

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 9th June 2020

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

In Attendance: Mike Atherton, Planning Manager
Lauren Ashworth, Principal Planning Officer
Abigail Wrench, Legal Services Officer
Carolyn Sharples, Committee and Members Services Manager
Joanna Wood, Committee and Member Services Officer

Also Present: Cllr A. Barnes, Cllr Oakes, Cllr Lythgoe, Cllr Essex, 4 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for Cllr Kempson (Cllr Haworth subbing)

2. MINUTES

Resolved:

That the minutes of the meeting held on the 28th April 2020 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) 2020/0092 – 31 Kay Street, Rawtenstall, Rossendale, Lancashire, BB4 7LS. Change of use of the building from a dwelling to extend escape rooms attractions to incorporate a bar at ground floor and escape room at first floor (sui generis) and variation of condition 3 of planning permission no. 201/0004 to extend the opening hours from 10.00am – 10.00pm 7 days a week to 10.00am – 11.00pm 7 days a week.

The Principal Planning Officer outlined the application as detailed in the report including the site details, planning history, the proposal, consultation responses and notification responses received.

Recommendation was to grant planning permission for the reasons set out in section 9 of the report and the conditions listed at section 11 of the report.

There were no registered speakers.

In determining the application members discussed the following:

- Opening times

A proposal was moved and seconded to grant permission in line with the Officer's recommendation and the conditions detailed in section 11 of the report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the application be approved in line with the Officer's recommendation, subject to the conditions in section 11 of the report

6. Application Number (Agenda Item B2) 2020/0099 St Peters Playing Field, St Peters Avenue, Haslingden, BB4 6NZ. Pre-fabricated steel container as changing facilities and equipment store for Rossendale Valley Junior Football Club players and match officials.

The Principal Planning Officer outlined the application as detailed in the report including the site details, planning history and the proposal.

The Officer's recommendation was for approval subject to the conditions set out in section 10 of the report.

There were no registered speakers.

A proposal was moved and seconded to approve the application in line with the Officer's recommendation and the conditions 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 approved in line with the Officer's recommendation, subject to the conditions in section 10 of the report.

7. Application Number (Agenda Item B3) 2020/0501 and 2019/0502 LBC – 415 Helmshore Road, Helmshore, Haslingden. Demolition of existing outbuilding and construction of new outbuilding (Retrospective).

The Principal Planning Officer outlined the application as detailed in the report including the site details, planning history, the proposal, consultation responses and notification responses received.

The Officer's recommendation was for approval of Planning Permission and Listed Building Consent, subject to the Conditions set out in Section 10 of the report.

Mr J Neary spoke against the application. Members asked questions for clarification purposes only.

Mr T Albinson spoke in favour of the application. Members asked questions for clarification purposes only.

Cllr Brian Essex spoke on the application.

In determining the application members discussed the following:

- Location of the building
- Height and design of the building
- The listed status of the wall and Gregory Fold Barn
- Party wall
- Roof structure
- Former use of out building
- Location of guttering
- Materials
- Site visits

Clarification was given on the above points.

A proposal was moved and seconded to defer the application for members to undertake a site visit.

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

FOR	AGAINST	ABSTENTION
7	2	0

Resolved:

The application to be deferred to the next meeting to enable committee members to reconsider the plans following site visits.

The meeting commenced at 6.30pm and concluded at 7.20pm

Signed:

(Chair)