

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 1st April 2025

Present: Councillor Procter (Chair)
Councillor Eaton (Vice Chair)
Councillor Ashworth
Councillor Hancock
Councillor Driver (sub)
Councillor Hodgkiss
Councillor Adshead

In Attendance: Michael Atherton, Head of Planning and Building Control
Claire Bradley, Senior Planning Officer
Chris Dobson, Planning Officer
Sattar Hussain, Legal Officer

Also Present: 4 members of the public

1. APOLOGIES FOR ABSENCE

There were received by Councillor Kenyon (Councillor Driver subbing).

2. DECLARATIONS OF INTEREST

Councillor Hancock declared an interest in relation to item B2 (minute 5) as the agent on the application and Councillor Adshead declared an interest in relation to item B3 (minute 6) as a member of Rossendale Valley Energy.

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 applications and any relevant additional information. The Committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

4. 2024/0477 – 197 Bury Road, Rawtenstall, Rossendale, Lancashire, BB4 6DJ (ITEM B1)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received.

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

In determining the application, the Committee discussed the following:

- Car parking
- Parking restrictions
- Size of the building and the potential for it to be turned back into a house
- The concerns raised regarding on street parking by the Highways Authority
- Alterations to the rear of the site and with a view to creating extra parking space
- Visual amenity

- The history of the dwelling
- Sustainability of the location of the site

A proposal was moved and seconded to approve the application in line with the Officer's recommendation subject to the conditions detailed in the report.

Moved: Councillor Ashworth

Seconded: Councillor Driver

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That planning permission is granted subject to the conditions below:

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	A331-04	04.12.2024
Proposed Site Plan	A331-03/A	12.02.2025
Proposed Floor Plans	A331-01/B	12.02.2025
Proposed Elevations	A331-02/A	17.12.2025

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

- 3) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

- 4) The boundary treatments, bike store and bin store as shown within the Proposed Site Plan drawing ref A331-03/A shall be constructed prior to first occupation of any of the flats hereby approved.

Reason: In the interest of neighbour and residential amenity and to promote sustainable transport.

N.B. Councillor Hancock left the committee and did not sit on the following item.

5. 2024/0412 – 1 Barlow Fold, Cherry Tree Lane, Rawtenstall, Rossendale, BB4 6EG (ITEM B2)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received. The Planning Officer also brought members attention to the update report.

In determining the application, the Committee discussed the following:

- Proposal to render the proposed extension to the property

A proposal was moved and seconded to approve in line with the Officer's recommendation subject to the conditions detailed in the report and update report.

Moved: Councillor Driver

Seconded: Councillor Eaton

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

That planning permission is granted subject to the conditions below:

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	14.10.2024
Block Plan	16031.2	22.01.2025
Layouts	16035.2B	25.03.2025
Proposed and Existing Elevations	16035.1B	26.03.2025

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

Councillor Hancock returned to sit back on the Committee.

- 3) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

N.B. Councillor Hancock came back to sit on the committee and Councillor Adshead left the committee and did not sit on the following item.

6. 2025/0025 – Land East Of The Lanxess Urethanes Ltd Paragon Works Site Paragon works Worsley Street Rising Bridge BB5 2SL (ITEM B3)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received.

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

In determining the application, the Committee discussed the following:

- Supporting local community benefits
- Noise generation
- Glare and sun reflection on the solar panels
- Visibility of the development

A proposal was moved and seconded to approve the application in line with the Officer's recommendation subject to the conditions detailed in the report.

Moved: Councillor Eaton

Seconded: Councillor Ashworth

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

The planning permission be approved subject to the conditions listed below and any additional conditions required by the Council's Ecology Consultant:

- 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 development shall be carried out in accordance with the following:

Application form received 29.01.2025

Drawing No: 8594-DRW-DES-0001 - Site Location Plan received 29.01.2025

Drawing No: 8594-DRW-PLN – Proposed Viewpoint Locations received 29.01.2025

Drawing No: 8594 – Designated Heritage Assets received 29.01.2025

Drawing No: 8594-DRW-DES-0002 - Transport Plan received 29.01.2025

Drawing No: 8594-DRW-DES-0003 - Cultural Heritage Designations received 29.01.2025

Drawing No: 8594-DRW-DES-0004 - Environmental Designations received 29.01.2025
 Drawing No: 8594 - Non-Designated Heritage Assets received 29.01.2025
 Drawing No: Drawing No: 8594-OS 1849 6-INCH – Historical Map received 29.01.2025
 Drawing No: 8594-OS 1911 25-INCH. – Historical Map received 29.01.2025
 Drawing No: 8594-OS 1947 25-INCH. – Historical Map received 29.01.2025
 Drawing No: LAN-0005_05 - Lanxess Solar Layout received 29.01.2025
 Drawing: Enclosure Designs received 05.02.2025
 Drawing: Fencing and Security Details received 05.02.2025
 Drawing: Sunfixings Layout MC3195.A received 05.02.2025
 Appendix B - Lanxess Solar Farm ECIA received 29.01.2025
 Appendix C - Cultural Heritage Assessment received 29.01.2025
 Appendix D - 0279_Paragonworkssolar_Ms_V2-1_20241021 (Noise Impact Assessment) received 29.01.2025
 Appendix E - LKC 23 1707-A1-PRA – Preliminary Risk Assessment received 29.01.2025
 Appendix F - Paragon Works Solar Farm Flood Risk Assessment and Drainage Scheme received 29.01.2025
 Appendix G - Letter of Support From Lanxess Urethanes received 29.01.2025
 BNG Supporting Documents For The Paragon Works Solar Development received 29.01.2025
 The Statutory Biodiversity Metric Calculation Tool received 05.02.205

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

- 3) Construction works and decommissioning works shall not take place outside the following hours:
- | | |
|------------------|----------------|
| Monday to Friday | 08:00 to 18:00 |
| Saturday | 08:00 to 13:00 |
- Construction or decommissioning works shall not take place on Sundays, or Bank / Public Holidays.
- Access and egress for delivery vehicles relating to construction / decommissioning shall be restricted to the working hours indicated above.

Reason: to ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

- 4) No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
- 24 Hour emergency contact number;
 - Details of the parking of vehicles of site operatives and visitors;
 - Details of loading and unloading of plant and materials;
 - Arrangements for turning of vehicles within the site;
 - Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
 - Measures to protect vulnerable road users (pedestrians and cyclists);The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Wheel washing facilities;
 - Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;

- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

- 5) For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

- 6) Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
 - (i.) A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
 - (ii.) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
 - (iii.) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To ensure risks associated with land contamination and mitigated and to prevent pollution.

- 7) Pursuant to condition 6 and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure risks associated with land contamination and mitigated and to prevent pollution.

- 8) No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be

submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of geophysical survey and trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. Copies of all reports should be deposited directly with the Lancashire Historic Environment Record. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA), including the deposition of archives. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

- 9) The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment and surface water sustainable drainage strategy (Appendix F - Paragon Works Solar Farm Flood Risk Assessment and Drainage Scheme-v1.0, date of issue 09/01/2025).

The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy ENV9 of the adopted Rossendale Local Plan 2019 to 2036.

- 10) No external lighting, including lighting required for construction and decommissioning, shall be installed at the site until such time as a lighting strategy for biodiversity has been submitted to and approved in writing by the local planning authority. All external lighting shall be installed in accordance with the details agreed in the strategy and shall be maintained thereafter in accordance with the agreed details, subject to any such variation that may be agreed with the Local Planning Authority. No additional external lighting shall be installed without prior written consent from the local planning authority.

Reason: To avoid harm to any wildlife, and to protect the biodiversity of the site.

- 11) The planning permission hereby granted shall be limited to a period of 30 years commencing from the date electricity generated by the solar panels is first exported to the National Grid. At the end of this 30-year period, the development shall be removed, and the land restored to its previous agricultural use in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority unless a further application for planning permission has been sought and granted.

Reason: The proposed development has an operational lifespan of 30 years and following this period (or a shorter period if the use ceases earlier than anticipated) the impact of the development is no longer justified and the landscape should be restored.

- 12) No later than six months prior to the expiry of the planning permission, or within six months of the cessation of electricity generation by this solar array, whichever is the sooner, a detailed scheme of works for the removal of the development (excluding the approved landscaping and biodiversity works) shall be submitted to the Local Planning Authority (LPA) for its approval. The scheme of works shall include the following: (a) a programme of works; (b) a method statement for the decommissioning and dismantling of all equipment and surfacing on site; (c) details of any items to be retained on site; (d) a method statement for restoring the land to agriculture; (e) timescale for the decommissioning, removal and reinstatement of the land; (f) a method statement for the disposal/recycling of redundant equipment/structures. The scheme of works shall be undertaken in accordance with the approved details and timescales. The operator shall notify the Local Planning Authority in writing within five working days following the cessation of electricity generation.

Reason: To protect the ecology of the site during the decommissioning and restoration of the site.

- 13) Detailed specifications of the native hedgerow (refer to drawing 1503 – 2B) shall be submitted and approved in writing by the Local Planning Authority. The hedgerow shall be put in place in the first planting season following substantial completion of the development or the first generation of electricity by the development (whichever is sooner). All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory

- 14) The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.

- 15) No part of the development hereby approved shall be brought into use until:
- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and

- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.

- 16) Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.

The meeting concluded at 19:30pm

Signed:
(Chair)

Date:
