

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 21st JANUARY 2014

Present: Councillor Ashworth (in the Chair)
Councillors, Eaton, Kenyon, Morris, Oakes, Procter and Roberts.

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planning Officer
Richard Bingham, Legal Officer
Michelle Hargreaves, Committee and Member Services Officer

Also Present: 10 members of the public
Councillor Marriott

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies have been submitted on behalf of Councillor Fletcher (Councillor Kenyon sub).

2. MINUTES

Resolved:

That the minutes of the meeting held on 10th December, 2013 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Roberts declared an interest on agenda item B2, as a family friend had a property within the vicinity of the application. Councillor Roberts stated he would leave the room prior to the application being determined.

4. URGENT ITEMS

There were no urgent items.

PLANNING APPLICATIONS

5. Application Number 2013/0448

Demolition of part of existing buildings and erection of new office building, with associated car parking.

At: Buckhurst Plant Hire, Warth Lane, Waterfoot.

The Principal Planning Officer introduced the application, the relevant planning history and outlined details of the site and the reasons for it being brought before the Development Control Committee. Rather than implement the permitted scheme, permission was now sought to erect a new building in broadly the same position as previously but of smaller size, as it was to provide only office

accommodation.

The proposed building would measure 12m x 18m and for the most part the external walls were to be of natural stone, although the front (north-facing) elevation was to contain substantial areas of glazing and timber boarding.

The application proposed demolition of the existing office building and two-thirds of the attached workshop building on the site, the cleared areas to be hard-surfaced to act as yard.

Space was to be made available to the west side of the proposed office building to park 25 cars and for cycle storage.

With regard to consultation responses, no objection had been received from the Environment Agency or RBC (Environmental Health) and in relation to notification responses, there had been no neighbour objections to the proposal.

It was noted access to the site would remain the same. LCC(Highways) had no objection in relation to the 25 car parking spaces.

The Principal Planning Officer stated that the conditions recommended by LCC(Ecology) and the Environment Agency would secure enhancement of the 8m strip of land bounding the river in terms of appearance and ecological interest.

Officers recommendation was for approval subject to the conditions outlined within the report.

In determining the application, the committee discussed the following:

- Welcome the application
- Like the design and use of vertical timber
- Better size of building on that site
- When the work would start if the application be approved

The Planning Manager and The Principal Planning Officer clarified the issues raised by the Committee. Following a question raised by the committee in relation to when commencement of work could be expected, the Principal Planning Officer stated that demolition had already commenced on site so it could be anticipated works to implement this proposal would follow on from the demolition and therefore commencement was likely be soon.

A proposal was moved and seconded to approve the application subject to the conditions outlined in the report.

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

FOR	AGAINST	ABSTENTION
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7	0	0
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Resolved:

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

NB. Councillor Roberts left the room for the item to be determined.

**6. Application Number 2013/0531
Conversion of dwelling into 3 contained flats.
At: 2 The Square, Newchurch.**

The Principal Planning Officer introduced the application, outlined details of the site and the reasons for it being brought before the Development Control Committee. Permission was sought to convert the building into three self-contained flats, one a 2-bedroomed unit, one a 1-bedroomed unit and the other a studio flat.

The only external changes intended to the building were the alteration of 2 ground floor windows visible from Church Lane to doors.

LCC(Highways) had no objection to the proposal however with regards to notification responses, 6 letters of objection had been received, one of these was a letter from Councillor Crawforth. The main concerns were outlined which included; inadequate off street parking, insufficient information regarding the impact on the listed building, lack of refuse disposal and the properties would be too small to live in.

The Principal Planning Officer clarified that there would be no significant impact on neighbour amenity as externally there would only be changes to the 2 entrance doors. In relation to parking, LCC(Highways) had no objection. This was because LCC highways had noted that the parking requirement for the proposed flats was the same as that for the existing 4-bedroomed house (3 spaces in each case).

Officers recommendation was to approve the application, subject to the conditions outlined within the report.

Ms Gildert spoke against the application and Mr Adamthwaite spoke in favour of the application. Councillor Marriott also spoke on the application.

In determining the application the committee discussed the following:

- Concerns some residents did not see the notification/letters sent
- Site in state of disrepair
- It was noted devaluation of properties was not a planning consideration
- Parking issues

- Additional door and if the width met fire regulations

As the Chair had agreed the applicant could submit additional photos to the committee in support of the application, time was allowed for all other parties to view these to allow equal opportunity to add further comment.

A proposal was moved and seconded to approve the application, subject to the conditions outlined within the report.

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

That the application be approved, subject to the conditions outlined within the report.

NB. Councillor Roberts returned to the committee to determine the remaining item.

7. Application Number 2013/0539

Erection of garage.

At: Plot 4, Spring Lane Garage Site, Haslingden.

The Principal Planning Officer introduced the application, outlined details of the site and the current application. Permission was sought for a detached garage, constructed with concrete panels and a flat roof, to measure 3.2m x 5m x 2.2m height.

It was noted that there had been no objections from both LCC(Highways) or neighbours.

Officers recommendation was for approval subject to conditions outlined within the report.

A proposal was moved and seconded to approve application subject to conditions outlined in the report.

Voting took place on the original proposal to approve the application:

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

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

8. Enforcement Report

The Planning Manager outlined the purpose of the report which was to provide elected members with

an update on current planning enforcement action. This report would focus on updating members with the details relating to the current number of open planning enforcement files, the different stages of any enforcement action, paying particular attention to any details relating to enforcement notices issued and appeals.

The details in this report covered the three month period 1st October 2013 to 31st December 2013. Members were asked to note that there were a number of open complaints about potential breaches of Planning Regulations from previous months and years relating to contraventions of planning control. The number of on-going complaints at 31st December 2013 was 193.

During quarter 3, 20 new complaints had been received.

Members were further advised that there were a number of enforcement notices currently in force from previous months. During this period, 2 new Enforcement Notices were issued. The details of these notices could be found at appendix A. One planning enforcement appeal decision was received during Quarter 3 of 2013-2014 from the Planning Inspectorate. A summary of this decision was included in appendix B, and a copy of the appeal decision was in appendix C.

Members noted the report

Resolved:

That the update be noted.

9. Planning Appeals Report

The Planning Manager introduced the report which updated Members on planning appeal decisions since the last report presented to the Committee in October 2013.

Within the period of 1st September and 31st December 2013, 8 had been determined. Of those determined, 6 had been dismissed and 2 had been allowed. In terms of those allowed on appeal, one had been refused through delegated powers by officers and one was an overturn of the officer's recommendation by committee. Of the 6 dismissed, one had been to committee; further details were outlined within the report with regards to the other dismissed appeals.

Upon hearing the report, members discussed the following:

- Good report background information
- Laburnum Street
- Clarification of the issues related to the former Holden Vale Hotel and related 106 planning obligation appeal

Resolved:

That the report be noted.

The meeting commenced at 6.30pm and concluded at 7.20pm
Signed: (Chair)