a challenge in respect of the Longacres Site had been upheld.

Resolved that the report be noted.

Heritage Officer

74 . The Borough Engineer and Planning Officer reported that the Committee had agreed in August 1996 to again extend the temporary contract of the Heritage Officer to 31st March 1998.

He reminded the Committee of the existing and proposed workload associated with this post and commented on the uncertain future of funding associated with the work undertaken by the post.

Resolved (i) that the present post of Heritage Officer be extended by a further 2 years until 31st March 2000, and

(ii) that the Policy and Resources Committee be asked to confirm the extension of the contract.

Street Sweeping Contract

74 . The Borough Engineer and Planning Officer on the current position regarding preparation of the street sweeping contract. He advised that the appropriate regulations required that Councils should take steps to understand the operation of the market, including appropriate consultation, and that the contract should be packaged in such a way as to achieve a good competitive response.

The Borough Engineer and Planning Officer submitted details of a proposed standard for the provision of litter bins throughout the Authority, together with priorities for maintenance.

The Committee discussed the matter in detail and given the uncertain nature of the future of Compulsory Competitive Tendering, it was suggested that representations should be made to the Secretary of State to determine the Government's intentions in the matter.

Resolved (i) that the draft street cleansing tender document be approved for publication,

(ii) that the Borough Engineer and Planning Officer be authorised to commence the consultation exercise, such exercise to include consultation with the Secretary of State as indicated by the Committee,

(iii) that the Borough Engineer and Planning Officer be authorised to arrange for the preparation of a select list of tenderers, and

(iv) that the table of litter bin maintenance priorities as indicated below be approved and implemented as part of the first year of operation of the street cleansing contract.

| <u>Priority</u> | <u>Description</u> | <u>Maintenance Priority</u> |
|-----------------|-------------------------|---|
| 1 | Town Centres | Maintain 1 per 150m provision |
| 2 | Secondary School Areas | Maintain 1 per 150m provision |
| 3 | District Shopping Areas | Maintain 1 per 75m provision |
| 4 | Isolated Shopping Areas | Maintain subject to funding after meeting higher priority |
| 5 | Bus Shelters | Maintain subject to funding after meeting higher priority |
| 6 | Other Locations | Maintain subject to funding after meeting higher priority |

Disabled Parking Provision in Rossendale

74 . The Borough Engineer and Planning Officer submitted copies of letters from the Disabled Drivers' Motor Club and the Disabled Drivers' Association which expressed disappointment with the provision for disabled parking within Rossendale.

Resolved that the organisations referred to be invited to send representatives to discuss the matter with members of the Development Control Sub-Committee.

Traffic Regulation Orders

Proposed Disabled Parking Bay - Woodlea Road, Waterfoot

74 . (a) The Borough Engineer and Planning Officer reported the receipt of a request from the occupier of 12 Woodlea Road for the provision of a disabled bay in the carriageway of Woodlea Road.

Members asked for details of the numbers of such applications received since the introduction of legislation in respect of the matter and one Member referred to applications of which he was aware which had been outstanding for some considerable time.

Resolved (i) that a disabled bay be provided in the carriageway of Woodlea Road, Waterfoot, and

(ii) that the Borough Engineer and Planning Officer be requested to investigate those applications raised by Members at the meeting and that he be requested to report on all applications received, together with the results thereof to the next meeting of the Committee.

Thornfield Avenue, Waterfoot

90. (b) The Borough Engineer and Planning Officer reported further on the proposals for the introduction of traffic regulations at Thornfield Avenue, Waterfoot, including the width restriction on the bridge. He advised the Committee that further consultations had been undertaken and that his recommendation in the matter was for the introduction of waiting restrictions so as to facilitate access via Millar Barn Lane for emergency vehicles, small

delivery vehicles and local authority service and maintenance vehicles. In addition, he suggested it would be necessary to closely monitor the movement of traffic in the area and that temporary traffic regulation measures may need to be considered.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the southern side of Thornfield Avenue from its junction with Millar Barn Lane for a distance of 215m in a westerly direction and on the Northern side of Thornfield Avenue from its junction with Millar Barn Lane for a distance of 20m in a westerly direction.

Hightown Wall

90. (c) The Borough Engineer and Planning Officer reported that following the receipt of tenders for alternative schemes in respect of Hightown Wall, it would now be extremely unlikely that measures would be needed to effect the highway at Hightown. Accordingly, he indicated that his recommendation contained in the report submitted to the Committee for the extinguishment of the highway at Hightown was no longer relevant.

Resolved that the report be noted.

Bacup Road, Waterfoot

90. (d) The Borough Engineer and Planning Officer reported that following consultations by the County Council on a proposed calming scheme at Bacup Road, Waterfoot, the County had requested that this Council make an Order to protect the island near St James Church which was to be introduced as part of the calming scheme.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times and prohibiting the loading and unloading on Bacup Road as follows:-

(a) North Side from a point 31.5 metres west of King Street for a distance of 33 metres in a westerly direction

(b) South Side from a point 31.5 metres west of King Street for a distance of 33 metres in a westerly direction.

Reorganisation of Road Safety Group

74 . The Borough Engineer and Planning Officer reported the receipt of a letter from the County Surveyor outlining the proposed reorganisation of the Road Safety Group by the replacement of District Road Safety Organisers with two teams divided on the Eastern and Western sides of the County. The new structure was designed to enable the group to become target driven and focus its resources in the areas of greatest need in terms of casualty reduction.

Resolved that the report be noted.

Pedestrian Access Across Haslingden By-Pass

74 . The Borough Engineer and Planning Officer submitted a report on concerns expressed at recent Haslingden SRB Board Meetings regarding the dangers to pedestrians crossing the Haslingden By-Pass and at the Rising Bridge Roundabout.

He advised the Department of Transport as part of their considerations in connection with Haslingden SRB Schemes were considering works on the By-Pass and he suggested that in the circumstances it might be appropriate for the Committee to consider making representations on the matter once again.

Resolved that the Department of Transport be approached for a meeting with Members of the Committee to discuss the provision of pedestrian crossing facilities across the By-Pass as now indicated and that the Chair, Vice-Chair and Ward Councillors for Worsley Ward (Councillors G Atkinson, J McManus and Wilkinson) be authorised to attend the meeting.

Street Lighting Night Inspections

74 . The Borough Engineer and Planning Officer reported that the question of arrangements for the inspection of street lighting at nights had been referred to the Committee and he had been requested to present a report on the matter. During the course of discussion, it transpired that a number of lights were not operational, not because of inaction on behalf of the Council, but because of the need for service to these columns by Norweb. The Borough Engineer and Planning Officer indicated that this had been a problem for a long number of years and the County Surveyor on behalf of several districts had approached Norweb with a view to arranging a meeting to discuss this and other problems at the highest possible level.

So far as arrangements for night time inspections were concerned, the Borough Engineer and Planning Officer indicated that he had engaged a contractor on a trial basis and the arrangement had proved satisfactory. In answer to a query raised by a Member, he indicated that following the introduction of Compulsory Competitive Tendering, the County Council had indicated that they would not accept that the Highways/Street Lighting Contractor could be charged with the duty of Night Time Inspections given the conflicting nature of that role with the responsibilities of the contractor for undertaking repairs to street lights.

The Committee discussed the matter in detail and following a full discussion it was

Resolved (i) that the award of a short term contract to D Horton Landscapes for Planned Street Lighting Night Inspections be approved, and

(ii) that the Borough Engineer and Planning Officer report to the next meeting of the Committee regarding the trial contract, together with his proposals for undertaking the work on a long time basis with comparisons of the costs of different options including those suggestions made by Members of the Committee.

Petition - Hannah Street, Bacup

74 . The Borough Engineer and Planning Officer reported the receipt of a petition signed by residents of 14 properties on Hannah Street relating to traffic problems relating particularly to speeding vehicles, vans and horses.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for the petition to be considered by the Liaison meeting of relevant traffic officers and that their report be presented to the next meeting of the Committee.

Social Street Lighting

74 . The Borough Engineer and Planning Officer reported that there were currently 14 outstanding schemes for Social Street Lighting but at the present time he was not able to advise Members of the finances available since there was a priority call on that budget in respect of contributions towards the County Council's small improvement schemes. He advised that two of the schemes had not been costed in view of their size, but 12 of the 14 schemes would cost in the order of £22,000.

A Member pointed out that it was his understanding that the budget for Social Street Lighting was to be used for individual lights or very small schemes.

Resolved that the Borough Engineer and Planning Officer be requested to submit a list of outstanding schemes to a future meeting of the Committee, together with details of available finance, when known, and that consideration be given at that meeting to the possible imposition of a ceiling on the value of any individual scheme.

Private Street Works - Chapel Street, Crawshawbooth

74 . Further to Minute No. 725 of the November 1996 meeting of the Committee, the Borough Engineer and Planning Officer submitted plans, sections, specifications and estimates in respect of the proposed private street works scheme at Chapel Street, Crawshawbooth.

Resolved (i) that the plans, sections, specification and estimates for the work be approved, and

(ii) that the Chief Executive Officer be authorised to serve necessary notices etc in accordance with the Highways Act 1980 subject to all associated advertising and administrative costs being met by the developer.

Private Street Works

74 . The Borough Engineer and Planning Officer referred to the Council's priorities for Private Street Works and advised of the receipt of a petition from the

frontagers to Lower Clewes Road requesting that it be included in the Private Street Works programme. He advised that there had been significant support for the scheme and he also informed the Committee that the Council was itself a frontager onto the street.

Following a full discussion it was

Resolved (i) that the receipt of the petition in respect of Lower Clewes Road be noted,

(ii) that Members be requested to complete their investigations into Rosehill Street in accordance with Minute No. 1141 of the April meeting of the Committee,

(iii) that the Borough Engineer and Planning Officer reconsult residents of West View, Waterfoot and Riley Street, Bacup to determine their current views, and

(iv) that a further report be presented to the August meeting of the Committee, so that the Council can consider whether a scheme should be progressed for submission to the County Council early in 1998.

Adoption of Highways

74 . The Borough Engineer and Planning Officer reported that following the satisfactory completion of the Highways detailed below in accordance with the terms of a Section 38 Agreement under the Highways Act, the highways had been adopted.

Brock Clough Road, Whitewell Bottom - from existing section previously adopted in an easterly direction for average distance of 15 metres to include footpaths, lighting and drainage. Average width 5 metres.

Brock Bank, Whitewell Bottom - from junction with Brock Clough Road in a northerly then westerly direction for total distance of 69 metres to include turning head, service strips, footpaths, lighting and drainage. Average width 8 metres.

Resolved that the report be noted.

Adoption of Highway Drainage - Dean Road, Haslingden

74 . Further to Minute No. 925 of the January meeting of the Committee, the Borough Engineer and Planning Officer reported that it would be necessary for the Council to agree to accept responsibility for the surface water sewer on behalf of the Highway Authority and that his previous recommendation to the Committee for Notices to be served was erroneous.

Resolved (i) that the Council as agents for the Highway Authority agree to accept responsibility for the surface water sewer linking Dean Road to the public sewer from the date when easements are completed with landowners, and

(ii) that Minute No. 925 be rescinded.

Mersey Basin Campaign - Chairman's Forum

74 . Resolved that the Chair be nominated as the Council's representative at the Mersey Basin Campaign - Chairman's Forum in November 1997.

Rossendale Valley Motorbike Show - Use of Car Parks

74 . The Borough Engineer and Planning Officer advised the Committee of certain proposals of the organisers in connection with the 1997 Rossendale Valley Motorbike Show. So far as this Committee were concerned the organisers were proposing to use certain town centre car parks and were seeking permission to charge a fee of £2.00 per head.

Resolved that this Committee has no objection to the charge of £2.00 per head for persons using the closed car parks using the Motorbike Show and the Policy and Resources Committee be advised accordingly.

Haslingden Grane Recreational Management Zone -
Use of Motorcycles at Camms Mill

74 . The Borough Engineer and Planning Officer reported that concern had been expressed at a recent meeting of the Haslingden Grane Recreational Management Zone Committee regarding the use of motorcycles at Camms Hill.

Resolved that the Borough Engineer and Planning Officer be requested to examine the matter and report to a future meeting of the Committee.

Parking Problems at Broadway School, Haslingden -
Outside Haslingden High School

74 . The Borough Engineer and Planning Officer referred to a report which had been circulated by the Borough Solicitor regarding the complaints which had been received from local residents and the Haslingden High School in respect of hot food takeaway vehicles using the parking bay on Broadway outside the High School. He advised that the school were requesting a 20 minute waiting restriction and that this request had been considered by the Traffic Liaison Group involving staff from his department, County Surveyor's department and the Police. He advised that the request could not be supported because of concerns about safety if the vehicles were to be relocated; in addition there were concerns about the ability to enforce such a restriction.

The Borough Engineer and Planning Officer advised that since Traffic Regulation Orders were made by the Council as Agents for the County Council, it was not possible for Orders to be made without the consent of the County Surveyor which was not forthcoming in this case.

Resolved (i) that the report be noted, and

(ii) that the Borough Engineer and Planning Officer be requested to make arrangements for the matter to be further considered by the Liaison Group and that the Headmaster of Haslingden High School and the Chair of the Governors be invited to attend that meeting.

Sickness Report

74 . The Chief Executive Officer submitted a report giving details of sickness in the department (excluding the DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Appointment of Sub-Committees

74 . Resolved that the appointment of Members to serve on the following

Sub-Committees be determined at the next meeting of the Council:-

Bacup Town Centre
Rawtenstall Town Centre
Haslingden Town Centre
Bacup and Rawtenstall Conservation Area Partnership

Rawtenstall Town Centre Sub-Committee

74 . Resolved that the Minutes of the Rawtenstall Town Centre Sub-Committee held 8th April 1997 be approved and adopted (for Minutes see Appendix 'A').

Development Control Sub-Committee

74 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 19th March, 26th March, 2nd April, 9th April, 16th April, 23rd April, 30th April, 7th May, 14th May, 21st May and 28th May 1997 be noted (for Minutes see Appendices 'B' to 'L').

Enhancement of Bank Street, Rawtenstall

74 . The Borough Engineer and Planning Officer submitted a report on the Bid made by the Council for Heritage Lottery Grant for a Townscape project at Bank Street, Rawtenstall (vide Minute No. 1053 of the Policy and Resources Committee).

He advised of the nature of the works to be included within the scheme and submitted details of the proposed funding package.

The Borough Engineer and Planning Officer reported that if the necessary grant were forthcoming it would be necessary for the scheme to proceed at the Design and Consultation stage and he submitted a proposed timetable for this process. The Chair commented on the Design and Consultation process and suggested in particular that the consultation process should be as wide as possible, and to this end he suggested that the date of the Rawtenstall Town Centre Sub-Committee should be changed from 15th to 23rd July and that the Sub-Committee should be used as the Forum for the Public Consultation exercise.

Resolved (i) that in the event that the Council's bid proves to be successful, the Borough Engineer and Planning Officer be authorised to undertake the Design and Consultation of this project as outlined in the report of the Borough Engineer and Planning Officer,

(ii) that the results of the bid be reported to the Engineering and Planning Committee at their meeting on 18th August 1997 prior to submission to the National Heritage Memorial Fund, and

(iii) that the Rawtenstall Town Centre Sub-Committee be used as the Forum for the public meeting to be held on 23rd July 1997.

Exclusion of the Public and Press

74 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 4 of Part I of Schedule 12A to the Act.

Complaint by Mr D Johnson

74 . The Chair referred to the report circulated by the Chief Executive Officer relating to the complaint by Mr D Johnson in respect of a planning matter. He advised the Committee that in accordance with normal practice, a meeting had been held with the complainant and details of the meeting were detailed in the report. In view of the nature of the complaint which related particularly to the visual impact of a development, it was not possible to gauge the extent of the problem when viewed during the summer months because of the diminution of the effect because of the tree cover in the area.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for a site visit during the winter so that the Committee can gauge the full effects of the development and that consideration of the complaint be deferred until the meeting following that visit.

THE MEETING CLOSED AT 8.10 P.M.

ENGINEERING AND PLANNING (PLANNING APPLICATIONS)

held 14th July 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cruise, Hancock, P Hayler,
Holt (for Cheetham), Mooney, Neal, Pilling and Wilkinson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

225 . Resolved that the Minutes of the meeting of the Committee held on 9th June 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990 Applications for consideration by the Committee

225 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 227 to 229 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/97/009 - Renewal of planning permission reference number 91/668 for the erection of 2 No. 3 bedroom bungalows with integral garages - Land off Water Lane, Edenfield

225 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The proposed access from Plot No. 1 to Water Lane shall be improved to provide a minimum width of 4 metres, and this width shall be maintained for a minimum distance of 5 metres measured back from the nearside edge of the carriageway.

2. The existing private access road shall be re-surfaced as necessary in dense bitumen macadam or similar approved construction from Water Lane up to and including the point of access.
3. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
4. Before any development is commenced, a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within

two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

5. No development shall take place until samples of the proposed facing brick and roof tile have been submitted to and approved by the local planning authority and outer face of the building shall not be constructed other than with the approved materials.
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
7. Before any development commences, the site shall be treated in accordance with the recommendations contained in the Environmental Soil Report No. DB139/1 and prepared by Ashton Bennet Consultancy.

Application No. 14/97/057 - Outline - Erection of 5 No. 3 bed dwellings and the provision of a hardstanding for 10 No. vehicles - Land at Water Lane, Edenfield

225 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design, and external appearance of the buildings and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. Before any development commences, a scheme of highway improvements within the application site shall be submitted to and approved by the Local Planning Authority and thereafter the highway improvements shall be

implemented to adoptable standards prior to the occupation of the dwellings hereby approved.

3. The scheme of highway improvement referred to in condition number 3 above shall provide for the extension of the adopted highway to the north of parking bays 6, 7 and 8 and the making up to adoptable standards of those parts of the existing private roads within the application site boundary.
4. Before any development commences, the site shall be treated in accordance with the recommendations contained in the Environmental Soil Report No. DB139/1 and prepared by Ashton Bennet Consultancy.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/97/107 - Alterations to access incorporating road closure of a section of Fallbarn Road (and proposed alternative route for bridleway) and change of use of agricultural land to industrial servicing area (amended description) - Victoria Works, Hill End Lane, Cloughfold

225. Resolved (i) that notwithstanding the policies contained in the approved District Local Plan, the Committee are minded to grant permission for the following reason:-

The very small incursion into the countryside area beyond the Urban Boundary and the practical importance of the extension itself.

(ii) that the Committee are minded to grant consent to the application subject to the conditions set out below, but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990, the completion of which shall be delegated to the Borough Solicitor,

(iii) that the Borough Engineer and Planning Officer be authorised to deal with the application in accordance with the departure procedure in the Town and Country Planning (Development Plans and Consultation) Directions 1992,

(iv) that subject to the completion of such Section 106 Agreement and subject to completion of the said departure procedure and to any decision of the Secretary of State for the Environment, the Development Control Sub-Committee be authorised to approve the application subject to the standard time period condition and the following conditions:-

1. No development shall take place until samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the retaining walls shall not be constructed other than with the approved materials.
2. The gates and fences hereby approved shall be finished in green pvcu.
3. The tree adjacent to the western extremity of the site shall be retained and through the entire construction period, a timber paling fence shall be erected around it in accordance with the site plan note on drawing number N/1277/04B.

4. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, and land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Naming of Streets

225 . Resolved that the street in the course of construction at the former Grammar School site at Bury Road, Haslingden be named "Old School Mews".

SECTION 'A' - FUNCTIONS NOT DELEGATED

Traffic Regulation Order - Burnley Road, Crawshawbooth

225 . The Chief Executive Officer submitted a report advising of the receipt of a petition containing over 700 names from residents in the Crawshawbooth area regarding the lack of parking provision on the highway and the increase in the speed of vehicles in the area following the introduction of the Traffic Regulation Order prohibiting parking on the western side of Burnley Road.

Resolved that the Borough Engineer and Planning Officer be requested to investigate this matter and present a comprehensive report to the next ordinary meeting of the Committee on 18th August 1997.

THE MEETING CLOSED AT 7.12 P.M.

SPECIAL MEETING OF THE ENGINEERING AND PLANNING COMMITTEE

held 23rd July 1997
at 6.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, Cheetham, Cruise, Eaton
(for Mrs Goldsworthy), J Forshaw, Hancock, P Hayler,
Mooney, Neal, Pilling and Wright

APOLOGY: Councillor S Baron

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

235 . Resolved that the Minutes of the meeting of the Committee held 14th July 1997 be signed by the Chair as a correct record.

Bacup and Rawtenstall Conservation Area Partnership

235 . Further to Minutes No'd 80 and 81 of the meeting of the Committee held on 9th June 1997, the Borough Engineer and Planning Officer submitted a report which indicated that if the Council were to agree to a further time extension of the Bacup and Rawtenstall Conservation Area Partnership into the financial year 1998/99, English Heritage would be able to make available, CAP funds specifically for works at Ilex Mill. The particular funding would not be available without CAP status.

The Borough Engineer and Planning Officer indicated that in view of the decision of the Committee in June to submit a CAP bid for Whitworth, there had been concern at Officer level that a further bid to extend the Bacup and Rawtenstall CAP might prejudice the Whitworth bid and accordingly, he felt unable to proceed without informing and gaining the authority of the Committee in the matter.

The Borough Engineer and Planning Officer reported that he had now received an assurance from English Heritage that a bid to extend the Bacup and

Rawtenstall CAP would not adversely prejudice the chances of success of the Whitworth CAP application; new CAP's being supported by Heritage Lottery Funds with extensions to existing CAP's being financed from English Heritage Funds.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to submit a bid before the deadline in July to extend the Bacup and Rawtenstall CAP for 1 year from April 1998 to March 1999 based largely on the Ilex project and environs, assuming, for the purposes of the bid, a Capital Allocation of £20,000,

(ii) that the Policy and Resource Committee and the Policy and Resources (Ilex Mill) Sub-Committee be advised accordingly with a view to a formal application for Capital Funding being made once the bid has been determined by English Heritage.

THE MEETING CLOSED AT 6.10 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 18th August 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise,
Easton, J Forshaw, Hancock, P Hayler, J McManus,
Mooney, Neal, Wilkinson and Wright

APOLOGY: Councillor Mrs Goldsworthy

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

280 . Resolved that the Minutes of the meeting of the Committee held 23rd July 1997 be signed by the chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990 Applications for consideration by the Committee

280 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 282 to 287 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/97/244 - Change of use of shop to office - 30 Kay Street, Rawtenstall

280 . Resolved (i) that notwithstanding the policies contained in the District Plan and the recommendation of the Borough Engineer and Planning Officer, the Committee are minded to grant permission for the following reason:-

The application will assist in reducing the number of vacant properties in Rawtenstall Town Centre and will be unlikely to set a precedent for future applications,

(ii) that permission be granted subject to the standard time condition and the following condition:-

1. Not to make any material alteration to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the Local Planning Authority.

Application No. 14/97/257 - Change of use of retail shop to takeaway -
361 Rochdale Road, Britannia, Bacup

280 . Resolved that this application be refused for the following reasons:-

1. The proposed change of use would have an unacceptable adverse effect on the amenity of nearby residential properties through noise and disturbance, and cooking smells and litter. It would thus be contrary to Policy S.4 of the adopted first review of the Rossendale District Local Plan.

Application No. 14/97/222 - Erection of new Scout Headquarters and associated car parking - Longacres Lane, Facit, Whitworth

280. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The walls of the building hereby approved shall be finished in Leofric buff quart pebble dashing or such other pebble dashing as shall be agreed in writing with the local planning authority.
2. The car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority and the car parking spaces manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

Application No. 14/96/226 - Construction of 16 No. terraced 2 and 3 bedroom cottages together with infrastructure works, road layout and amended car parking.

The development may affect the setting of Footpath No. 390 - Site to Rear of Bowker Street, off Aitken Street, Irwell Vale

280. Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 in respect of

- a) The funding and implementation of a scheme which would enable Ogden Bridge and Aitken Street as far as the access into the development site to be brought up to adoption standards, and
- b) The provision and future maintenance funding of open space landscaping within the application site and adjoining the river Irwell;

the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 Agreement, the Borough Engineer and Planning Officer be authorised to approve the said

application subject to the standard time period condition and the following conditions:-

1. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. No development shall take place until samples of the proposed natural coursed stone have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. No development shall take place until samples of the proposed natural blue slate have been submitted to and approved by the local planning authority and the roofs of the buildings shall not be constructed other than with the approved materials.
4. No development shall take place until samples of the proposed natural Stone paving slabs, artificial setts (tegula type) and brick pavements, and loose stone chippings have been submitted to and approved by the local planning authority and the floorscape of the development shall not be constructed other than with the approved materials.
5. No development shall take place until samples of the proposed rain water gutters, downspouts and any external soil stacks have been submitted to and approved by the local planning authority and these aspects of the buildings shall not be constructed other than with the approved materials.
6. No development approved by this permission shall be commenced until details of the existing and proposed floor levels have been submitted and approved by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.
7. A strip of land 8 metres wide or of such width as may subsequently be agreed with the Local Planning Authority in consultation with the Environment Agency adjacent to the top of the banks of all watercourses fronting or crossing the site must be kept clear of all new buildings and structures (including gates, walls and fences). Ground levels must not be raised within such a strip of land.
8. No development shall take place until a scheme for the boundary treatment adjacent to the watercourse has been approved by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A to H of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out

anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Class A of Part 2 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
11. The development shall include for the provision of an access pathway of 1.2 metre width located on the Bowker Street side of the existing low stone wall together with the formation of openings in the wall.

Application No. 14/97/285 - Conversion of car port to single bedroom and toilet to provide additional disabled persons accommodation -
20 Grange Close, Rawtenstall

280. Resolved that planning permission be granted to this application subject to the standard time period condition and the following condition:-

1. No development shall take place until samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 14/97/274 - Change of use from retail shop to office -
4 Market Street, Edenfield

280 . Resolved that planning permission be granted to this application subject only to the standard time period condition.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Item of Urgent Business

280 . In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the need to make a decision before the next ordinary meeting of the Committee.

Footpath Linking Greens Lane and Moorside Crescent, Bacup

280 . The Borough Engineer and Planning Officer reported that representations had been received, both from persons wishing to seek the stopping up of the abovementioned footpath and from those wishing to see the retention of the path.

The Borough Engineer and Planning Officer outlined the history relating to the development and confirmed that the approved scheme included a footpath link between Moorside Crescent and Greens Lane.

The Committee discussed the matter.

Resolved (i) that the developer be reminded that Plan No. 2774/LI/Revision B constitutes the approved scheme,

(ii) that the developer be invited to consider dedication and adoption of the path, and

(iii) that the Borough Engineer and Planning Officer be requested to present a further report to the Committee, such report to include details of a possible alternative access from the development to Todmorden Old Road.

Planning Appeal Decisions

280 . The Borough Engineer and Planning Officer reported upon the results of the planning appeals since his last report to the Committee.

Application No. 14/96/470 - Two Storey Side Extension -
1 Acre Close, Edenfield

- Appeal Dismissed

Application No. 14/96/156 - Erection of Detached Garage with Storage
Above - Swallow Shore Farm, off Burnley Road East, Water

- Appeal Dismissed

Application No. 14/96/288 - Change of Use of Adjoining Land to Garden
Curtilage, Formation of Driveway/Turning Area Served by New
Vehicular
Access - Adjacent to 25 Plantation View, Bacup

The appeal in this case was upheld, planning permission therefore being granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.
2. Before the driveway/turning area hereby approved is first used for the purposes of access or the parking of vehicles it should be surfaced in macadam, block paving concrete or other such sealed surface to be approved by the local planning authority. The area to be resurfaced is the length of the drive from the public highway to the gated entrance to the parking area.
3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection to be used in the course of development;
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development, and any trees or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Resolved that the report be noted.

Whitworth Town Council - Processing of Planning Applications

280 . The Borough Engineer and Planning Officer referred to the proceedings of the Policy and Resources Sub-Committee on 10th July 1997 when representatives of the Whitworth Town Council had asked whether it might be possible for an arrangement to be entered into with the Town Council whereby the decision making process could be delegated to the Town Council in respect of applications within the Parish Boundary.

The Borough Engineer and Planning Officer reported on the existing scheme whereby planning applications were determined and he indicated that the Town Council were consulted and their views taken into account. He suggested that any amendment to the system would not assist in determining applications within target times.

The Committee discussed the matter.

Resolved (i) that the Town Council be advised that the Borough Council do not wish to amend the current process for dealing with planning applications but are keen to see the Town Council remain as a consultee on applications within the Town Council's geographical area, and

(ii) that the Borough Engineer and Planning Officer be requested to arrange to meet representatives of the Town Council advise on this Council's planning policies and the role of the Town Council within the planning process.

SCOSPA - Farm Management Project

280 . The Borough Engineer and Planning Officer presented an interim report on the Farm Management Project (European 'Life' Programme). He reminded the Committee of the six key objectives of the project and indicated the extent to which progress was being made in areas such as raising awareness within the wider farming community and to assist farmers to take an integrated approach to farm management incorporating ecological and business objectives.

The Borough Engineer and Planning Officer reported that the Council and Rochdale Metropolitan Borough Councils were co-operating with the Agricultural Development Advisory Service and landowners such as North West Water to look at the scope for on farm demonstration activities during the Summer and Autumn. He advised that on completion of the existing study, a further report would be presented to the Committee.

Resolved that the report be noted.

Consultation Paper from the Department of the Environment, Transport and the Regions - Draft Revision to Circular 13/96 (Planning and Affordable Housing)

280 . The Borough Engineer and Planning Officer submitted a report which indicated the principal changes to circular 13/96. He advised the Committee that responses to the proposed changes were to be forwarded to the Department by 3rd October 1997.

The Borough Engineer and Planning Officer reminded the Committee that the adopted District Local Plan did not contain policies in relation to affordable housing and that as such, the existing circular and proposed revised circular would have a significant effect. He pointed out however, that in the event that a need for affordable housing were to be identified, the issue should be addressed as part of the review process in respect of the District Local Plan and as such, the proposed revisions to reduce the thresholds whereby affordable housing might be required within a speculative housing development, should be welcomed.

Resolved that the Department of the Environment, Transport and the Regions, be informed that this Council generally welcomes and supports the proposed revisions to Circular 13/96.

Continuing Professional Development - Changes to the Royal Town Planning

280 . The Borough Engineer and Planning Officer reported on changes to the obligations upon members of the Royal Town Planning Institute in respect of Continuing Professional Development. Particularly, a new Professional Conduct advice note had been issued to take effect from 30th June 1997 which placed additional requirements on its Members.

The Borough Engineer and Planning Officer reported that the RTPI suggested that employers should look to spend at least 1% of their total salary costs on staff development.

Resolved that the Policy and Resources Committee be requested to consider the question of staff development in respect of all departments and sections of the Council, at their next meeting.

Parking in Lancashire - Policy Guidance and Levels of Provision

280 . The Borough Engineer and Planning Officer reported on the current position of the County Council's Policy Guidance on parking with a view to giving consideration to the manner and timetable within which the new guidance should be made operational in Rossendale in respect of new development.

He reminded Members of the rationale behind the new standards and informed the Committee that the County Planning Industrial Development and Tourism Committee at its meeting on 18th June 1997 had approved and endorsed the guidance and commended the document to districts for incorporation into local plans and for the purposes of development control.

The Borough Engineer and Planning Officer reminded the Committee that at the consultation stage in respect of the revised policy, the Council had expressed general support but had also stressed the need for the revised standards to be applied consistently and equitably from the same baseline start date.

The Committee discussed the matter.

Resolved (i) that the report be noted,

(ii) that further clarification be sought from the County Council and other districts concerning the issue of joint implementation and application of the new policy before this Council formally considers an effective date and the basis upon which it will adopt the standards for implementation within the Borough, and

(iii) that clarification be also sought from all other neighbouring authorities, particularly the new Blackburn Unitary Authority upon the policy and levels of provision to be provided within those areas.

Pennine Bridleway National Trail -
Proposal to Change the Route at Whitworth

280 . The Borough Engineer and Planning Officer reported that the Countryside Commission had appointed a Project Officer to consider in detail the proposed

route of the Pennine Bridleway. A problem was identified at the proposed crossing of Market Street in the vicinity of Hall Street and as a result, alternative routes were to be considered. The Countryside Commission had made two suggestions for the alternative route, both of which crossed the boundary into the area of Rochdale Metropolitan Borough Council.

Resolved that a Sub-Committee comprising, the Chair, Vice-Chair and Opposition Spokesperson and Councillors Adamson and Easton be authorised to meet representatives from Rochdale Metropolitan Borough Council to review the options.

Rossendale Quarries Project

280 . The Borough Engineer and Planning Officer reported that English Partnerships had now confirmed their willingness to support this project and had made available an allocation of £2 million over 5 years. The allocation would cover the reclamation of 10 derelict quarries - Troy, Thurns Head, Landgate, Moss, Cragg, Pinner, Lee, Brow Edge, Deerplay and Hurdles.

The Borough Engineer and Planning Officer reminded the Committee that the restoration proposed was relatively low cost, low intervention and minimum disturbance.

The Borough Engineer and Planning Officer reported that it would now be appropriate to commence negotiation with a view to the acquisition of a number of the sites and that whilst such negotiations were proceeding, the County Council would be letting a contract to carry out a study of each site.

Resolved (i) that the report be noted, and

(ii) that the Borough Solicitor be authorised to acquire, subject to the receipt of grant aid, the land comprising the following quarries:-

Turns Head, Cragg, Pinner, Brow Edge, Deerplay and Hurdles, and to do all things precedent and subsequent thereto.

Traffic Regulation Orders

Daisy Hill and Millgate, Rawtenstall

280. (a) The Borough Engineer and Planning Officer reported the receipt of an objection to the above proposed Order. He submitted his views on the objection.

Resolved that the Order be made as originally proposed.

Market Street and Heycrofts View, Edenfield

298. (b) The Borough Engineer and Planning Officer referred to a number of objections which had been received, including a letter from the Edenfield Village Residents Association which was circulated at the meeting. He indicated that he had given further consideration to the Order and suggested that it could be reduced in severity whilst still maintaining safe visibility for traffic emerging from Heycrofts View.

Resolved that the Order be made subject to the reduced lengths of highways indicated below:-

Market Street (East Side) - from the junction with Heycrofts View to a point opposite house No's 53 and 55 Market Street.

Market Street (East Side) - from the junction with Heycrofts View a distance of 8.0m approximately to the junction with Elizabeth Street.

Pembroke Street, Bacup

280 . The Borough Engineer and Planning Officer reminded the Committee that he had been authorised to consult residents of the Bold Street/Pembroke Street area about the possibility of re-opening Pembroke Street to vehicular traffic. He submitted details of the consultation exercise which indicated a significant majority against the proposal to re-open Pembroke Street.

Resolved that no action be taken to re-open Pembroke Street to vehicular traffic.

Traffic Problems on Hall Carr Estate

280 . The Borough Engineer and Planning Officer reported on the results of consultation undertaken with residents on the possibility of closing Fallbarn Crescent to through traffic at the Bocholt Way side of Yarraville Street. He indicated that he had also consulted the County Surveyor who had requested that traffic counts be carried out at the various junctions with Bury Road and also on Fallbarn Crescent at the point of the proposed closure.

The Committee discussed the matter.

Resolved (i) that the Borough Engineer and Planning Officer be requested to prepare a draft traffic calming scheme for the Hall Carr Estate, excluding the closure of Fallbarn Crescent and that a report be presented to a future meeting of the Committee, and

(ii) that the Borough Engineer and Planning Officer be requested to arrange a site visit to be attended by the Chair, Vice-Chair and Opposition Spokesperson, the Ward Councillors and representatives of the County Surveyor and the Police.

Private Streetworks Programme 1998/99

280 . The Borough Engineer and Planning Officer reported that consultations had been undertaken with residents of Riley Street, Bacup and West Street, Waterfoot to determine the level of support for Private Streetwork Schemes in respect of either or both of those streets. The responses indicated that there was not significant support for either scheme.

In respect of Lower Clewes Road, Rawtenstall, the Borough Engineer and Planning Officer reported that the surface of Lower Clewes Road was in a comparatively good condition but the existence of highway retaining walls and a bridge would make any Private Streetworks Scheme technically complex and expensive.

So far as Stubbins Vale Road, Stubbins was concerned, the Borough Engineer and Planning Officer reported that SCAPA Forming Ltd were continuing with design work on a scheme to make up the street which could be used as the basis for a future private streetworks scheme, although details of the design had not yet been submitted for consideration.

The Borough Engineer and Planning Officer reported that the Committee had resolved that consultations with residents be undertaken in respect of Rose Hill Street, Bacup and that this was a relatively straight forward scheme which could be undertaken subject to sufficient support from the frontages.

Resolved (i) that Riley Street, Bacup and West View, Waterfoot be deleted from the Private Streetworks Programme and the formal resolution to make up the streets be rescinded,

(ii) that the Private Streetworks Programme be prioritised as follows:-

Stubbins Vale Road, Stubbins

Rose Hill Street, Bacup (subject to confirmation of support)

Lower Clowes Road, Rawtenstall

(iii) that the Borough Engineer and Planning Officer be instructed to prepare a scheme for the making up of Stubbins Vale Road under the Private Streetworks Code and to present the necessary plans, specifications, estimates and apportionments to a future meeting of the Committee for approval.

Traffic Conditions - Hannah Street, Bacup

280 . Further to Minute No. 94 of the July 1997 meeting of the Committee the Borough Engineer and Planning Officer that he did not consider that further traffic calming measures were necessary since the speed of vehicles along the 42

metre length of highway was unlikely to exceed 20 mph. He further reported that any road closure would be detrimental to the residents of the street and the imposition of non-standard orders such as those giving access only to residents, were difficult to enforce and unlikely to be supported by the Police.

Resolved that the report be noted.

Social Lighting and Highways Improvements Budget 1997/98

280 . The Borough Engineer and Planning Officer submitted a schedule detailing outstanding small schemes together with details of the estimated costs thereof.

Resolved (i) that the Committee authorises expenditure on the schemes detailed below:-

1. Haslingden SRB Lighting Imps. £3500
2. Zebra Xing A671 near Shed £2000
Street, Whitworth
3. Build Out @ Farholme Zebra £2000
Xing

22. Hillside Road, Haslingden £3000

(ii) that a ceiling of £3500 be imposed on any schemes to be financed from the budget, and

(iii) that the Development Control Sub-Committee be authorised to determine those remaining schemes on which resources should be allocated, within the Budget and that the Sub-Committee consult with the relevant Ward Councillors as appropriate.

Traffic and Parking - Crawshawbooth

280 . Further to Minute No.231 of the meeting of the Committee on 14th July 1997 the Borough Engineer and Planning Officer reported that recent publicity had suggested that the Traffic Regulation Orders introduced into the area had reduced safety by increasing vehicle speeds. He reported that there was no evidence to suggest that safety had been reduced or that vehicle speeds had increased.

The Borough Engineer and Planning Officer suggested that it might be possible to give advance warning of the pedestrian crossing by the introduction of anti-skid surfacing on both approaches.

Resolved that the Borough Engineer and Planning Officer be requested to arrange a site visit to be attended by the Chair, Vice-Chair and Opposition Spokesperson, the Ward Councillors and representatives of the County Surveyor and the Police.

North Road, Cloughfold and Adjacent Streets - Parking

280 . The Borough Engineer and Planning Officer reported the receipt of a petition from residents from the North Road/Heys Street area of Cloughfold.

He reminded the Committee that the Committee had previously considered a request for the introduction of limited waiting on Bacup Road, but because of the safety implications, coupled with the high traffic volumes, it was not possible such limited waiting.

The Borough Engineer and Planning Officer reported that the residents were seeking off street parking or a residents only scheme, but he indicated that funds were not available to provide off street parking and residents parking schemes needed to be self financed and enforced and as such could not be considered at the present time.

Resolved that no action be taken at the present time to amend the existing parking arrangements at North Street/Heys Street, Cloughfold.

Capital Programme 1997/98 - Action for Haslingden Partnership

280 . The Borough Engineer and Planning Officer submitted details of two schemes included within the Year 2 Delivery Plan for the Action for Haslingden SRB Programme - Dale Street Car Park Refurbishment and Beaconsfield Area Traffic Calming.

Resolved (i) that the Committee approve the technical details of the schemes described,

(ii) that starts be made upon these schemes in 1997/98, and

(iii) Policy and Resources be recommended to approve the schemes in the Capital Programme.

Traffic Conditions - Newchurch Road, Rawtenstall

280 . The Borough Engineer and Planning Officer reported that he had been requested by a Member to report on traffic conditions on Newchurch Road, Higher Cloughfold. The matter was raised following complaints by residents who experienced difficulty in entering Newchurch Road from the drives to their properties because of restricted sight lines, resulting from the parking of vehicles on Newchurch Road.

The Borough Engineer and Planning Officer suggested that in view of the good safety record on this stretch of road and the potential for causing difficulties if an order were to be made, it would be inappropriate to restrict parking at this location.

Resolved that the report be noted.

Advance Direction Signs for Businesses

280 . The Borough Engineer and Planning Officer reported that a request had been received by a company with premises on Railway Street, Stacksteads for an advance direction sign to be erected on Newchurch Road, indicating the location and name of the Company. He advised the Committee that the matter had been raised at the Economic Development Committee who were supportive of the request.

The Borough Engineer and Planning Officer advised Members that such signs were contrary to the Highway Codes of Practice and could lead to a proliferation of such signs with consequential highway safety problems.

Resolved (i) that the Economic Development Committee and Bacup Shoe Company be advised that the only appropriate sign to be erected on Newchurch Road is one referring to an industrial area or a road located off the main road and that any such sign should not incorporate the name of any individual company.

(ii) that the Borough Engineer and Planning Officer be authorised to contact the Department of the Environment, Transport and the Regions to point out the anomalies which exist in current advice and seeking an explanation of the rationale behind that advice which seems arbitrarily to permit advance direction signs in certain circumstances but not in what might be considered to be equally valid circumstances.

Disabled Parking Provision in Rossendale

280 . The Borough Engineer and Planning Officer reported that following further discussions with the Disabled Drivers Motor Club and the Disabled Drivers Association regarding the provision of disabled parking within Rossendale, he had been advised that both organisations were satisfied with the parking arrangements and the need for a meeting with the Development Control Sub-Committee would not now be necessary.

Resolved that the report be noted.

Big Lamp Scheme, Haslingden

280 . The Borough Engineer and Planning Officer reported that he was not yet in a position to report further on this item since his report to the last meeting of the Committee, but that he would report to the next meeting of the Committee.

Resolved that the report be noted.

Street Lighting Night Inspections

280 . The Borough Engineer and Planning Officer reported that he was not yet in a position to report further on this item since his report to the last meeting of the Committee, but that he would report to the next meeting of the Committee.

Resolved that the report be noted.

Bank Street, Rawtenstall - Environmental Enhancement Scheme

280 . The Borough Engineer and Planning Officer submitted a report outlining the position with regard to the possible treatment of Bank Street, Rawtenstall and advised of the timetable which would now be followed in respect of the Consultation process and the bidding process.

Resolved that the report be noted.

Borough Boundary Signs

280 . The Borough Engineer and Planning Officer reported that the new signs as agreed by Committee (and as amended by Council on 11th September 1996) had now been received and were shortly to be erected. He advised that a recent Town Twinning Sub-Committee had expressed concern that there was no reference on the signs to the Bocholt Tree or to the fact that Bocholt was a German Twin Town.

Resolved that the signs as now made, incorporating the wording agreed by Committee on 19th August 1996 and as amended by Council on 11th September 1996 be erected as soon as possible.

Obstructions in the Highway

280. The Borough Engineer and Planning Officer reported that the County Council had now issued instructions to the County Surveyor and Highway Agents on the implementation on the Code of Practice to be applied across the County in respect of obstructions in the highway. He advised that a week of action was to be undertaken in the Autumn and that the County Council would publicising this county wide activity.

Resolved that the report be noted.

SECTION 'B' - FUNCTIONS DELEGATED

Naming and Numbering of Streets

280. Resolved that the new development off Hollin Way, Reedsholme, Rawtenstall by MSM Construction be named "Rushey Close" and the properties numbered as indicated on the plan submitted to the Committee.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Rose Street, Bacup

280. The Borough Engineer and Planning Officer reported the receipt of a request from a local resident for the erection of a hand rail in the abovementioned street which had been recently been relaid using stone setts, kerbs and flags; the highway being within the Bacup Town Centre Conservation Area and the cost of the works being supplemented by ERDF Grant.

The Borough Engineer and Planning Officer indicated that if the Committee were minded to agree to proceed, they may wish to treat the job as a special enhancement and could be funded from the existing CAP budget, with a small contribution being made by householders.

Resolved that the Borough Engineer and Planning Officer be authorised to proceed with the provision of a hand rail as now described, subject to a nominal

contribution from the affected householders and to the item being funded from the existing CAP Budget.

SECTION 'B' - FUNCTIONS DELEGATED

The Borough of Rossendale (Land off Burnley Road/ Forest Bank Road, Crawshawbooth T2/106) Tree Preservation Order 1997

280 . Resolved that The Borough of Rossendale (Land off Burnley Road/Forest Bank Road, Crawshawbooth T2/106) Tree Preservation Order 1997 be confirmed as an unopposed Order.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Haslingden Town Centre Sub-Committee

280 . Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held 8th July 1997 be approved and adopted as part of the proceedings of this Committee (for Minutes see Appendix 'A').

Rawtenstall Town Centre Sub-Committee

280 . Resolved that the Minutes of the Rawtenstall Town Centre Sub-Committee held 23rd July 1997 be approved and adopted as part of the proceedings of this Committee (for Minutes see Appendix 'B').

Development Control Sub-Committee

280 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 4th June, 11th June, 18th June, 25th June, 2nd July, 9th July, 16th July, 23rd July, 30th July and 6th August 1997 be noted (for Minutes see Appendices 'C' to 'L').

Elgin Street, Bacup

280 . The Borough Engineer and Planning Officer reported that as part of the Council's current contract at the Bank Street in Bacup, the wall and railing to two sides of Elgin Street were to be rebuilt and he proposed to install a period lamp. He reminded the Committee that Elgin Street was referred to in the Guinness Book of Records as the shortest street in the world and he suggested that following the construction works it was proposed to erect a plaque on the wall indicating that fact.

The Borough Engineer and Planning Officer further reported that an owner of a property abutting Elgin Street had demolished the outside toilet to his property and sought assistance from the Council in treating the area appropriately.

Resolved (i) that the Committee agrees to undertake the work to reconstruct the outside toilets in stone with a stone flag roof subject to the necessary joinery work being undertaken by the owner and to the estimated costs of £2,000 being financed jointly by the Council and ERDF Funds,

(ii) that the Committee agrees to replace 3sq metres of broken stone flag paving, and provide a plaque on the wall indicating that Elgin Street is the shortest street in the world.

(iii) that brown coloured "Tourist" advance direction signs be sited in suitable locations indicating the directions to Elgin Street.

Exclusion of the Public and Press

280 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of

the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 4 of Part I of Schedule 12A to the Act.

Complaint by Mr J Patton

280 . The Chair referred to a meeting which he had attended with the Vice-Chair, Councillor Cheetham and Officers with Mr Patton to discuss the formal complaint with Mr Patton relating to a planning matter.

The Chair indicated that at the meeting with Mr Patton, the Council's position had been explained and he felt that the Council had acted properly in the matter. However, at the meeting with Mr Patton, further issues were raised in support of the general complaint.

The Committee discussed the matter.

Resolved (i) that the Chief Executive Officer be authorised to write to Mr Patton to indicate that the Committee is satisfied in respect of the main issues - the unauthorised development and the apparent non-compliance with a planning condition - that the Council acted properly in the matter and advising of the impending traffic calming works to be undertaken,

(ii) that in respect of the allegation relating to poor communications, the Borough Engineer and Planning Officer be requested to review processes for dealing with queries from the public within his department, with a view to improving communications between Officers and Members of the public, and

(iii) that the Policy and Resources Committee be advised of the circumstances relating to the element of this complaint regarding communications between the Council and members of the public and they be asked to consider how the issue might be addressed in respect of all departments of the Council as a whole.

THE MEETING CLOSED AT 8.00 P.M.

**THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND
APPROVED BY THE COUNCIL
ON 10TH SEPTEMBER 1997 AND ARE PRINTED HERE FOR RECORD
PURPOSES ONLY**

**ENGINEERING AND PLANNING COMMITTEE (PLANNING
APPLICATIONS)**

held 8th September 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors Adamson (for Mooney), D Baron, S Baron,
Cheetham, Cruise, Easton, Eaton (for Mrs Goldsworthy),
Hancock, J Hayler (for Neal), P Hayler, McManus,
Pilling, Stuart (for J Forshaw), Wilkinson and Wright

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

449. Resolved that the Minutes of the meeting of the Committee held 18th August 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

**Town and Country Planning Act, 1990
Applications for consideration by the Committee**

449. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 3 to 8 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/97/025 - Outline - demolition of existing rest home and

outbuildings and the erection of four detached dwellings and garages -
Croft Hey Rest Home, off Bolton Road North, Ramsbottom, Nr Bury

449. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design, external appearance of the buildings and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out within Plot 3 without the grant of formal express planning permission in that behalf by the local planning authority.

3. Prior to development taking place on site, a tree management scheme for those existing trees on site shall be submitted to and approved by the local planning authority. This scheme shall be implemented prior to the occupation of the dwellings hereby approved.

Application No. 14/97/155 - Erection of 31 No. dwellinghouses. The development may affect the setting of footpath no. 240 - Land at Oaklands Drive and Lower Cribden Avenue, Rawtenstall

449. Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 in respect of the provision and maintenance of an area of public space within the development, the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 Agreement the Borough Engineer and Planning Officer be authorised to approve the said application subject to the standard time period condition and the following conditions:-

1. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
2. No development shall take place until samples of the proposed artificial stone, render and roof tile have been submitted to and approved by the Local Planning Authority and the outer face of the building shall not be constructed other than with the approved materials.

3. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the Local Planning Authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

Application No. 14/97/266 - Retention of patio and construction of first floor balcony. The development may affect the setting of Footpath No. 185 - Fisherman's Retreat, Bye Road, Shuttleworth, Nr Bury

449 . Resolved that planning permission be refused for the following reasons:-

1. The application site lies within the green belt to the south and west of Edenfield as designated by the Lancashire Structure Plan 1991-2006 and the Rossendale District Local Plan. Governmental advice contained in Planning Policy Guidance Note 2 states that new build development is inappropriate in green belts unless it is for one of a limited number of purposes. The patio and balcony which are the subject of this application would not fulfil any of these purposes and so constitute inappropriate development which is by definition harmful to green belts. Specifically they add/would add appreciably to the scale and mass of the built up area on site reducing thereby the openness of the green belt and failing to enhance the local landscape.

2. The patio and balcony would facilitate an increase in the number of visitors to the Fisherman's Retreat. Such an increase would be likely to generate a rise in the traffic levels along single lane roads leading to the Retreat. Congestion would be likely to ensue to the detriment of road safety. Furthermore the amenity value of these roads, some of which are public footpaths, to non-motorists would be reduced by reason of noise, fumes and general disruption.
3. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well planned development.

Application No. 14/97/224 - Nursing Home for the Elderly -
Land off Mount Avenue, Waterfoot

449 . Resolved that the application be refused for the following reasons:-

1. The proposed nursing home would be sited in a position adjacent to dwellings at no 14 Mount Avenue and nos 29a,31,35 and 37 Booth Road, Waterfoot and would, due to its size and elevated position, appear as a dominant feature within the local townscape. Such dominance would lead to a heightened sense of enclosure to the outlooks from habitable room windows on the elevations of the aforementioned dwellings which overlook the proposed nursing home.

Additionally, the proposed nursing home would lead to a reduction in the natural light to adjacent properties, due to a loss of direct sunlight to nos 29a and 37 Booth Road and the overshadowing of nos 31,35 and 37 Booth Road, and to a loss of privacy to the rear of the bungalows on Booth Road and Mount Avenue which would lie to the west of the proposed nursing home, due to the presence of habitable room windows in the western elevation of the same.

Accordingly, the proposed nursing home would constitute overdevelopment of the application site which would be detrimental to the visual and

residential amenities of adjacent dwellings and as such contrary to policy DC.1 of the Rossendale District Local Plan which states that "all development proposals will be expected to provide a high standard of building and landscape design, to contribute to environmental quality, and not to be detrimental to existing conditions in the surrounding area".

Application No. 14/97/063 - New Sports Hall -
Bacup and Rawtenstall Grammar School, Glen Road, Waterfoot

449 . Resolved that this application be refused for the following reasons:-

1. The proposed sports hall would lie directly to the south of a proposed nursing home which is the subject of extant planning permission ref no 14/93/477. This approved nursing home would be sited in a position immediately adjacent to the proposed sports hall. Thus the habitable room windows on the southern elevation of this nursing home would correspond to the northern elevation of the proposed sports hall. Given the height and length of the northern elevation of the Sports Hall and its proximity to the southern elevation of the proposed nursing home, the outlook from the habitable room windows in the southern elevation of the nursing home would be severely restricted and the amount of natural light received by these windows would be limited, due to a loss of direct sunlight and overshadowing.

Furthermore, the proposed sports hall would be likely to be used in the evenings and at weekends and so would be a source of noise and general disturbance which would at such times cause a particular source of nuisance and disruption to residents of the nursing home.

Accordingly, the proposed sports hall would preclude an acceptable standard of residential amenity for the occupiers of the approved nursing home and as such would be contrary to policy DC.1 of the Rossendale District Local Plan which seeks to ensure that development proposals are not "detrimental to existing conditions in the surrounding area."

2. The proposed sports hall would be sited adjacent to the turning head at the top of Mount Avenue, Waterfoot. Due to its size, the sports hall would be clearly visible from this Avenue which already experiences congestion due to the on street parking generated by the school and local residents. Notwithstanding the fact that this application does not propose any new vehicular access to the school in conjunction with the construction of the proposed sports hall, in practice its siting would be likely to lead to additional traffic movements and associated on street parking on Mount Avenue that would add to existing congestion and the attendant level of hazard to the detriment of highway safety.

Application No. 14/97/281 - Change of use from retail to hot food takeaway -
34 Manchester Road, Haslingden

449 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The use which is the subject of this permission shall only be carried out between the hours of 10am till 11pm Sunday to Thursday and 10 am till midnight, Friday and Saturday .
2. The means of extraction for this premises which shall incorporate a carbon filter shall be connected to the existing chimney flue and shall not be routed in any other manner.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Rawtenstall Town Centre Sub-Committee

449 . Resolved that the Minutes of the meeting of the Rawtenstall Town Centre Sub-Committee held 3rd September 1997 be approved and adopted (for Minutes see Appendix 'A').

Bank Street Rawtenstall - Enhancements

449 . The Borough Engineer and Planning Officer submitted a report which had been considered by the Rawtenstall Town Centre Sub-Committee at their last meeting. He also submitted a supplementary report containing details of possible treatments to the Bank Street area with certain amendments to the originally proposed alternative schemes designed to contain expenditure within the anticipated limits set by Heritage Lottery and the Policy and Resources Committee.

The Borough Engineer and Planning Officer advised that of the schemes before the Committee, he still recommended Scheme No. 1 - the most comprehensive scheme - which attracted Heritage Lottery Fund support, and included as an essential component, the use of the original granite setts highway surface.

The Committee considered the report and commented on certain items of detail in relation to Scheme 1. Concerns were expressed regarding the suitability of the crossing points along Bank Street.

Following a full discussion it was,

Resolved (i) that a submission be made to the Heritage Lottery Fund for Grant Assistance in respect of Scheme 1 (full scheme) currently estimated at £355,000,

(ii) that the Heritage Lottery Fund be appraised of the five year highway maintenance tender and requested to agree to the carrying out of this scheme under that tender, and

(iv) that the outcome of the grant submission, tender evaluation and scheme financing be reported to a future meeting of the Engineering and Planning Committee with a view to seeking the necessary funding to allow the full scheme to proceed.

Item of Urgent Business

449 . In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the special circumstances appertaining thereto.

River Irwell Culverts - Bacup Town Centre

449 . The Borough Engineer and Planning Officer reported that as a part of the Countywide assessment of bridges in connection with the introduction of increased weights limits, the County Council had highlighted significant problems in the centre of Bacup at particular points where the River Irwell was culverted under adopted highways. He submitted a sketch indicating four particular points which were causing concern.

The Borough Engineer and Planning Officer advised that it would be necessary for weight restriction orders and parking orders to be introduced urgently and he pointed out that the County had indicated that funds for bridge repairs were

severely limited. He indicated that he would report to the next meeting of the Committee (on 29th September 1997) in more detail.

Members expressed concern that they were unaware of the situation until they had seen it reported in the local press. Members expressed their extreme concern that there would be considerable disruption to the town centre for an indeterminate length of time and insisted that the matter be discussed as a matter of urgency with representatives from the County Council.

Resolved (i) that the report be noted,

(ii) that the Borough Engineer and Planning Officer be instructed to arrange for an urgent meeting to be attended by himself, the Chair and Members of the Bacup Town Centre Sub-Committee with the County Surveyor and representatives of the County Council, and

(iii) that the Bacup Town Centre Sub-Committee be provided with an up to date report on the situation at their next meeting (on 16th October 1997) or that an earlier meeting be arranged, should this prove necessary.

THE MEETING CLOSED AT 7.45 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 29th September 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors Adamson (for Hayler), D Baron, S Baron, Cheetham,
Cruise, Easton, J Forshaw, Mrs Goldsworthy, Hancock,
J McManus, Neal, Pilling, Wilkinson and Wright

APOLOGIES: Councillors P Hayler and Mooney

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

493 . Resolved that the Minutes of the meeting of the Committee held 8th September 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990
Applications for consideration by the Committee

493 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 495 to 499 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/97/273 - Construction of detached dwelling
and double garage within existing garden area -
12 Rushbed Cottages, Short Clough Lane, Crawshawbooth

493 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following condition:-

1. No development shall take place until samples of the proposed natural stone and roofing slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/97/242 - Demolition of single storey building and erection of link & three bed dwelling to provide managers accommodation - Holdenwood Antique Centre, Grane Road, Haslingden

493 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following condition:-

1. No development shall take place until samples of the proposed natural stone and natural roofing slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. The existing trees within the application site shall be retained for the duration of the development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or becoming seriously damaged or

becoming seriously diseased during that period shall be replaced in the next planting season with trees of similar size and species, unless the local planning authority gives written consent to any variation.

4. The occupation of the dwelling hereby approved shall be limited to a household, one member of which shall be solely or mainly employed in the adjoining antiques centre.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/97/243LB - Demolition of single storey extension and erection of link and three bed dwelling to provide managers accommodation - Holdenwood Antique Centre, Grane Road, Haslingden

493 . Resolved that planning permission be granted to this application subject to the standard time period condition only.

Application No. 14/97/310 - Erection of 33 No. dwellings. The development may affect the setting of Footpath No. 314 - Land off Station Road, Helmshore

493. Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990, covering the maintenance of the public open space, the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 Agreement the Borough Engineer and Planning Officer be authorised to approve the said application subject to the following conditions:-

1. Before any development commences in respect of the houses hereby approved, that portion of the site within the red edge between Station Road and plot 33 including Ogden Close shall be made up to adoptable standards and the remainder of the access roads made up to base course standard and thereafter adopted following occupation of all the dwelling houses.
2. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in

the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

4. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out within plot 33 without the grant of formal express planning permission in that behalf by the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Class E of Part 1 and Class A of Part 2 of Schedule 2 to Article 3 of the Order shall be carried out within plots 22 and 23, 26 to 28 without the grant of formal express planning permission in that behalf by the local planning authority.
6. The retaining wall to plots 22 and 23, 26 to 28 shall be constructed in accordance with the Structural Engineers Methodology statement paragraph 4.0 through to paragraph 4.2.3 and in no other way unless written confirmation of a variation is agreed with the local planning authority.

7. The landscaping to the rear of plots 1 to 13 shall be implemented during the first planting season following commencement of development and shall include the construction of the rear boundary wall to the above plots.

Application No. 14/97/344 - Change of use of shop to office -
22 Kay Street, Rawtenstall

493 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following condition:-

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

493 . The Borough Engineer and Planning Officer reported upon the results of the planning appeals since his last report to the Committee.

Application No. 14/96/469 - Erection of Two Storey Rear Extension -
1 Sandringham Grove, Haslingden

- Appeal Dismissed

Enforcement Appeal - Erection of Marquee Etc. -
Horncliffe Mansion, Bury Road, Rawtenstall

- Appeal Dismissed, Enforcement Notice upheld and planning permission therefore refused (the marquee and other items have to be removed from the site within 12 months of the decision letter and other requirements as stated in the letter are to be complied with within the period).

Resolved that the report be noted.

Consultation from D.O.E.T.R. on Draft Circular - The Town and Country Planning (Development Plans & Consultation) Directions 1997

493 . The Borough Engineer and Planning Officer submitted a report which indicated that the Department was proposing to change existing arrangements in respect of notification to the Secretary of State of applications which do not accord with approved development plans.

The proposals clarified circumstances in which notification was required, emphasising the need to refer only significant departures to the Secretary of State.

In addition, in the case of retail developments, the Consultation Document was proposing a reduction in the threshold at which applications were referred to the Secretary of State, from 10,000 to 5,000 sq metres.

Resolved that the Department of the Environment, Transport and the Regions be informed that this Council generally welcomes the proposals to help clarify the circumstances in which applications should be referred to the Secretary of State under the Directions, and the reduction in the referral threshold for retail developments.

Haslingden SRB 'Big Lamp' Scheme

493 . The Borough Engineer and Planning Officer submitted a report on the current position regarding the selection/acquisition of the 'Big Lamp', suitable light for incorporation into the scheme at Higher Deardengate.

Reference was also made in his report to the possibility of another SRB scheme for gateways to Haslingden similar to the Rochdale Road entrance to Bacup, for strategic entrances to Haslingden town centre.

The Committee discussed the selection/acquisition of the lamp for the Higher Deardengate scheme, and it was

Resolved that the acquisition and selection of the lamp for the Big Lamp scheme at Higher Deardengate be delegated to the Haslingden Town Centre Sub-Committee.

Single On Road Disabled Parking Bays

493 . The Borough Engineer and Planning Officer reported that in total, 8 applications had been received for single on road disabled parking bays at residential properties and that details had been forwarded to the Police as part of the consultation process. He further reported that he anticipated reporting on all of the applications to the same meeting of the Committee for a decision on the necessary Traffic Order(s), so as to process them all at the same time.

In answer to a question from a Member of the Committee, the Borough Engineer and Planning Officer indicated that applications needed to be forwarded by a particular individual requesting the parking bay, but he undertook to contact the relevant Disabled Organisations in an attempt to identify any additional cases of need.

Resolved that the report be noted.

Street Lighting Night Inspection - Progress Report

493 . The Borough Engineer and Planning Officer reported that night inspections were continuing at the present time to be carried out by a contractor to establish the effectiveness of such action. Members asked questions on the nature and extent of the work involved and the Borough Engineer and Planning Officer suggested that the work could range from a simple inspection and report arrangement whereby faults were reported to his department by the contractor, to an arrangement whereby inspections and rectifications of faults was undertaken.

Resolved that the Borough Engineer and Planning Officer be authorised to invite tenders for Street Lighting Night Inspections based on an inspection and report arrangement as now discussed.

Highway Trees

Thornfield Avenue, Waterfoot

493 . (a) The Borough Engineer and Planning Officer submitted a comprehensive report, following representations from residents and elected Members, on the trees at Thornfield Avenue, Waterfoot.

The report indicated certain difficulties caused by the trees to pedestrians, residents and traffic and in addition, he reported on the costs of arboricultural treatment of the trees.

The Committee considered the matter.

Resolved that the Borough Engineer and Planning Officer be authorised to undertake consultation in respect of the removal of trees at Thornfield Avenue, Waterfoot and that following the consultation exercise, arrangements be made for the removal of trees where necessary subject to the express condition that no trees be removed other than with the direct approval of the Chair of the Committee.

Knowl Gap Avenue, Haslingden

505. (b) The Borough Engineer and Planning Officer reported the receipt of complaints regarding three trees at Knowl Gap Avenue which had caused damage to the footway and restricted wheelchair usage.

Resolved that the highway trees in the footway at Knowl Gap Avenue in the immediate vicinity of No's 2, 16 and 22 Knowl Gap Avenue be removed and, following footway repairs, be replaced with standard trees.

Proposed Traffic Regulation Orders

Booth Road, Stacksteads

493. (a) The Borough Engineer and Planning Officer reported the receipt of a request from a Member of the Council to consider the introduction of parking restrictions of Tunstead Road and Booth Road.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times as follows:-

Booth Road (North Side) - From the junction with Tunstead Road a distance of 20.0m approximately in an easterly direction.

Booth Road (North Side) - From the junction with Tunstead Road a distance of 38.0m approximately in a westerly direction.

Thornfield Avenue, Waterfoot

506. (b) The Borough Engineer and Planning Officer reported on objections received to the proposed Order at Thornfield Avenue, Waterfoot. He submitted details of the objections and Members commented thereon.

Following a full discussion it was

Resolved (i) that having considered the objections, the Committee consider the Order as proposed, and detailed below, should proceed for the reasons outlined in the report of the Borough Engineer and Planning Officer:-

To prohibit the waiting of vehicles at all times as follows:-

Thornfield Avenue (South Side) - From the junction with Millar Barn Lane for a distance of 215m approximately in a westerly direction and

Thornfield Avenue (North Side) - From its junction with Millar Barn Lane to its junction with Yare Street approximately 25m in a westerly direction.

(ii) that the Borough Engineer and Planning Officer write to Lancashire County Council to enquire whether a ramp of the type formerly provided at the school, might be constructed so as to facilitate limited parking at the school.

Weight Restriction Order - Thornfield Avenue, Waterfoot

506. (c) The Borough Engineer and Planning Officer reported receipt of a letter of consultation from the County Council. The views of the Committee were requested on the proposal to make permanent the temporary weight restriction order currently in operation at Thornfield Bridge.

Resolved that given the circumstances in this case, no objections be raised to the proposal.

Baldwin Street, Stacksteads

506. (d) The Borough Engineer and Planning Officer reported the receipt of requests from companies operating at the Taylor Holme Industrial Estate for the existing Order on Baldwin Street to be upgraded to a total prohibition Order.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to revoke the existing Order on Baldwin Street, Stacksteads and make a new Order prohibiting the waiting of vehicles at all times as follows:-

Baldwin Street (East Side) - From the junction with Newchurch Road a distance of 63.0m approximately in a southerly direction.

Baldwin Street (West Side) - From the junction with Newchurch Road a distance of 49.0m approximately in a southerly direction.

Burnley Road East, Waterfoot

506. (e) The Borough Engineer and Planning Officer reported that following recent resurfacing works at Burnley Road East, Waterfoot he had renewed the

existing Order on Burnley Road, Waterfoot which currently restricted parking to 20 minutes. He suggested that the limit be increased to 30 minutes.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order revoking the existing Order insofar as it affects the lengths of road detailed below and to make a new Order restricting the waiting of vehicle to 30 minutes in any hour between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Saturdays inclusive (return prohibited within 1 hour).

Burnley Road East - South Side - From the junction with Melbourne Street to the junction with Gaghills Road

From the junction of Booth Street a distance of 42.0m approximately in a northerly direction and a distance of 70.0m approximately in a southerly direction

Burnley Road East - North Side - from the junction with Springfield Drive a distance of 100.0m approximately in a northerly direction

Blackburn Road, Haslingden

506. (f) The Borough Engineer and Planning Officer reported the receipt of a request for an amendment to the existing 30 minute restriction on Blackburn Road near to its junction with Station Road to a period of 1 hour.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to amend the existing Order so as to restrict the waiting of vehicles to a period of 1 hour between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Saturdays inclusive.

Blackburn Road (West Side) - From a point 71.50m approximately south from the junction with Station Road a distance of 50.0m in a southerly direction. To replace the 30 minute maximum stay with a one-hour maximum stay between Monday and Saturday (inclusive) 8.00 am. to 6.00 pm. with no return for one hour.

Adoption of Highways

493. Resolved that in accordance with the terms of the Agency Agreement, the Chief Executive Officer be authorised to serve Notice under the Highways Act 1980 adopting Robert Street, Stubbins from its junction with Bolton Road North for a distance of 46.0m.

River Irwell Culverts - Bacup Town Centre

493. The Borough Engineer and Planning Officer reported that a meeting had been held on 25th September 1997 with representatives from the County Council, the Council being represented by the Chair of the Committee and Members of the Bacup Town Centre Sub-Committee. He advised that methods for dealing with the town centre traffic had been discussed and were currently being evaluated with a view to their being introduced at the earliest possible opportunity following necessary consultation, advertisement and the erection of appropriate signage.

Resolved that the report be noted.

N.B. In accordance with Standing Order 28(2), it is hereby recorded that Councillor Cheetham voted against the resolution.

Sickness Report

493 . Resolved that the Sickness Report to 31st August 1997 be noted.

Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

493 . Resolved that the Minutes of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held 14th August 1997 be approved and adopted (for Minutes see Appendix 'A').

Development Control Sub-Committee

493 . Resolved that the Minutes of the Development Control Sub-Committee held
13th August, 20th August, 27th August, 3rd September, 10th September and 17th
September 1997 be approved and adopted (for Minutes see Appendices 'B' to 'G').

Exclusion of the Public and Press

493 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 10 of Part I of Schedule 12A to the Act.

Street Cleansing Contract 1998-2002 - Select List of Contractors

493 . Resolved that the companies included in the list circulated to the Committee by the Borough Engineer and Planning Officer form the Select List of Tenderers for the Street Cleansing Contract 1998-2002.

THE MEETING CLOSED AT 7.50 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 27th October 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors Adamson (for Neal), D Baron, S Baron,
Cheetham, Cruise, Easton, Eaton (for Mrs Goldsworthy),
J Forshaw, Hancock, P Hayler, J McManus, Mooney,
Pilling, Wilkinson and Wright

APOLOGIES: Councillors Mrs Goldsworthy and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

631. Resolved that the Minutes of the meeting of the Committee held 29th September 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990

Applications for consideration by the Committee

631. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 633 to 639 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/97/356 - Proposed development of industrial units for B1 (business), B2 (general industrial use), B8 (storage and distribution). Ancillary highway and external works and landscaping - Land at Knowsley Park Way, Knowsley Industrial Estate, Haslingden

631. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The buildings shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
2. None of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
3. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. None of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
6. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
7. Units A and B which are the subject of this permission shall be used only for the purposes of business and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned Order).
8. Units C and D which are the subject of this permission shall be used only for the purposes of business, and general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, and B8 of the Schedule to the aforementioned Order).
9. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from those approved.
10. No vehicular movements including the operation of fork lift trucks to or from or within the site, other than employee access, shall be permitted before 7.00am weekdays and 8.00 am on Saturdays, nor after 19.00pm on

weekdays and 17.00pm on Saturdays nor at any time on Sundays or Bank Holidays.

11. No external security lighting shall be erected within the application site boundary without the prior written consent of the local planning authority.
12. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed by the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.
13. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the

capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Application No. 14/97/028 - Change of use of premises to Class A3 (restaurant) with managers' accommodation - 12/14 Haslingden Old Road, Rawtenstall

631. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The premises shall be used for the purposes of a restaurant with ancillary bar facilities together with managers residential accommodation and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
2. The restaurant/bar and associated non-residential uses shall be restricted solely to the lower four floors of the building.
3. The restaurant/ancillary bar use of the building which is the subject of this permission shall only be carried out between the hours of 9.00 am to 11.30pm Monday to Saturday and 9.00am to 11pm on Sundays.
4. The existing car park within the site shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority, and three car parking spaces shall be marked out upon it for the use of staff before the use of the premises hereby permitted becomes operative.
5. Before any work on the development hereby permitted is commenced, a vehicular setting down area in front of the building shall be implemented in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

6. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority. Such material alterations shall be deemed to include window details and rainwater goods.
7. Prior to the instigation of the restaurant/ancillary bar use, the footway connecting St. Mary's Way with the public entrance to the property shall be widened to provide a minimum continuous width of 1.4 metres.
8. Before the development hereby approved is first commenced details of the proposed cooking odour filtration/extraction system shall be submitted to and approved by the local planning authority and shall incorporate a carbon filter and shall not be routed other than internally via an existing chimney flue and thereafter shall not be implemented other than in accordance with the aforementioned approved details.

Application No. 14/97/384 - Formation of a concrete hardstanding for storage of a static caravan - St Johns Close, Crawshawbooth

631. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. Before the caravan hereby permitted is first occupied, a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before the caravan hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. The caravan hereby approved shall only be occupied on an ancillary basis to the occupation of the dwelling at number 18 Co-Operation Street, Crawshawbooth.
3. The caravan authorised by this permission shall be removed at the end of a period of 5 years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.

Application No. 14/97/365 - Erection of 30 No. four bedroomed detached dwellings. The development may affect the setting of Footpath No. 24 - Land at Hapton Way, Loveclough

Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country

Planning Act 1990, in respect of landscaping maintenance, the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 Agreement the Borough Engineer and Planning Officer be authorised to approve the said application subject to the standard time period condition and the following conditions:-

1. No development shall take place until samples of the proposed artificial stone facing and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before development commences in respect of the dwellings hereby approved the access road between Hapton Way and the westerly boundary of the site (the adopted highway including the footpath or area surfaced as footpath shall extend up to and include the legal boundary of the site) shall be made up to base course and thereafter prior to the occupation of 50% of the properties shall be made up to adoptable standards and thereafter adopted.

3. Before any development commences, details of the location of the site compound and car parking area sufficient to cater for all contractors vehicles shall be submitted to and approved by the Local Planning Authority and thereafter the car park shall be implemented and connected to the proposed access before any development commences on the houses. The contractors car park shall be retained for the purpose of car parking only until completion of all the dwellings hereby approved.
4. The area of block paving to be provided adjacent to Goodshaw Lane shall be fully implemented prior to the completion of the stone boundary wall to Goodshaw Lane.
5. That portion of the adopted access way between the continuation of Hapton Way and Goodshaw Lane on its westerly side shall be constructed with a footpath.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
7. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Standing Order No. 39(1)

631. Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor J Hayler taking part in the discussion on the following item.

Application No. 14/97/073 - Erection of livestock shelter with associated workshop, "muck midden", silage clamp and access road - Cowpe Hall Farm, Cowpe Road, Waterfoot

631. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. Before the construction of the buildings hereby approved is first commenced the proposed vehicular access shall be constructed and surfaced in accordance with a specification to be submitted to and agreed by the local planning authority.
2. No development shall take place until samples of the proposed natural stone, Yorkshire Boarding and profile metal roofing have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 14/97/070 - Change of use from dwelling to children's home including elevational changes. The development may affect the setting of Footpath No's 4, 5 and 6 - New Hill Farm, off Market Street, Shawforth

631. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. No development shall take place until samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the lower portions of the doorways which are to be blocked up shall not be constructed other than with the approved materials.
2. Within 2 months of the date of this permission a scheme for water supply arrangements to New Hill Farm shall be submitted to and approved in writing by the local planning authority and thereafter the approved scheme shall be fully implemented within 6 months of the date upon which it was approved.
3. Prior to the accommodation of more than 3 children in the childrens home hereby approved, a scheme for foul water drainage arrangements shall be submitted to and approved in writing by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the accommodation of more than 3 children in the childrens home.

4. No more than 5 children shall be accommodated in the childrens home hereby approved.
5. The premises shall be used for a childrens home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Application No. 14/97/156 - Outline - Residential development.

The development may affect the setting of Footpath No. 70 -
Spring Mill, Wallbank Drive, Whitworth

631. Resolved that outline planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such

other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

2. No part of the development, hereby approved, shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority.
3. No part of the development, hereby approved, shall be occupied or opened for trading until the approved scheme referred to in Condition 2 has been constructed and completed in accordance with the scheme details.
4. No development approved by this permission shall be commenced until:-
 - a) The application site has been subjected to a detailed scheme for the investigation and recording of contamination and its potential to pollute the water environment, and a report has been submitted to and approved by the Local Planning Authority.
 - b) Detailed proposals to prevent pollution of groundwater and surface waters in line with current best practice for the contaminant monitoring protocols, remediation of such contamination and the confirmatory testing (the "Contamination Proposals") have been submitted to and approved by the Local Planning Authority.
 - c) For each part of the development contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development as appropriate.
 - d) If during development works, any contamination should be encountered which was not previously identified or is derived from a different source or is of a different type to those included in the "Contamination Proposals" then development shall not proceed until

revised "Contamination Proposals" shall be submitted to and approved by the Local Planning Authority.

5. Prior to the submission of an application for reserved matters approval the applicant developer shall agree details with North West Water Ltd. for the provision of such additional measures as may be considered necessary for the future provision of an appropriate level of mains water supply both to the application site and to the surrounding area.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Bacup Town Centre Sub-Committee

631. Resolved that the Minutes of the meeting of the Bacup Town Centre Sub-Committee held 16th October 1997 be approved and adopted (for Minutes see Appendix 'A').

THE MEETING CLOSED AT 7.35 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 24th November 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise,
Easton, J Forshaw, Mrs Goldsworthy, Hancock, P Hayler,
J McManus, Mooney, Neal, Pilling, Wilkinson and Wright

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

697. Resolved that the Minutes of the meeting of the Committee held on 27th October 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990
Applications for consideration by the Committee

697. The Borough Engineer and Planning Officer submitted a report upon each of the following application which gave details of the consultations which had been carried out and details of objections and representations received, together with his observations on the application.

Application No. 14/97/400 - Development of supported accommodation providing
8 No. self contained flats and 3 No. two storey dwellings -
Land off Highfield Street, Haslingden

697. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. No development shall take place until samples of the proposed natural stone and reconstituted slate have been submitted to and approved by the

local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Prior to the commencement of the development hereby approved a scheme showing details of improvements to be carried out to Highfield Street, between its junction with Grane Road and the entrance to the housing site hereby approved to bring this street up to adoption standard shall be submitted to and approved by the local planning authority in conjunction with the highway authority and the approved scheme shall thereafter be fully implemented prior to the first occupation of the dwellings hereby approved.

4. Prior to the first occupation of any of the dwellings hereby approved, or at such other times as may be agreed in writing with the local planning authority in conjunction with the highway authority the new access roads shall be completed to adoption standard.
5. Prior to the first occupation of the flats hereby approved, the car park which would serve the flats shall be constructed in accordance with the approved site plan.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes B, C and D of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Planning Application No. 14/97/356 -
Industrial Units, Knowsley Park Way, Haslingden

697. The Borough Engineer and Planning Officer referred to his report to the Committee at their meeting on 27th October 1997. The application had been approved by the Committee subject to certain conditions and he indicated the reasoning behind the imposition of certain of the conditions. He further reported that before issuing the Consent Notice, minor errors had been noticed in the report which had been reproduced in the Minutes and would therefore be reproduced in the Decision Notice. He outlined the errors contained in the recommendation to his original report in respect of Conditions No'd 8, 9 and 11 as contained in his original report (Conditions 7, 8 and 10 in the Minutes) and submitted his proposals for Conditions to be substituted therefor.

Resolved (i) that the three conditions referred to in this report be amended as shown, and

(ii) that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The buildings shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
2. None of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
3. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. None of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
6. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
7. Units A and B which are the subject of this permission shall be used only for the purposes of business, general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned Order).
8. Units C and D which are the subject of this permission shall be used only for the purposes of business and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, and B8 of the Schedule to the aforementioned Order).
9. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and

the colour of the roof/wall cladding used in connection with the development shall not vary from those approved.

10. No vehicular movements to or from units C and D including the operation of fork lift trucks to or from or within the site of the aforementioned units, other than employee access, shall be permitted before 7.00am weekdays and 8.00 am on Saturdays, nor after 19.00pm on weekdays and 17.00pm on Saturdays nor at any time on Sundays or Bank Holidays.
11. No external security lighting shall be erected within the application site boundary without the prior written consent of the local planning authority.
12. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed by the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

13. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Planning Appeal Decisions

697. The Borough Engineer and Planning Officer reported upon the results of planning appeals since his last report to the Committee.

Enforcement/Planning Appeals:

Newhaven Nursery, 548 Manchester Road, Haslingden -

- (a) 14/96/149 - Refusal of planning permission for the construction of a first floor rear extension and fire escape.
- (b) E1/96/8/14 - (Enforcement Notice) in respect of the erection of a single storey stone-built nursery extension with half glazed walls and flat polycarbonate roof.

- Appeals Dismissed

A further enforcement notice was recently served in respect of other unauthorised works (a single storey stone-built porch extension). An appeal was lodged against this notice, but owing to the fact that the appellants have declined to pay the relevant appeal fees due to the Planning Inspectorate and the Council, within the stated time period, the appeal has lapsed. Thus, the appellants have no option but to comply with the requirement of the notice and remove the extension.

14/96/469 - Erection of Two Storey Extension to Rear - 1 Sandringham Grove, Haslingden

- Appeal Dismissed

Enforcement in respect of failure to comply with conditions on application number 14/87/249LB, for conversion of 3 barns to 5 dwellinghouses and associated works, Clough Farm, Loveclough Fold.

A public inquiry was held on 2nd and 3rd September, 1997. The Inspector has dismissed the appeal, upheld but varied the enforcement notice and refused to grant planning permission.

Resolved that the report be noted.

SCOSPA - Heritage Lottery Fund Award

697. The Borough Engineer and Planning Officer reported that the Heritage Lottery Fund had awarded funds in the sum of £343,600 for a series of projects within the South Pennine Heritage area.

He advised the Committee that a bid had been made in 1996 to carry out a range of landscape, heritage and recreational projects to benefit the wider

proposed South Pennine Heritage area. The projects would be accompanied by a strategic landscape assessment and a Heritage Area strategy to tie together the key themes of the upland economy, recreation, landscape and ecology.

The Borough Engineer and Planning Officer reported that the sum of £343,600 represented 75% of project expenditure and would be available once the contract had been signed by the participating authorities upto 31st March 2000.

The Borough Engineer and Planning Officer advised that it would be necessary for each of the constituent authorities to enter into a contract with the Heritage Lottery Fund in respect of their project contributions and commitment to the overall strategy. He outlined the key terms of the contract and advised that the Borough Solicitor and Borough Treasurer had been consulted and felt the terms of the contract to be both reasonable and acceptable.

Resolved (i) that the reported be noted, and

(ii) that the Borough Solicitor be authorised to sign the Heritage Lottery Fund contract documents on behalf of the Council.

Amenity Woodland Planting/Management Programme 1997

697. The Borough Engineer and Planning Officer reported that it was proposed to plant seven sites as part of the Council's Amenity Woodland Planting Programme - four sites at Duckworth Clough, Haslingden and two at Hurst Lane, Rawtenstall and one site at Alder Grange School.

He advised that the sites at Duckworth Clough and Hurst Lane were originally scheduled for planting in the last season, but owing to funding difficulties they had not proceeded.

He advised the Committee that following discussions with staff and pupils at Alder Grange School, agreement had been reached to the creation of a woodland at the school incorporating features of use to the school. In addition, the Stacksteads Riverside Park Group were hoping to plant a one hectare woodland on land to the South of the River Irwell. The Group had approached the Woodland Trust with a view to the Woodland becoming one of the "Woods on Your

Doorstep". The Borough Engineer and Planning Officer advised that this national project was grant aided by the Millenium Commission to the extent of 50% of the costs, with 50% being met by the Local Community.

The Borough Engineer and Planning Officer further reported the receipt of requests from other local schools and groups for grants towards planting in their local areas and he suggested that the Council might introduce the tree grant for the next financial year.

The Borough Engineer and Planning Officer advised of the cost of maintenance of existing woodlands at Strongstry on the East Lancashire Railway, Staghills Wood, Cloughfold and Hippings Lane, Waterfoot. The total cost of all the work was in the order of £23,166 and offers of grant aid from the Forestry Authority and Heritage Lottery Fund totalled £13,666. He suggested that funds be allocated on the basis of £19,266 for new planting and £2,400 for management work and £1,500 for grant schemes. The shortfall of £9,500 could be reduced by £3,100 representing schemes deferred from the last financial year, leaving a total of £6,400 to be made available.

Resolved (i) that the Community Woodland Planting/Management Programme be approved,

(ii) that a sum of £1,500 be allocated for tree planting grants to schools, groups and individuals and that the Borough Engineer and Planning Officer be authorised to allocate funds from this Budget, and

(iii) that the Policy and Resources Committee be requested to allocate the total sum of £6,400 to fund the Programme.

Fountain - St James Square, Bacup

697. The Borough Engineer and Planning Officer referred to the proceedings of the Bacup Town Centre Sub-Committee at their meeting on 16th October at which consideration had been given to undertaking work to repair the fountain.

The Borough Engineer and Planning Officer reported that the maintenance of the fountain was the responsibility of the Policy and Resources Committee although if Members so wished, it might be possible to fund repairs from this Committee's budget for Social Street Lighting, Environmental Improvements etc.

Resolved that subject to the receipt of a reasonable estimate for the necessary repairs, the Borough Engineer and Planning Officer in consultation with the Chair be authorised to arrange for the work to be undertaken and financed from this Committee's budget.

Lancashire Minerals and Waste Local Plan: 2006

697. The Borough Engineer and Planning Officer reported that the Plan which had been on deposit early in 1997 had been the subject of several thousand representations including 27 from this Council. He advised that the next step in the procedure was for the County Council to consider those representations which they had now done and a further document had been placed on deposit containing a number of pre-inquiry changes. This latter document had been placed on deposit and was open to objection during the period 13th November and 29th December 1997.

Resolved that the Borough Engineer and Planning Officer be requested to submit a report on the pre-inquiry changes document to the meeting of the

Committee to be held on 15th December, so that observations and representations may be forwarded to the County Council before the closing date for representations/objections of 29th December 1997.

Whitworth Square - Conservation Area Partnership

697. The Borough Engineer and Planning Officer reported that English Heritage had advised that the Council's application for a Conservation Area Partnership at Whitworth Square Conservation Area had been successful. The Council was now required to submit an action plan for Whitworth Square, covering the period April 1998 to March 2001. He advised that the funding would be £55,000 per annum for the 3 year period and would involve a contribution of £20,000 per annum over that period from the Council.

Resolved (i) that the report be noted,

(ii) that the Borough Engineer and Planning Officer be authorised to prepare and submit an action plan for Whitworth Square based upon the preliminary application, and

(iii) that the Policy and Resources Committee be requested to allocate the sum of £20,000 from the Capital Programme for the financial year 1998/99.

Little Tooter Quarry, Bacup

697. The Borough Engineer and Planning Officer advised the Committee that a meeting had been held at Member level with representatives from the County Council at which the concerns of the Committee in respect of operations at Little Tooter Quarry had been expressed forcefully to the County Council representatives.

The Borough Engineer and Planning Officer advised that legal action was being taken in respect of the breach of Enforcement Notices and the matter of outstanding fines was being pursued by the County Council. In addition, the County Council had indicated that they were awaiting the outcome of the prosecutions before deciding what further courses of action might be pursued.

Resolved (i) that the report be noted, and

(ii) that the Borough Engineer and Planning Officer be requested to write to the County Planning Officer to welcome the action taken thus far in the matter and to request the continued support of the County Council in the matter with a view to achieving an early settlement.

Extraction of Clay at Tong Farm, Bacup

697. The Borough Engineer and Planning Officer reported that having been advised of excavations at Tong Lane Farm, he had contacted the County Planning Officer who had investigated the site to determine the intentions of the developer. The matter had been raised with representatives of the County Council at the meeting on 17th October (at which Little Tooter Quarry had been discussed).

The Borough Engineer and Planning Officer advised of the view of the County Planning Officer in the matter and indicated that given the extant planning permission for shale extraction, he felt that the current excavations and removal of clay did not prejudice the ultimate landscaping of the site. The County Planning Officer indicated that the matter would be carefully monitored and the developer advised not to remove more over burden material than was necessary.

Resolved that the report be noted.

Private Streetworks - Peel Terrace, Shawforth

697. The Borough Engineer and Planning Officer referred to the proceedings of the Housing Management and Services Committee at its meeting on 6th October 1997 at which a request was made for this Committee to consider including Peel Street, Shawforth within the Private Streetworks Programme.

Resolved that Peel Street, Shawforth be added to the Private Streetworks priority list as No. 4 Priority.

Private Streetworks - Street Adjacent 22 Manchester Road, Haslingden

697. The Borough Engineer and Planning Officer reported that associated with proposed improvements to the Dale Street Car Park, he recommended the Committee to agree to the making up of the private street adjacent to 22 Manchester Road, Haslingden in order to make a safe and clear route for pedestrians from Manchester Road to the car park. He advised that there were objections to the proposed works by frontagers who currently used the street as a private car park; in addition ownership of the street was in dispute.

The Borough Engineer and Planning Officer advised that the works would be funded jointly by the Rossendale Borough Council and the SRB Challenge Fund.

Resolved (i) that whereas street adjacent 22 Manchester Road, Haslingden not being sewered, levelled, paved, metalled, flagged, channelled, made good and lighted to the satisfaction of the Council (acting as Agents of the Lancashire County Council) be sewered, levelled, paved, metalled, flagged, channelled, made good and lighted under and in accordance with the provisions of the Private Streetworks Code in the Highways Act 1980,

(ii) that the expenses occurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived from the streetworks by any of the premises fronting the street,

(iii) that accordingly the whole of the expenses be met by Rossendale Borough Council and SRB Challenge Fund,

(iv) that the Council in accordance with the provisions of Section 205 of the Highways Act 1980 approve the specifications, plans, sections, estimate and provisional apportionment relating to such work as now prepared and submitted by the Borough Engineer and Planning Officer, and

(v) that the Chief Executive Officer be authorised to advertise this resolution thereof in the manner and on the persons as outlined in the Act.

River Irwell Culverts - Bacup Town Centre

697. The Borough Engineer and Planning Officer submitted a progress report in the matter and in particular advised that the County Council had made the strengthening of Bacup Lower Bridge as No. 1 Priority in its current list of 210 weak bridges throughout Lancashire. Subject to approval by the County's Finance Sub-Committee and then the County Council, funds would be made available for this scheme to be undertaken in the very near future. He advised that detailed design on the scheme was continuing and a study was being undertaken of the traffic implications.

The Chair reminded the Committee that it had previously been decided to call a meeting with the MP for Rossendale and Darwen, the County Council and other bodies with a view to progressing this matter, but in view of the progress now reported, it would not be necessary for such a meeting.

Resolved (i) that the report be noted, and

(ii) that the County Council be thanked for their support in the matter.

Footpath Linking Greens Lane and Moorside Crescent, Bacup

697. The Borough Engineer and Planning Officer submitted a progress report upon the above item.

A Member asked for details of the costs of a diversion of the path and the Borough Engineer and Planning Officer indicated that he would arrange for these to be made available to the Committee, although estimates had not currently been prepared.

Resolved (i) that the Borough Engineer and Planning Officer be requested to include this site within the Planning Application Site Inspections for the meeting of the Committee to be held on 15th December, and

(ii) that the matter be further considered and an estimate of the costs of an alternative route be presented to the Committee at the meeting on 15th December.

Proposed Footpath Diversion
of Public Footpaths No's 130 and 132, Turn Hill Barn

697. The Borough Engineer and Planning Officer advised of the need for a diversion to regularise the position underground following the conversion into two dwellings. He submitted a plan indicating the route of the proposed diversion.

