

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 13th May 2025

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

In Attendance: Michael Atherton, Head of Planning and Building Control
James Dalgleish, Principal Planning Officer
Sattar Hussain, Legal Officer

Also Present: 38 members of the public
Councillor Harris

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Norton (Councillor Driver subbing) and Councillor Kenyon (Councillor Hancock subbing).

2. MINUTES

Resolved:

That the minutes of the meetings held on the 24th March 2025 and 1st April 2025 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Procter declared an interest in relation to item B3 (minute 7) as the applicant of the application and Councillor Hancock declared an interest as the agent on item B3 (minute 7).

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 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.

5. 2025/0061 - Land to the West Of Rooley Moor Road, Rooley Moor, Rossendale (ITEM B1)

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

The Officer's recommendation was to delegate Authority to approve the application subject to

conditions to the Chairman & Vice Chairman of the Development Control Committee, in consultation with the Head of Planning, following the conclusion of the re-consultation period.

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

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

In determining the application, the Committee discussed the following:

- Permission from Natural England regarding closure of common / access land
- Conflicts and accordance with the Council's planning policies
- Restoration of the moor and the funding of the same clarified
- Decommissioning of the construction equipment
- Delivery and transportation of construction equipment
- Access routes and warning signage
- Photos will be taken of the route before and after (to be secured by condition)
- Re-consultation to allow consideration of the proposed Construction Traffic Signage Plan

A proposal was moved and seconded to defer the application awaiting the outcome of the consultation period against the Officer's recommendation.

Moved: Councillor Eaton

Seconded: Councillor Driver

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be deferred.

6. 2025/0114 – Land immediately adjacent to MUGA, Whitaker Park, Haslingden Road, Rawtenstall, BB4 6RE (ITEM B2)

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

The Officer's recommendation was to approve the application subject to the conditions detailed in the report, update report and further update reports.

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

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

In determining the application, the Committee discussed the following:

- Clarity on the applicant's name, PadelParcs

- The temporary nature of the application
- The installation of the paddle park
- The removal of the portacabin once the temporary permission expires

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, update report and further update reports as stated below.

Moved: Councillor Driver

Seconded: Councillor Hancock

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: 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:

Location Plan received 21.03.2025

Drawing No: SL072 DQ2692D - Portakabin A2 (1) received 21.03.2025

External photograph received 21.03.2025

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

- 3) The location and use of the container as a club house to support the Padel Project will be for a temporary period ending 31st December 2025.

Reason: To protect the amenity of the adjoining land users/occupiers.

- 4) Pursuant to condition 3, the container shall be removed from the site within 1 month of the cessation of the use and the site shall be returned to its original condition.

Reason: In the interests of visual amenity of the area.

N.B. Councillor Procter and Councillor Hancock left the committee and did not sit on the following item. Councillor Eaton (Vice Chair) chaired the discussion on this item.

7. 2025/0073 – 3 Elizabeth Drive, Haslingden, Rossendale, Lancashire, BB4 4JB (ITEM B3)

The Principal Planning Officer introduced the application as detailed in the report including the proposal and the nature of the application type (lawful development certificate).

The Officer's recommendation was to approve the application for the reason set out in section 10 of the report.

A proposal was moved and seconded to approve the application in line with the Officer's recommendation, for the reason set out in section 10 of the report.

Moved: Councillor Driver

Seconded: Councillor Ashworth

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

FOR	AGAINST	ABSTENTION
5	0	0

Resolved:

That a Lawful Development Certificate be approved for the reason set out in section 10 of the report.

N.B. Councillor Procter and Councillor Hancock returned to the Council Chamber.

The meeting concluded at 07:51pm

Signed:
(Chair)

Date:
