

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 3rd November 2020

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

In Attendance: Mike Atherton, Head of Planning
Lauren Ashworth, Principal Planning Officer
Clare Birtwistle, Head of Legal (Monitoring Officer)
Joanna Wood, Committee and Member Services Officer
Glenda Ashton, Committee and Member Services Officer

Also Present: Cllr Bromley, Cllr Johnson, Cllr Lythgoe, Cllr Haworth, Cllr Cheetham and Cllr Barnes and 8 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Fletcher (Cllr Serridge subbing)

2. MINUTES

Resolved:

That the minutes of the meeting held on the 6th October 2020 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

There were no declarations of interest

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) 2020/0167 – Melba Swintex Ltd, Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom, BL0 0NT – Provision of hard surfaced area for storage purposes associated with the existing business on site, including construction of retaining wall of up to 1.8m high.

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 the report.

Mr A Howard spoke against the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Footpath
- Material planning issues
- Trees
- Operational development in Green Belt
- Restrictions on hours of working
- Consultation of residents

Clarification was given on the above points.

A proposal was moved and seconded to refuse the application contrary to the officer's recommendations.

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

FOR	AGAINST	ABSTENTION
8	1	0

Resolved:

The application was refused contrary to the officer's recommendations. The reasons given were that the proposal amounts to inappropriate development in the Green Belt and the harm to the openness of the Green Belt outweighs the other relevant planning considerations.

6. Application Number (Agenda Item B2) 2020/0267 – 2 Ashworth Road, Edgeside, Rossendale, Lancashire, BB4 9JE – Construction of 2 no. two-storey terraced dwellings, with associated works.

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 Principal Planning Officer advised that the scheme was amended and was now for Construction of 2 no. two-storey terraced dwellings, with associated works.

Officer recommendation was to approve the application subject to the conditions set out in the report.

Ms N Edwards spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Culvert and structural report
- Landscaping plan
- Bin stores and collection of waste

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 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 in the report.

7. Agenda Item C1 – Government White Paper – “Planning for the Future”, implications for the Council.

The Head of Planning outlined the information as per the report including land categorisation, housing targets, local plans, design codes and digitalisation.

Members were advised to note the proposed Government changes in the White Paper and for the Council to plan ahead accordingly. However, the provisions outlined may be subject to significant change prior to becoming statute and therefore, it is not yet practical for the Council to make any changes as a result of the White Paper.

Resolved:

The Government White Paper was noted.

The meeting commenced at 6.35pm and concluded at 7.29pm

Signed:

(Chair)