

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 28th February 2017**

**Present:** Councillor Procter (in the Chair) Councillor Robertson (Vice Chair)  
Councillors Howarth, Fletcher, Kempson, Kenyon and Neal.

**In Attendance:** Nicola Hopkins, Planning Manager  
Lauren Ashworth, Principal Planning Officer  
Abigail Wrench, Trainee Solicitor  
Joanna Griffin, Committee and Member Services Officer

**Also Present:** 19 members of the public

**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies from Councillor Eaton, Substitute Councillor Howarth.

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on 17<sup>th</sup> January 2017 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

No declarations of interest.

**4. URGENT ITEMS**

There were no urgent items.

**PLANNING APPLICATIONS**

The Chair noted that the planning officers would be outlining the main points of the application and any relevant additional information. She noted that the Committee were given copies of all reports and plans in advance of the meeting.

**5. Application Number 2016/0563 (Agenda Item B1)**

**Outline application for demolition of all existing buildings and structures and erection of up to 100 Dwellings (Use Class C3) with all matters reserved except for access.**

**At: Rossendale Football Club, Dark Lane, Newchurch, Rossendale.**

The Principal Planning Officer outlined the details in the report and confirmed that outline planning permission was sought for the demolition of all buildings and structures on the site to allow for the erection of up to 100 residential units. The submitted indicative plans included a mix of two and three bedroom properties.

Sport England have commented on the proposals as they lead to the loss of an existing playing field however they have raised no objection as a contribution towards the provision of a replacement field, located at Marl Pits, is being secured as part of the development.

A further 8 letters of objection and 1 letter in support had been received.

The recommendation was to grant outline planning permission subject to:

- a) A Section 106 Agreement to secure payment of contributions towards a replacement pitch, public open space, ecological enhancement and affordable housing;
- b) A Memorandum of Understanding; and
- c) Relevant conditions contained within the original report and the Update Report

In the event that the S106 Agreement is not signed by 31<sup>st</sup> May 2017 delegated authority was sought for the Planning Manager to refuse planning permission.

Mr Euan Kellie spoke in favour of the application.

In determining the application members discussed the following:-

- On the replacement playing pitch site, would there be sufficient parking facilities?
- Clarification of the percentage of the affordable homes.

Both the Principal Planning Officer and the Planning Manager confirmed details regarding the replacement pitch provision and the clarification of 20% affordable homes.

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

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	1	0

**Resolved:**

That planning permission was granted subject to a S106 Agreement and Memorandum of understanding to secure the planning obligations and subject to the conditions set out in the original report and the update report. Delegated authority is granted to the Planning Manager to refuse the application if the S106 Agreement is not signed by 31<sup>st</sup> May 2017.

**6. Application Number 2016/0187 (Agenda Item B2)**

**Demolition of existing commercial premises and replacement with a live work unit.**

**At: Unit 3, Shawclough Road, Whitewell Bottom.**

The Principal Planning Officer outlined the details in the report, confirming a copy of the amended site layout plan had been given to Committee Members at the meeting. The amended plan related to the basis in which the Highways Authority had removed their objection to the scheme as set out within the Update Report

The recommendation was to refuse planning permission for the reasons set out within the Update Report.

Steven Hartley spoke in favour of the application.

In determining the item, the following was discussed:-

- Clarification of the current site as a Brownfield Site.
- What type of business use was proposed in the new building?
- Reduction of the height of the building was discussed.
- The pathway/pavement was discussed.

The Principal Planning Officer stated the site was Brownfield and the business use was light industrial use.

Steven Hartley confirmed a reduction of the height of the building and changes to the pathway were feasible.

A further discussion took place in relation to defer the application.

A proposal was moved and seconded to defer the application to enable amended plans to be considered in respect of a reduction in the land levels to reduce the overall height of the proposed building.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

To defer the application.

**7. Application Number 2016/0601 (Agenda Item B3)**

**Erection of two semi-detached dwellings and associated access and landscaping works.**

**At: Holly Mount Way, Rawtenstall**

The Planning Manager introduced the application; planning permission was sought for a pair of split level semi-detached houses. Each dwelling would have three bedrooms and would be stone construction. The dwellings would have three-storey front elevations and two-storey rear elevations as they would be partially set into the slope, and will be of similar design to those that already have planning permission. There would be a total of six dwellings as planning had already been approved for four properties.

The recommendation was to approve full planning permission subject to the conditions within the original report and the Update Report.

Steven Hartley spoke in favour of the application.

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

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

To approve full planning permission subject to the conditions set out within the original report and the Update Report.

**8. Application Number 2016/0575 (item B4)**

**Variation of Condition 3 of Planning Permission 2015/0107 (to extend the Opening Hours).**

**At the Rear of 38-42 market Street, Edenfield.**

The Planning Manager introduced the application. The Section 73 application, which sought to vary Condition 3 of the original planning approval, was recommended for refusal for the reason set out within Section 9 of the report. The Planning Manager confirmed that 8 further support letters had been received.

John Rostron spoke against the application.

Colin Davies spoke in favour of the application.

Cllr Johnson and Cllr Cheetham spoke in favour of the application.

In determining the item, the following was discussed:-

- The impact of noise for residents
- Current hours of opening/operation
- The outside eating area

The Planning Manager clarified that the current planning permission at this property relates wholly to the building and not the outside areas. The recommendation was to refuse the application.

A proposal was moved and seconded to refuse the application in line with the officer recommendation.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
5	2	0

**Resolved:**

That the variation of Condition 3 was refused for the reason set out within Section 9 of the report.

**9. Application Number 2016/0605 (Agenda Item B5)**

**Formation of covered external terrace/seating area surrounded by a fixed glazed canopy structure and planters, including a retractable awning, and the creation of a new side access from the building. At: 17 Bank Street, Rawtenstall.**

The Planning Manager introduced the application which sought full planning permission for an external terrace/ seating area subject to the conditions in the report.

There were no speakers on this item.

In determining the item, the following was discussed:-

- Would any of the plans affect the ongoing bus station development/ the redevelopment of the wider Town Centre

The Planning Manager confirmed a lease would have to be obtained before the scheme would go ahead and Property Services had already confirmed to the agent acting on behalf of the owner that such a lease was unlikely to be granted. The need for a lease is however separate to the need for planning permission.

A proposal was moved and seconded to approve the application subject to the conditions set out in the committee report.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

To approve full planning permission subject to the conditions contained within the report.

**10.Delegation of Decision to the Planning Manager. (Agenda Item C1)**

The Planning Manager advised that under the current scheme of delegation certain matters cannot be decided by the Planning Manager. Owing to there not being a planning committee during April due to the elections, it is therefore proposed that the Development Control Committee delegates the decision making on such matters to the Planning Manager in consultation with the Chair and Opposition Group Spokesperson.

A proposal was moved and seconded to approve the recommendation.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
6	1	0

**Resolved:**

That the Development Control Committee agrees to delegate the decision making to the Planning Manager in consultation with the Chair and Opposition Group Spokespersons, for all applications/matters to be determined within the period of 23<sup>rd</sup> March 2017 until the 4<sup>th</sup> May 2017.

**The meeting commenced at 6.33pm and concluded at 8.10pm**

**Signed:** (Chair)