

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 1st June 2010

Present: Councillor Graham (in the Chair)
Councillors L Barnes, Lamb, May, Nuttall, Robertson, and Stansfield.

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planner
Stuart Sugarman, Director of Business
Michelle Hargreaves, Committee Officer

Also Present: Councillors Neal, Sandiford, P Steen, Swain and approximately 23 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

There were no apologies submitted.

2. MINUTES

Resolved:

That the minutes of the meeting held on 2nd March 2010 be signed by the Chair and agreed as a correct record.

3. URGENT ITEMS

The Chair reported that there were no urgent items of business.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

Planning Applications

5. Application Number 2010/0150

Golf Driving Range.

At: Land at Marl Pits, Adjacent the top Rugby/Football Pitch, Rawtenstall.

The Planning Manager introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek consent for a 32-bay Golf Driving Range. The building to be formed would be by a two storey / single storey light portal frame building measuring 6.9 metres high by 13 metres

deep by 46.5 metres wide. It would be situated to the north of Marl Pits and overlooked from the rear of properties on Hurst Lane.

A previous application had been withdrawn due to lack of sufficient information and revised plans had now been submitted to include the following:

- Provision for 33 car parking spaces (4 for disabled).
- Access to the site through the Marl Pits access from Newchurch Road.
- Driving of golf balls out in a north easterly direction.
- 3 permanent employees.
- Day and weekend opening times.
- Details regarding light pollution and drainage.
- Details of site levels.

External consultations had taken place and the Council's Drainage Engineer had requested fuller details of proposed drainage and assurances about the ability to implement it.

The original design of the building has been amended to soften the impact on the landscape by adopting a two-tone green colour cladding scheme. Further details had been provided such as bin storage, sight levels. Also light spillage would be kept to a minimum due to the proposal of hedge planting, use of the existing landscape and topography and careful direction of flood lighting.

A letter had been received in support and also one received expressing concerns towards the application. The application was considered to be in accordance with the government guidance .

The Planning Manager advised of further information on the following conditions :

- Condition 7 – the agent had supplied further details in relation to the size of gullies as concerns had been raised with regard to water run-off.
- Condition 10 – maintenance schedules for all landscape areas had now been submitted which accordance with Officer's wishes.

Ms Amanda Grundy spoke in favour of the item; Councillor Swain also spoke on the item.

In determining the application the committee discussed the following:

- Fencing around the proposed site
- Commencement of work
- Opening hours
- Width of access road

A proposal was moved and seconded to approve the application subject to the conditions detailed in the report/up-date report being amended to approve the details of colour of the building and hours the range may be illuminated to 7am to 10.30pm.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved subject to the revised conditions as detailed.

**6. Application Number 2009/0468
Construction of summerhouse/domestic store to front.
At: Underbank Farm, Underbank Road, Rising Bridge.**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission to erect an outbuilding to be used by residents of Underbank Farm. The proposed outbuilding was to be sited immediately to the south of the cobbled road leading to the site for the recently-approved dwelling. The building would be 'L' shaped and be a width of 6.1m and a depth of 5.8m, one part summerhouse and the other part domestic storage.

Consultations had taken place and no objections had been received from LCC Highways.

Five letters of objection had been received and one letter received in support of the application.

In determining the application, the committee discussed the following:

- Reason extra building was needed
- Space
- Condition 3 of report
- Neighbour amenity
- Change of site to rear

A proposal was moved and seconded to approve the application with the conditions detailed in the report.

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

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

That the application be approved with the conditions detailed in the report.

7.

Application Number 2010/0032

Retention of 5 storage containers and car park and provision of manure store, septic tank and additional hardstanding

At: Gib Hill Stables, Gib Hall Lane, off Goodshaw Lane, Crawshawbooth.

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek retention of 5 storage containers, the provision of new manure store and septic tank and the retention/ re-surfacing of the car park area and construction of an access track linking the car park with the manure store. The mobile caravan was to be removed.

Consultations had taken place and no objections had been received from LCC Highways. However, 4 letters of objection had been received from neighbours.

In relation to visual amenity, concerns had not been raised regarding the green containers. However, issues had been raised about the prominence of cars and trailers.

The Officer reiterated the site was situated 150 metres away from dwellings and detriment to neighbours would be minimal.

Mr Stephen Hartley spoke in favour of the application.

In determining the application, the committee discussed the following:

- Increased usage of site
- Space
- Lower level parking
- Amount of cars during the day
- Clarification on floodlighting

A proposal was moved and seconded to approve the application

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved.

**8. Application Number 2010/0047
Erection of 4 – bedroomed detached dwelling, with attached double garage.
At: Land at Lambton Gates, Cloughfold, Rawtenstall.**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission for the erection of a detached four bedroomed dwelling with a width of 13 metres and a maximum depth of 8.6 metres. The dwelling would present a gabled front to the road which would be constructed in artificial-stone, with a height of 4 metres to the eaves and 7.35 metres to the ridge. Attached to the north side of the dwelling will be a double-garage, constructed in brick with a forward-facing dormer in its pitched-roof.

Four letters of objection had been received against the application expressing the following concerns:

- Encroachment on Greenland
- Traffic turning
- Privacy (number 8)
- Drainage (number 9)
- Accuracy of plot boundaries

The materials used would reflect the current dwellings currently situated on Lambton Gates, also a condition is recommended to ensure the patio to the rear of the property would be at a lower level so privacy of the immediate neighbour would not be unduly affected. Adequate off-street parking had been allocated for the property.

Mr Johnson spoke against the application and Mr Ratcliffe spoke in favour of the application.

In determining the application, the committee discussed the following:

- Turning area

A proposal was moved and seconded to approve the application as detailed in the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved with the conditions as detailed in the report.

**9. Application Number 2010/0064
Erection of 2 detached dwellings, with attached double garages.
At: Land at Highfield Park, Haslingden**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission to erect two 4-bedroomed detached houses, each with a double-garage to the front. The houses would be constructed in reconstituted stone, under mock slate roofs, to match with the properties on Highfield Park.

The Principal Planner informed the committee that the ridge height on one of the properties had been reduced by 2 metres following discussions with officers and the site was located within the Urban Boundary. Although it was not previously-developed land, it formed a small part of a site allocated in the Local Plan for residential development which was now largely developed. The proposed development 'steps-down' the slope of the site in-keeping with the surrounding dwellings.

There had been 5 letters of objection received against the application.

Ms McCarten spoke in favour of the application and Councillor Sandiford also spoke on the application.

In determining the application, the committee discussed the following:

- Permeable driveways
- Materials used
- Drainage
- Residents at Highfield Croft to be consulted

A proposal was moved and seconded to approve the application with the conditions as detailed in the report, with liaison to take place with the resident of Highfield Croft regarding details of drainage and landscaping/boundary treatment.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved with the conditions as detailed in the report and with liaison to take place with the resident of Highfield Croft regarding details of drainage and landscaping/boundary treatment.

10. Application: 2010/108
Provision of a multi use ball court including 3 metre high perimeter fencing and associating paths
At: Britannia Playground Rochdale Road, Britannia.

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to install a multi-use ball-court on the grassed area. The ball-court would measure 12m x 22m, with an all-weather surface, goal and basket ball hoop at each end and 3m high green perimeter fence. There would be reinforced grass paths leading to it from Rochdale Road, the equipped play area and a tarmaced path from the school drive for use by pedestrians and maintenance vehicles.

The Principal Planner informed the committee the location of the application was on council land. The proposed site was located 5 metres away from the nearest dwelling. An objection had been received from this property.

It was advised that the applicant had looked for an alternative site which was to relocate the ball court to the other side of the school drive, which was not feasible as highlighted in the report.

An amended plan had been submitted moving the ball court nearer the school drive thereby increasing the distance it would be from some residential properties.

Consultations had taken place and no objections had been received from the Police, LCC Highways or the neighbouring School.

Councillor P Steen spoke on the item.

In determining the application, the committee discussed the following:

- Gate to entrance
- Children consulted

A proposal was moved and seconded to approve the application as detailed in the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved with the conditions as detailed in the report.

**11. Application Number 2010/0146
Erection of 3 no. Bungalows
At: Land adjacent to 588 Market Street, Whitworth.**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission for the construction of a block of 3 1-bedroomed bungalows. The bungalows would be set back from the pavement on Market Street by approximately 8.m with their fronts north-facing and their backs facing towards the rear gardens of the semi-detached houses fronting Acre Street.

The proposed bungalows would be built in stone with slated pitched-roofs and have 1 parking space to the east side of the properties, adjacent to the properties on Stoney Royd.

The applicant had advised that the new development would provide low maintenance living accommodation for elderly people, it would allow access for an ambulance and delivery vehicles to turn.

No objections had been received from LCC Highways. However, Whitworth Town Council had recommended refusal of the application.

Six letters of objection had been received from neighbours.

Mr Smith spoke in favour of the application and Councillor Neal also spoke on the application.

In determining the application, the committee discussed the following:

- Distances and dimensions
- Bin Storage
- Parking spaces
- Turning Head
- Back gardens
- Access to neighbouring properties

The Principal Planner clarified that there was allocated parking spaces for all dwellings provided to date and now proposed on the site of the former Neighbourhood Office.

The Director of Business provided legal advice regarding access/parking rights.

A proposal was moved and seconded to refuse the application.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be refused due to: a) Harm to Amenities of Neighbours; & b) Inadequate Access/Parking/Turning Arrangements.

**12. Application Number 2010/0188
Erection of 1 dwelling.
At: Land adjacent 35 Blackburn Road, Haslingden.**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission for the erection of one residential unit on the site.

Consultations had taken place and no objections had been received.

A proposal was moved and seconded to approve the application as detailed in the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved subject to the conditions detailed in the report.

**13. Application Number 2010/0204
Construction of part garage/part agricultural building.
At: Hey Head Farm, Tong Lane, Bacup**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to construct an L-shaped building on the north side of the farm yard to be used for as housing for cattle and for garaging up to 3 HGV's and 2 trailers associated with the farm and a haulage business.

The Principal Planner also highlighted to the committee that a previous application had been approved for an agricultural building and remains live. However, this building had not been constructed as of yet.

One letter had been received in objection to the application.

Mr Braithwaite spoke in favour of the application and Councillor P Steen also spoke on the application.

Consultations had taken place and no objections had been received from LCC Highways or RBC Drainage.

In determining the application, the committee discussed the following:

- Amount of vehicles
- Working hours

A proposal was moved and seconded to refuse the application as detailed in the report.

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That the application be refused as per the reasons highlighted in the report.

**14. Application Number 2010/0213
Construction of drainage ditch.
At: East of Marlborough Close, Whitworth.**

The Principal Planner introduced the application and outlined details of the site and the nature of the current application which was to construct a v-shaped cut-off ditch of 57m in length just beyond the boundary of the front gardens of the houses on Marlborough Close.

Consultations had taken place and no objections had been received on the application.

The committee wanted to thank the Council's Drainage Engineer for seeking to solve a flooding problem for residents arising from land which the Council do not own.

A proposal was moved and seconded to approve the application as detailed in the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved as detailed in the report.

**15. Application Number 2010/0229
Erection of building as Mountain Rescue Base and associated car park.
At: Land rear of 371-373 Manchester Road, Haslingden**

The Principal Planner introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek consent for a new base for the Rossendale & Pendle Mountain Rescue Team. The new base would consist of a single storey building, with first-floor space within the roof void, and an attached double garage. The building would be sited to the south east of the site.

The Principal Planner outlined the site would have provisions for 5 car parking spaces outside the fenced/gated car park, for use by occupiers of existing properties. The building would be used 24 hours a day/7 days a week.

No objections had been submitted at the time of the report. However, one resident had now expressed concerns which were highlighted in the update report.

A proposal was moved and seconded to approve the application subject to the conditions highlighted in the report and with the additional conditions stated in the updated report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved subject to the conditions highlighted in the report and additional conditions stated in the update report.

The meeting commenced at 6.30pm and concluded at 9.20pm

(Chair)

Signed:
