

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 5th December 2023

Present: Councillor Procter (Chair)
Councillors Driver, Eaton, Gill, Hodgkiss, Marriott, Morris

In Attendance: Mike Atherton, Head of Planning
James Dalgleish, Principal Planning Officer
Clare Bradley, Senior Planning Officer
Sattar Hussain, Legal Officer

Also Present: Councillor McInnes

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 14th November 2023 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillors Procter and Morris declared non-pecuniary interests in relation to item B2 (minute 6) as they were members of the Haslingden Strategic Board.

4. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

PLANNING APPLICATIONS

The Chair noted that the Planning Officers would be outlining the main points of the applications and any relevant additional information. The Committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

5. 2023/0108 – Land on the north east side of York Avenue (ITEM B1)

The Planning Officer outlined the application as detailed in the report, and update report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

In determining the application, members discussed the following:

- Cleaning of roads contained in Construction Method Statement.

Clarification was provided on the points raised.

A proposal was moved and seconded to approve the application as per the officer's recommendation, subject to the conditions set out in the report and changes to conditions 2 and 13 as detailed in the update report.

Moved: Councillor Marriott
Seconded: Councillor Eaton

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following documents and drawings, unless otherwise required by the conditions below:

Application form received 09.03.2023
Location Plan received 09.03.2023
Drawing No: ML/PS/6213 Layout and elevations received 04.12.2023
Design and Access Statement received 09.03.2023
Planning Statement received 22.08.2023
Preliminary Ecological Appraisal received 29.08.2023
Waste Management Strategy received 29.08.2023

Reason: To define the permission and in the interests of the proper development of the site.

Reason: To protect the amenity of the adjoining land users/occupiers

3. No materials shall be used on the elevations of the proposed development other than those referred to on the approved plans.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

4. Prior to first occupation of any of the units hereby approved, secure covered cycle storage suitable for 4 bicycles shall be provided within the boundaries of the site. The facility shall be retained thereafter.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

5. No development shall take place until a scheme for the site access has been submitted to and approved in writing by the Local Planning Authority. The site access shall then be

constructed in accordance with the approved details to at least base course level prior to commencement of any further development works on site. The access shall subsequently be fully completed and surfaced prior to first use of any of the units hereby approved.

Reason: For highway safety to provide a safe and suitable access for all users.

6. Prior to first use of any of the units, the car parking shall be laid out in accordance with the approved plans and kept free for the parking of vehicles for the lifetime of the development.

Reason: For highway safety to prevent overspill parking onto the highway.

7. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 5. Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to first occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

8. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;

- ii. 3.3% (1 in 30-year) annual exceedance probability event + 30% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 30% climate change allowance, with an allowance for urban creep
- Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.
- Details of a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person.

The sustainable drainage strategy shall be implemented and thereafter retained, managed, and maintained in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

9. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

10. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

11. The recommendations in Section 4 of the Preliminary Ecological Appraisal Survey Report prepared by Pennine Ecological shall be implemented in full prior to first occupation, and shall be retained thereafter for the lifetime of the development.

Reason: In the interests of the ecology and biodiversity of the area.

12. Prior to commencement of development, a detailed landscaping scheme showing hard and soft landscaping, planting and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of hard and soft landscaping, planting and boundary treatment shall be completed in full prior to first occupation of any of the approved units.

Any trees or plants which within a period of 15 years of first occupation of the units die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of ecology, biodiversity and visual amenity.

13. Construction deliveries to the approved development shall only be accepted between the hours of 9:30am to 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

6. 2023/0453 - Haslingden Market (ITEM B2)

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

A proposal was moved and seconded to approve the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Driver
Seconded: Councillor Eaton

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

FOR	AGAINST	ABSTENTION
6	0	1

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

Application Form received

Drawing No: 7221 L (00) 01 Existing Location and Site Plan received 04.10.2023

Drawing No: 7221 L (00) 02 Existing Elevations received 04.10.2023

Drawing No: 7221 L (1-) 01 Existing Plan received 04.10.2023

Drawing No: 7221 L (1-) 02 Proposed Plan (01) received 11.10.2023

Drawing No: 7221 L (2-) 01 Proposed Elevations received 04.10.2023

Drawing No: 7221 L (2-) 02 Proposed Elevations received 04.10.2023

Drawing No: 7221 L (2-) 03 Proposed Elevations received 04.10.2023

Drawing No: 7221 L (2-) 04 Proposed Elevations received 04.10.2023

7221 Haslingden Market Design Access and Heritage Statement received 04.10.2023

Haslingden market report received 04.10.2023

Reason: To define the permissions and in the interests of the proper development of the site.

3. The proposed materials and colours shall be as detailed in the Design, Access and Heritage Statement.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding

- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

The meeting concluded at 6:47pm

**Signed:
(Chair)**

Date:
