

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 18th June 2019

Present: Councillor Fletcher (Chair)
Councillors Johnson, Gill, Marriott, Eaton, Haworth and Roberts.

In Attendance: Mike Atherton, Planning Manager
Joanna Wood, Committee and Member Services Officer
Clare Birtwistle, Legal Services Manager and Monitoring Officer
Lauren Ashworth, Principal Planning Officer

Also Present: Councillors Essex, Cllr Lythgoe and 4 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were received for Cllr Adshead (Cllr Gill subbing), Cllr Procter (Cllr Johnson subbing) and Cllr Kempson (Cllr Haworth subbing)

2. MINUTES

Resolved:

That the minutes of the meeting held on the 22nd May 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) 2019/0139 – 1 Fern Street, Waterfoot, Rossendale, Lancashire, BB4 9BL. Erection of two-storey side extension.

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

The application relates to a semi-detached two storey property located in a prominent position on the corner of Fern Street, Pleasant View and Park View, and as such it is on a 'corner plot'.

Full planning permission was sought for the erection of a two storey side extension as per planning permission (Planning reference 2005/0381) which was approved but not built. As amended the

extension would be set back by 0.5m from the main front elevation and the ridge line of the extension would be set 0.5m below the ridge line of the existing house.

The proposed development would have an overbearing impact on neighbouring properties and cause undue loss of light, privacy and outlook due to inadequate separation distances between the extension and properties on Park View and Pleasant View. The proposed development would cause harm to the amenity of the occupiers of these properties, thereby failing to comply with the National Planning Policy Framework, Policies 1, 23 and 24 of the Council's Core Strategy Development Plan Document and the Council's Alterations and Extensions to Residential Properties Supplementary Planning Document.

The Officer's recommendation was for refusal for the reasons set out in Section 9 of the report.

Mr T Nuttall spoke against the application.

Mr Kempson spoke in favour of the application.

In determining the application members discussed the following:

- Unfinished work on existing property
- The size of the extension and guidelines
- Parking

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the application in line with the officer's recommendation and section 9 of the report.

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

FOR	AGAINST	ABSTENTION
4	3	

Resolved:

The application was refused in line with the officer's recommendation, subject to the conditions in the report.

6. Application Number (Agenda Item B2) 2019/0139 21- 23 Burnley Road East, Waterfoot. Part conversion and refurbishment resulting in one A1 retail unit & Five C1 residential units, entailing external alterations including roof lights, demolition of outbuilding/covered loading-bay, and provision of parking area and bin store.

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

The application relates to vacant commercial premises on the end of a terrace on the corner of Burnley Road East (B6238) and Booth Street.

Permission was sought to convert a substantial part of the 2-storey building to residential use, retaining adjacent to the funeral directors of a ground-floor retail unit of 45 sq m, and approximately half the floor area of the existing retail unit.

The Design and Access Statement described the works to create residential accommodation, the ground floor consisting of two one-bedroom flats alongside the ground floor residential space.

First Floor comprising of one single-bedroom flat and another two-bedroom flat...lastly, the second floor to provide a loft flat with vaulted ceilings offering three large bedrooms and open plan kitchen lounge area.

The rear store and canopied loading bay area is to be removed in order to provide an area for bin-storage and parking for 4 vehicles, these spaces are to be accessed from the private road running to the rear.

The Officer's recommendation was for approval subject to the conditions set out in Section 11 of the report.

There was no one registered to speak against the application.

Mr Smith registered to speak in favour of the application but did not attend the meeting.

In determining the application members discussed the following:

- Number of bedrooms for proposed flats
- Parking spaces

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and section 11 of the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was approved in line with the officer's recommendation, subject to the conditions in the report.

7. Application Number (Agenda Item B3) 2019/0118 Laura-dene, Church Street, Crawshawbooth. Erection of Granny Annex.

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

The application relates to a detached garage, which stands in the front garden, with a setback of 2m from the 2m high stone wall on the street frontage and has a 2.5m stand-off from the party-boundary with 1 & 2 Laburnum Cottages.

Permission was sought to demolish the existing garage and erect in its place a granny annex, to contain a lounge/diner/kitchen, a bedroom and bathroom.

The proposed building is to have a set back from the frontage wall that is 0.3m less than the existing garage. Its principal windows will face towards the applicant's own garden, but there will

be an obscure-glazed window to the bathroom and above the kitchen-sink in that elevation facing towards 1 & 2 Laburnum Cottages.

The Officer's recommendation was for approval subject to the conditions set out in Section 11 of the report.

There were no speakers registered for or against the application.

In determining the application members discussed the following:

- Parking

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and section 11 of the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was approved in line with the officer's recommendation, subject to the conditions in the report.

The meeting commenced at 6.30pm and concluded at 7.01pm

Signed:

(Chair)