

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 29th July 2020

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

In Attendance: Mike Atherton, Planning Manager
James Dalglish, Senior Planning Officer
Clare Birtwistle, Legal Services Manager
Abigail Wrench, Legal Services Officer
Carolyn Sharples, Committee and Members Services Manager
Joanna Wood, Committee and Member Services Officer

Also Present: Cllr Oakes, Cllr Lythgoe, Cllr Walmsley, Cllr Neal, Cllr Haworth, Cllr Aldred, Cllr Ashworth and 4 members of the public.

N.B The Chair noted that this meeting was a continuation of the adjourned meeting dated the 21st July 2020 to take the remaining items of business.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

None

2. DECLARATIONS OF INTEREST

Cllr Procter declared an interest on item B9 and advised that Cllr Fletcher would stand as Chair on that item.

3. 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.

4. Application Number (Agenda Item B6) 2020/0172 Land off Landgate, Shawforth: Installation of 6m high column with solar battery powered CCTV security camera, enclosed in 3m high gated steel palisade fence.

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

D Cassidy spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Fencing and the visual impact.

Clarification was given on the above points.

A proposal was moved and seconded to grant Planning Permission subject to the conditions listed in section 10 of the report to the Planning Manager and Chair of Development Control Committee following discussions with the Applicant and subsequent agreement regarding the type and colour of the boundary treatment around the proposed column.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

Delegate authority to approve the application with the conditions set out in Section 10 of the Report to the Planning Manager and Chair of Development Control Committee following discussions with the Applicant and subsequent agreement regarding the type and colour of boundary treatment around the proposed column.

5. Application Number (Agenda Item B7) 2019/0318 Land at Slackgate Farm, Tong Lane, Bacup, Lancashire, OL13 9JQ: Outline application (including access only) for residential development of up to 33 No. dwellings.

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

C Bradley spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Footpath and highways.

Clarification was given on the above points.

A proposal was moved and seconded to grant planning permission as detailed in the report

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

Members were minded to grant planning permission and that the determination of the application hereafter be delegated to the Planning Manager and Chair of Development Control Committee as follows:

(1) To complete a suitable Section 106 Agreement to secure the following:

i. Payment of £25,000 towards affordable housing provision - to be paid upon signing the S.106 agreement.

ii. When the development is completed the developer to pay further contributions towards affordable housing as follows:

a) The developer is permitted to sell the houses for up to 10% more than the prices identified in the viability appraisal without making any further contribution.

b) If they sell the houses for a total in excess of that figure (10% more than the prices) the developer pays 25% of the excess subject to a maximum of £200,000.

(2) To carry out drafting amendments to any planning condition

(3) To have to discretion to refuse planning permission in the circumstance that the 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.

6. Application Number (Agenda Item B8) 2020/0198 Land South of Holme Cottages, Cowpe Road, Cowpe: Erection of 4 No. new dwellings, with associated works and access.

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

N Mellan spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Highways

Clarification was given on the above point.

A proposal was moved and seconded to grant Planning Permission as detailed in the report and update report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That Planning Permission was granted subject to conditions set out in the Report and update report.

N.B The Chair Cllr Procter confirmed she had declared an interest in Item B9, therefore she stepped down for this item and left the meeting and Cllr Fletcher chaired the following item.

7. Application Number (Agenda Item B9) 2020/0169 Woodlend View, Back Lane, RFising Bridge: Erection of Agricultural livestock building.

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

S Hartley spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Landscaping and boundary treatment.

Clarification was given on the above points.

A proposal was moved and seconded to grant Planning Permission as detailed in the report.

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

FOR	AGAINST	ABSTENTION
7	0	1

Resolved:

That Planning Permission was granted subject to conditions set out in Section 10 of the Report and the reasons given in the update report.

N.B Cllr Procter re-joined the meeting as Chair.

8. Application Number (Agenda Item B10) 2020/0238 2 Clover Hill, Greensnook Lane, Bacup, Lancashire, OL13 9DL: Single Storey rear extension and conversion of attached outbuilding to habitable room.

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

A proposal was moved and seconded to grant Planning Permission as detailed in the report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

That the Committee grant planning permission for the reasons set out in Section 9.

9. Application Number (Agenda Item C1) 2020/0025 An application to undertake works to trees protected by a Tree Preservation Order.

The Planning Manager outlined the application as detailed in the report.

A proposal was moved and seconded to approve the works as detailed in the report.

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

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

Permission was granted to approve the works to the protected trees.

The meeting commenced at 6.30pm and concluded at 7.31pm.

Signed:

(Chair)