

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 5th November 2019

Present: Councillor Fletcher (Chair)
Councillors Adshead, Gill (subbing for Cllr Procter), Kenyon, Bromley (subbing for Cllr Marriott), Eaton, Kempson, Stansfield (subbing for Cllr Roberts), and Haslam-Jones.

In Attendance: Mike Atherton, Planning Manager
Joanna Wood, Committee and Member Services Officer
Yasmin Ahmed, Legal Services
Lauren Ashworth, Principal Planning Officer

Also Present: Councillor Lythgoe, Councillor Neal and 9 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were received for Councillor Procter (Councillor Gill subbing), Councillor Roberts (Councillor Stansfield subbing) and Councillor Marriott (Councillor Bromley subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 1st October 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) 2019/0287 – The Croft, Conway Road, Higher Cloughfold: Erection of 1 detached dwelling.

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

The application relates to an erection of a detached four bedroomed house on the plot. The application site is an irregularly shaped plot of approximately 0.08 hectares in area. It is located approximately 150 metres north of the junction of Conway Road and Newchurch Road on land

adjoining Cloughfold Conservation Area. The land currently forms part of the rear garden of a detached bungalow known as 'The Croft' and also lies within an area designated as countryside.

It is considered that despite its Countryside location the development proposed by this application will be relatively sustainable, will assist in meeting housing needs and will not cause significant harm to the open character of the surrounding area in this instance.

The Officer's recommendation was for planning permission to be granted subject to the conditions set out in Section 10 of the Report.

There was nobody registered to speak against the application.

Mr S Hartley spoke in favour of the application.

In determining the application members discussed the following:

- Road condition
- The Red edged plan
- Repair of the Road

Clarification was given on the above points raised.

A proposal was moved and seconded to delegate the decision to the Planning Manager, in consultation with the Chair of the Planning Committee, once the red edge of development has been amended to include Conway Road from the site access to Edge Lane, the Correct Certificate of ownership Notice has been served and re-consultation has taken place, and in accordance with the conditions set out in section 10 of the report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the conditions in the report and section 10 of the report. Also that delegated authority is granted to the Planning Manager in discussion with the Chair in relation to the confirmation of the Red Edged plan.

6. Application Number (Agenda Item B2) 2019/0341 – Albert Mill, Market Street, Whitworth: Full Demolition of existing building and erection of 37 no.dwellings and 48 apartments for the over 55s (48 x 2 beds, 24 x 3 beds, and 13 x 4 beds), with associated works.

The Principal Planning Officer outlined the application as detailed in the report, update and further update report.

The application relates to a previously developed site of approximately 1.3ha, located immediately to the west of (and at a lower level than) Market Street, Whitworth. Formerly occupied by Albert Mill, the site has now been largely cleared although there is still a derelict building of stone and brick construction standing at the south eastern end of the site.

Planning permission was sought for the demolition of the remaining structure, and erection of 37 no. dwellings and 48 no. self-contained apartments for the over 55s with access roads and de-culverting and diverted course of the River Spodden. The application as originally submitted included 48 apartments for the open market, however, the applicants made the decision during the course of the application to restrict the occupation of the apartments to the over 55s in order to reduce the education contribution required for the development.

The 37 dwellings would be a mix of three and four-bedroom properties, of various detached, semi-detached and mews designs and ranging from 2 to 2.5 storeys high. The apartments would be two-bedroom properties, set within a five-storey block fronting Market Street, with a carpark underneath a basement level.

The Officer's recommendation was for planning permission to be granted and that the determination of the application hereafter is delegated to the Planning Manager, in consultation with the Chair of the Planning Committee as follows:

- (1) To complete a suitable Section 106 Agreement to secure:
 - A financial contribution of £96,740.64 to secondary education places;
 - A financial contribution/off site commuted sum and overage clause to aim to achieve a 20% affordable housing policy complaint scheme; and
 - Restrict the occupation of the 48 residential apartments to persons over 55.
- (2) To carry out drafting amendments to any planning condition
- (3) To have discretion to refuse planning permission in the circumstance that a Section 106 Agreement is not completed within four months of the resolution to grant planning permission.
- (4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the following conditions or as amended by (2) above.

There was nobody registered to speak against the application.

Mrs S Wright spoke in favour of the application.

Cllr Neal spoke in favour of the application.

In determining the application members discussed the following:

- Restriction of apartments to over 55s
- Anti-social behaviour on the site
- Primary school places
- Secondary school places
- Car parking spaces and the site's sustainable location
- Enforcement of age restriction
- Height of building

Clarification was given on the above points raised.

A proposal was moved and seconded to grant the application in line with the officer's

recommendation and that the determination of the application hereafter be delegated to the Planning Manager, in consultation with the Chair of the Planning Committee as stated in the report and above.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted in line with the officer's recommendation and that the determination of the application hereafter is delegated to the Planning Manager, in consultation with the Chair of the Planning Committee as follows:

- (1) To complete a suitable Section 106 Agreement to secure:
 - A financial contribution of £96,740.64 secondary education places;
 - A financial contribution/off site commuted sum and overage clause to aim to achieve a 20% affordable housing policy complaint scheme; and
 - Restrict the occupation of the 48 residential apartments to persons over 55.
- (2) To carry out drafting amendments to any planning condition
- (3) To have discretion to refuse planning permission in the circumstance that a Section 106 Agreement is not completed within four months of the resolution to grant planning permission.
- (4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the following conditions or as amended by (2) above.

The meeting commenced at 6.30pm and concluded at 7.16pm

Signed:

(Chair)