

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 6th October 2020

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

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

Also Present: Cllr B Ashworth, Cllr J Oakes, Cllr Neal, Cllr Aldred, Cllr Lythgoe, Cllr Pendlebury
and 11 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 1st September 2020 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Haslam-Jones declared an interest in Agenda Item B1 2020/0270 and left the meeting for the duration of this item.

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) 2020/0270 – Public Amenity Land next to Public Bridleway and River Irwell, Bacup Road, Waterfoot: Full construction of a natural stone memorial (2.4m high), replicating the image of a person.

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.

Officer recommendation was to approve the application subject to the conditions set out in section 10 of the report as follows:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The 'stone man' hereby permitted shall be constructed with pieces of natural stone in accordance with the following:

<u>Title</u>	<u>Drwg No</u>	<u>Date Recd</u>
Location Plan	Proposed Site Plan	16 / 09 / 2020
Stacksteads Memorial	01 Rev 0	23 / 06 / 2020
Stacksteads Memorial	B01 Rev 0	23 / 06 / 2020

Reason: To define the permission and in the interests of the proper development of the site.

In determining the application members discussed the following:

- Maintenance and cleaning

Clarification was given by The Principal Planning Officer advising that the cleaning and maintenance of the statue would be undertaken by the Stacksteads Countryside Park Group.

A proposal was moved and seconded to approve the application as per the officer's recommendation and subject to 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
8	0	0

Resolved:

The application was approved as per the officer's recommendation and subject to the conditions set out in section 10 of the report as follows:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The 'stone man' hereby permitted shall be constructed with pieces of natural stone in accordance with the following:

Title	Drwg No	Date Recd
Location Plan	Proposed Site Plan	16 / 09 / 2020

Reason: To define the permission and in the interests of the proper development of the site.

Cllr Haslam-Jones returned to the meeting.

6. Application Number (Agenda Item B2) 2020/0401 Listed Building Consent 168 Todmorden Road, Bacup: Painting of the front door, a changed colour/intention to paint front exterior windows a changed colour.

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

Officers recommendation that Listed Building Consent be granted subject to the conditions set out in Section 10 of the Report.

Mrs G Jones spoke against the application. Members asked questions for clarification purposes only.

Cllr Barbara Ashworth spoke on the application.

In determining the application members discussed the following:

- Colour of all windows and doors in the block of properties
- Policy 16 of Core Strategy

Clarification was given on the above points.

A proposal was moved and seconded to approve the application as per the officer's recommendation and subject to 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
7	2	0

Resolved:

That Planning Permission was granted as per the officer's recommendation and subject to conditions set out in Section 10 of the Report.

7. Application Number (Agenda Item B3) 2019/0475 Clegg Landscapes Supplies, Roberts Street Depot, Roberts Street, Rawtenstall: Change of use of the yard from storage to storage and sale of hard-landscaping materials (retrospective).

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

Officers recommendation was that planning permission be granted subject to the conditions set out in Section 10 of the Report.

A proposal was moved and seconded to grant permission as per the officer's recommendation and subject to 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:

Planning permission was granted as per the officer's recommendation and subject to the conditions set out in section 10 of the Report.

8. Application Number (Agenda Item B4) 2020/0302 39 Tonacliffe Road, Whitworth: Extension to existing garage to accommodate a ground floor yoga studio and a mezzanine level therapy space.

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

The Planning Manager confirmed that the application was now for household use only and not business use.

Officers recommendation was that planning permission be granted subject to the conditions set out in Section 10 of the Report.

Cllr Neal spoke on the application.

In determining the application members discussed the following:

- Highways
- Business use
- Enforcement

Clarification was given on the above points.

A proposal was moved and seconded to grant planning permission as per the officer's recommendation and subject to the conditions set out in Section 10 of the Report and the Update Report.

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

FOR	AGAINST	ABSTENTION
8	1	0

Resolved:

That Planning Permission be granted as per the officer's recommendation and subject to the conditions set out in Section 10 of the Report and the Update Report.

9. Application Number (Agenda Item B5) 2020/0085 Land off Rockcliffe Road, Bacup: Variation of conditions (New Proposed Site Layout) and (Material change to paving to driveways to tarmac) pursuant to Planning Approval 2018/0043.

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

Officers recommendation was that planning permission be granted subject to the conditions set out in the Report.

In determining the application members discussed the following:

- Badger Sets
- Footpath access/blocked
- Traffic calming/speed bumps

Clarification was given on the above points.

A proposal was moved and seconded to grant planning permission as per the officer's recommendation subject to the conditions set out in the 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 as per the officer's recommendation and subject to conditions set out the Report.

Cllr Roberts left the meeting due to issues with connection to zoom.

10. Application Number (Agenda Item B6) 2020/0159 Spodden Valley, Whitworth: Creation of wild play areas, upgrading of existing paths and facilities, and installations of new features and equipment. Also includes works to trees (including those covered by Tree Preservation Orders), landscaping and planting.

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.

Officer recommendation was that planning permission be granted subject to the conditions set out in the Report.

Ms K Cowley spoke against the application.

Ms R Gilbert spoke in favour of the application. Members asked questions for clarification purposes only.

Cllr Neal spoke on the application.

In determining the application members discussed the following:

- Environmental issues
- Trees/shrubs
- The different sites considered at consultation.

Clarification was given on the above points.

A proposal was moved and seconded to grant the application as per the officer's recommendation and subject to the conditions set out in the report.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

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

11. Application Number (Agenda Item B7) 2020/0341 Queens Cottage/Queens Arms, 1 Bank Street, Rawtenstall: Full change of use from existing pub and nightclub to Class B1 office use, including the formation of 2 No. new access doors and renovation of the windows and doors, and removal of rear canopy.

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 that planning permission be granted subject to the conditions set out in the Report.

Mr M Hill spoke in favour of the application.

In determining the application members discussed the following:

- Car parking and access

The Principal Planning Officer advised that this was a legal matter outside the remit of the consideration of the planning application.

A proposal was moved to grant planning permission as per the officer's recommendation and subject to the conditions in the Report.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

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

12. Application Number (Agenda Item B8) 2020/0342 Queens Cottage/Queens Arms, Rawtenstall: Listed Building Consent, change of use from existing pub and nightclub to Class B1 office use, including the formation of 2 No. New access doors and renovation of the windows and doors, and removal of rear canopy.

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 that planning permission be granted subject to the conditions set out in the Report.

A proposal was moved to grant planning permission as per the officer's recommendation and subject to the conditions set out in the Report.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

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

13. Application Number (Agenda Item B9) 2020/0036 Former Gordon Works Site, Unit 2, Gordon Works, Piercy Road, Edgeside, Scout Bottom: Creation of ambulance parking bay to serve the disabled/accessible bungalows.

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 that planning permission be granted subject to the conditions set out in the Report.

In determining the application members discussed the following:

- Markings of the ambulance bay
- For ambulance use only
- Enforcement
- Ownership of land

Clarification was given on the above points.

A proposal was moved and seconded to grant the application subject to the conditions in the Report and two additional conditions:

- 1) The ambulance bay shall only be used for ambulance parking and (2) it shall be marked out on the ground that it is for ambulance parking only.

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

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

That Planning Permission was granted subject to conditions set out the Report and the additional conditions:

1. The ambulance bay hereby approved shall only be used for the parking of an ambulance, and shall not at any time be used for the parking of other vehicles.

Reason: To ensure that adequate space is available on site at all times for ambulance parking, and in the interests of highway safety.

2. Prior to first use of the ambulance bay hereby approved, it shall be marked out clearly on the ground within the ambulance bay that the space is reserved for ambulance parking only, and this marking shall be retained thereafter.

Reason: To ensure that adequate space is available on site at all times for ambulance parking, and in the interests of highway safety.

The meeting commenced at 6.30pm and concluded at 8pm.

Signed:

(Chair)