

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 23rd July 2019

Present: Councillor Proctor (Chair)
Councillors Fletcher, Adshead, Eaton, Kempson, Marriott and Roberts.

In Attendance: James Dalglish, Senior Planning Officer
Lauren Ashworth, Principal Planning Officer
Joanna Wood, Committee and Member Services Officer
Abigail Wrench, Legal Officer

Also Present: Councillors Essex, Cllr Lythgoe, Cllr Haworth, Cllr Ashworth, Cllr Haslam-Jones and 4 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

No apologies.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 18th June 2019 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

None.

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 application and any relevant additional information. She noted that the committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

**5. Application Number (Agenda Item B1) 2019/0226 – Lee Farm, Stubbylee Lane, Bacup.
Outline: Erection of 1 no.bungalow.**

The Senior Planning Officer outlined the application as detailed in the report.

The application relates to an erection of a detached bungalow located on the plot. It has been submitted in outline form at this stage but the applicant is seeking formal approval of the proposed layout of the development and of the proposed means of gaining vehicular access to it as part of the proposal. The application site is an irregularly shaped plot of approximately 0.04 hectares in

area. It occupies an elevated position on the side of a north facing hill approximately 600 metres south each of the junction of Newchurch Road and New Line.

The proposed development of this land for residential purposes would be unacceptable in principle and would be contrary to the requirements of Policies 1, 9, 23 and 24 of the Council's adopted Core Strategy and Sections 2, 5, 9, 12 and 15 of the NPPF. It would lead to the creation of a form of unsustainable and isolated development that would significantly harm the open rural character of the site to the detriment of the visual amenity of this designated Countryside Area. Furthermore it is considered that the 'very special circumstances' put forward by the applicant would not sufficiently outweigh this potential harm. Concerns also remain over the suitability of the access to the site for additional vehicular traffic.

The Officer's recommendation was for refusal for the reasons set out in Section 10 of the report.

There were no speakers registered against the application.

Mr Hartley spoke in favour of the application.

Councillor Ashworth spoke on the application.

In determining the application members discussed the following:

- Isolation of the development including reference to the Braintree judgement
- Proximity to existing buildings
- 5 year housing supply
- Visual impact
- Access
- Agricultural usage
- Need to protect the applicant's sheep from attacks by dogs

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application contrary to the officer's recommendation for the following reasons:

- No objections received from statutory consultees
- Accessible location
- Not isolated
- Sustainable development
- Special circumstances of the applicant in relation to livestock

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

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

The application was granted contrary to the officer's recommendation. Delegated Authority is granted to the Planning Manager in conjunction with the Chair, to draft appropriate planning conditions.

The meeting commenced at 6.30pm and concluded at 7.00pm

Signed:

(Chair)