Resolved that footpaths 130 and 132 (Rawtenstall) be diverted as indicated on the plan submitted to the Committee and the Borough Solicitor be authorised to make any necessary Order.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

Development off Station Road, Helmshore

697. (a) The Borough Engineer and Planning Officer reported the receipt of a request from the developers of the site for an amendment for the proposed scheme for naming and numbering.

Resolved that the naming and numbering scheme adopted by the Committee by virtue of Minute No. 1098 of 1992 and Minute No. 110 of 1994 remain unchanged.

Sunnyside, Crawshawbooth

714. (b) The Borough Engineer and Planning Officer reported the receipt of a complaint regarding the naming of new developments at Sunnyside Mill,

Crawshawbooth. He reminded the Committee that the new development had been named Sunnyside and the complaint related to confusion between this development and the nearby development at Reedsholme Estate known as Sunnyside Close.

Resolved that the development at Sunnyside, Crawshawbooth be renamed St John's Close

SECTION 'A' - FUNCTIONS NOT DELEGATED

Dale Street Car Park, Haslingden

697. The Borough Engineer and Planning Officer reminded the Committee that the scheme to redesign Dale Street Car Park had been presented to Committee as part of the Action for Haslingden SRB Programme. He advised the Committee that work would start early in 1998 and outlined the costs of the scheme.

Members suggested that whilst there was a need for the scheme to deal with the surfacing of the car park, enhanced lighting, certain landscaping treatment and replacement of bollards, the estimated costs appeared high when compared with the extent of the treatment necessary.

Resolved that the Borough Engineer and Planning Officer be requested to reconsider the scheme for the treatment of Dale Street Car Park and to present a revised scheme, incorporating the necessary items outlined by the Committee, to a future meeting.

Lancashire Road Safety Forum - Inaugural Conference

697. The Borough Engineer and Planning Officer reported that the Cumbria and Lancashire Road Accident Federation had been superseded by the Lancashire Road Safety Forum and that he and the Chair had attended the Inaugural Conference of the Forum.

He advised of the structure of the Forum and indicated that its activities would be carried out via three Area Action Groups, Rossendale being incorporated within the East Lancashire Area Action Group. At the local level, the structure would comprise a Management Committee of 3 County Council Members, one Member from each District Council and representation from Lancashire Parish Council; the Committee would oversee the work of the Area Action Groups.

Resolved (i) that the Chair of the Engineering and Planning Committee or nominated substitute be nominated as Rossendale's representative on Area 3 Management Committee, and

(ii) that the Borough Engineer and Planning Officer or his substitute be nominated as Rossendale's representative on the Area Action Group.

Rawtenstall to Edenfield Bypass - Pedestrian Safety

697. The Borough Engineer and Planning Officer reminded Members of a recent fatal accident on the Rawtenstall/ Edenfield Bypass North of its junctions with the A56(T) Haslingden Bypass. He reported that a number of public rights of way crossed the bypass in the Newhallhey area, but the stretch of road, (unlike the A56(T)) did not have road lighting, pedestrian signs, or the provision of highlighted crossing points.

The Chair indicated that the question of pedestrian safety throughout the length of this stretch of highway was one which required full and urgent attention.

Resolved that the Borough Engineer and Planning Officer be authorised to arrange for a deputation of Members, comprising the Chair, Vice-Chair and Opposition Spokesperson to meet with representatives of the County Council to press for pedestrian safety improvements along the Rawtenstall to Edenfield Bypass.

Parking in Lancashire - Policy Guidance and Provision Levels

697. Further to Minute No. 295 of the August meeting of the Committee, the Borough Engineer and Planning Officer reported that all the Lancashire Districts and many surrounding authorities were actively working towards the adoption of the policy guidance or similar parking standards. He indicated that those Authorities in the process of moving towards an Adopted Local Plan were taking the opportunity of introducing the standards into their Plan and those Authorities with an Adopted Local Plan such as Rossendale, should take the parking standards as supplementary guidance.

Resolved that Rossendale Borough Council accept the Lancashire County Council Parking in Lancashire - August 1997 document as the "current" document referred to in the Rossendale District Local Plan - Policy T4 - Reasons.

Temporary Contract Posts for Local Plans Group

697. The Borough Engineer and Planning Officer reported that in order to facilitate the workload of the local plans group, and specifically to manage and deliver the Capital Schemes Programme, it would be necessary to make two appointments on a three year term contract basis. He suggested that it would be necessary for the posts to be advertised and filled by Easter of next year and that the grading of the post should be within the PO range at approximately SCP 37.

Resolved that this Committee supports the proposals and that the Finance and Personnel Sub-Committee be requested to consider the matter.

Schedule of Fees for Highways Related Services

697. The Borough Engineer and Planning Officer submitted a Schedule of Fees for Highways Related Services which had been agreed by the Lancashire Surveyor's Association and had been updated to allow for information.

Resolved that the scale of fees as now reported be adopted (for Fees see Appendix 'A').

Sickness Report

697. The Chief Executive Officer submitted a report giving details of sickness in the department (excluding the DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Minutes of the Bacup Town Centre Sub-Committee

697. The Chief Executive Officer submitted the Minutes of the meeting of the Bacup Town Centre Sub-Committee held 16th October 1997 (for Minutes see Appendix 'B').

Resolved that the Minutes be approved and adopted.

Minutes of the Haslingden Town Centre Sub-Committee

697. The Chief Executive Officer submitted the Minutes of the meeting of the Haslingden Town Centre Sub-Committee held 23rd October 1997 (for Minutes see Appendix 'C').

Resolved that the Minutes be approved and adopted.

Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

697. The Chief Executive Officer submitted the Minutes of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held 12th November 1997 (for Minutes see Appendix 'D').

Resolved that the Minutes be approved and adopted.

Development Control Sub-Committee Minutes

697. Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 24th September, 1st October, 8th October, 15th October, 22nd October, 29th October, 5th November and 12th November 1997 be noted (for Minutes see Appendices 'E' to 'L').

THE MEETING CLOSED AT 7.30 P.M.

THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND
APPROVED BY THE COUNCIL
ON 17TH DECEMBER 1997 AND ARE PRINTED HERE FOR RECORD
PURPOSES ONLY

ENGINEERING AND PLANNING COMMITTEE (PLANNING
APPLICATIONS)

held 15th December 1997
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, Cheetham, Cruise, Easton, Eaton (for Mrs
Goldsworth), J Forshaw, Hancock, P Hayler, J McManus, Mooney,
Pilling, Wilkinson and Wright

APOLOGIES: Councillors S. Baron, Mrs Goldsworthy and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

831. Resolved that the Minutes of the meeting of the Committee held on 24th
November 1997 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990
Applications for consideration by the Committee

831. The Borough Engineer and Planning Officer submitted a report upon each
of the applications contained in Minutes Nod. 833 to 835 inclusive which gave
details of each application, the consultations which had been carried out and where
appropriate, details of objections and representations received together with his
observations on each application. He also submitted details of further
correspondence received since the preparation of the reports.

Application No. 14/97/453 - Retention of ground floor patio -
Fishermans Retreat, Bye Road, Shuttleworth, near Bury

831. Resolved (i) that notwithstanding the policies contained in the approved structure plan for Lancashire, the District Local Plan, the planning policy guidance on green belts and the recommendation of the Borough Engineer and Planning Officer, the Committee are minded to grant permission for the following reasons:-

1. The proposed development will increase the beneficial use of the open space for the enjoyment of visitors.
2. The proposed development will enhance the visual impact of the Fishermans Retreat.
3. It is considered that the proposed development is appropriate in the context of the existing facility within the countryside and does not create any further intrusion into the countryside.
4. The development will enhance employment opportunities at this facility.

(ii) that the Borough Engineer and Planning Officer be authorised to deal with the application in accordance with the Departure Procedure in the Town and Country Planning (Development Plans and Consultation Directions) 1992, and

(iii) that subject to completion of the said Departure Procedure and to any decision of the Secretary of State for Environment, the Development Control Sub Committee be authorised to approve the application subject to the standard time period condition.

Application No. 14/97/437 - Construction of conservatory at rear, first floor side extension over garage and insertion of new window in gable wall - 6 Sandown Road, Haslingden.

831 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. No development shall take place until samples of the proposed bricks and tiles have been submitted to and approved by the local planning authority and the outer face of the first floor extension shall not be constructed other than with the approved materials.
2. No development shall take place until samples of the proposed bricks have been submitted to and approved by the local planning authority and the outer face of the lower portions of the conservatory walls shall not be constructed other than with the approved materials.

Application No. 14/97/465 - Construction to two storey side extension -144 Mercer Crescent, Helmshore

831 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. No development shall take place until samples of the proposed facing brick and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.

Naming of Streets and Numbering of Dwellings

831. The Borough Engineer and Planning Officer referred to the proceedings of the Committee at their last meeting when it had been resolved to change the name of the new development at Sunnyside, Crawshawbooth. Following the decision, he has been advised of a small development with the same name in the immediate vicinity. Accordingly he recommended that the Committee reconsider the matter

Resolved that the development at Sunnyside, Crawshawbooth be renamed Crawshaw Grange.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Footpath linking Greens Lane and Moorside Crescent, Bacup

831. Further to Minute 712 of the last meeting of the committee, the Borough Engineer and Planning Officer reported on the cost of work to provide an alternative footpath to that which was currently provided on the estate. He advised the committee that he had written to the Housing Association responsible

for the development to determine whether they would be prepared to agree to the dedication and adoption of the path and that they had not indicated their agreement to this course of action. A member suggested that in view of a possible imminent change in ownership of the development, it would be appropriate for a further approach to be made

Resolved that the Borough Engineer and Planning Officer be requested to make further approaches to the Housing Association inviting them to agree to the dedication and adoption of the path.

Dale Street Car Park, Haslingden

831. Further to Minute 715 of the last meeting of the committee, the Borough Engineer and Planning Officer reported that he had now arranged for alteration to the materials to be used in several areas so as to reduce the cost of the scheme to the funds currently available within the capital allocation

Resolved (i) that the scheme for Dale Street Car Park as now amended be approved for inclusion in the Action for Haslingden SRB programme.

(ii) that the Highways DLO be appointed contractor for the works in accordance with the Highways Term Maintenance Contract.

(iii) that the Policy and Resources Committee be requested to confirm the capital allocation within the Capital Programme of £37,000.

Lancashire Minerals and Waste Local Plan

831. The Borough Engineer and Planning Officer reported on developments since the Local Plan had been placed on deposit and on objections which had been made thereto. The County Council had proposed a number of pre-inquiry changes and he submitted details of those which were of relevance to Rossendale. He advised the Committee that the changes were on deposit and open to objection during the period 13th November to 29th December 1997.

The Borough Engineer and Planning Officer reminded the Committee of those objections which had been made to the plan and submitted details of pre

inquiry changes which had been agreed by the County Council in respect of certain of those objections. He advised that the main issues of concern related to policies 112 and 113 - Whitworth Quarries, and the general issue of waste in Rossendale.

Resolved that the Borough Engineer and Planning Officer be authorised to submit an objection to the pre inquiry change 137 in respect of policy 112 of the Lancashire Minerals and Waster Local Plan and that the outstanding objections upon other issues previously raised by the Committee be pursued either by written representation or at the public inquiry.

Development Control Sub Committee Minutes

831 . Resolved that the minutes of the meetings of the Development Control Sub Committee held on 19th November, 26th November, 3rd December and 10th December 1997 be noted (for Minutes see Appendices 'A' to 'D').

Standing Order No. 39(1)

831 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor L. Forshaw taking part in the discussion on the following item.

Rossendale Cycleway/Bridleway Project

831 . The Borough Engineer and Planning Officer reported that the Development Control Sub Committee at its last meeting had considered a report relating to the proposed routes of the Rossendale Cycleway. The Sub Committee had not reached a decision on the routes but had referred the matter to this Committee for consideration.

The Committee considered the routes which were recommended in the report of the Borough Engineer and Planning Officer and members pointed out that there existed an immediate demand for the provision of recreational routes in addition to the on road routes suggested in the report.

The Borough Engineer and Planning Officer commented on the funding which had been made available so far and indicated that his proposals were aimed at gaining maximum benefit from the funding available. Members suggested that there was a need to look at further funding options and for action to be taken as quickly as possible on the actual provision of the routes.

Following a full discussion it was

Resolved (i) that the five routes referred to in the report of the Borough Engineer and Planning Officer be approved.

(ii) that following the appointment of the Project Officer by Rossendale Groundwork, the Rossendale Cycleways/Bridleways Steering Committee be recommended to prepare recreational routes for a Spodden Valley Cycleway within Whitworth and a recreational route from Rawtenstall to Bury along the Irwell Valley.

(iii) that the Steering Committee be advised of this Committee's view that it should be a duty attaching to the Project Officer's post that all possible avenues of funding are researched.

Item of Urgent Business

831 . In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the special circumstances appertaining thereto.

Street Cleansing Contract

831 . The Borough Engineer and Planning Officer reported that it had been necessary to make an amendment to the Tender document in respect of the Street Cleansing Contract which was currently out to tender. He indicated that the amendment was to extend the term of the contract from four to five years. In the circumstances he sought formal approval from the Committee to the amendment. He indicated that in view of the proposed amendment he had extended the date for return of tenders to the 23rd December.

Resolved that the amendment to the Street Cleansing Contract Tender document by the extension of the contract to a five year term, be approved.

THE MEETING CLOSED AT 7.40 P.M.