

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 24th June 2025

Present: Councillor Procter (Chair)
Councillor Eaton (Vice Chair)
Councillor Ashworth
Councillor Norton
Councillor Kenyon
Councillor Hodgkiss
Councillor Adshead

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

Also Present: Councillor Barnes and Harris
38 members of the public

1. APOLOGIES FOR ABSENCE

There were no apologies received.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 13th May 2025 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 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 Planning Officer introduced the application as detailed in the report including the context and background, discussion, update/re-consultation and assessment. The Planning Officer also brought members' attention to the update report.

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:

- Depths of the holes in the peatland
- Climate change
- Net renewable energy
- Construction Method Statement and its purpose
- Difference between Wind Cube and Met Mast
- Access and the frequent use of the road
- The correctness of the maps and location of the Mast
- The balance between damage and restoration (Ecological impact)
- Loading and unloading materials on site
- Impact on the Conservation Area
- Proposed conditions, including the requirement for a photographic survey of Rooley Moor Road and repair of any development-related damage

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	1

Resolved:

That planning permission is approved 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 application form received 25.02.2025 and the following:

Figure 1 - Scout Moor - Site Location - V1C received 25.02.2025

Figure 2 - Scout Moor - Layout Plan - V1D received 25.02.2025

Figure 3 - Scout Moor - Indicative Mast Elevation - V2A received 25.02.2025

Figure 4 – Scout Moor - Mast Plan View - V1A received 25.02.2025

Figure 5 - Scout Moor - Transport Access to the Site - V2b received 04.04.2025

Figure 6 - Scout Moor - Heras Security Fence - V1C received 25.02.2025

Figure 7 - Scout Moor - Stock Fence - V1B received 25.02.2025

Figure 8 - Scout Moor - Welfare Unit - V1B received 25.02.2025

Figure 9 – Scout Moor – Construction Signage V1a received 23.05.2025

Met Mast Installation Signage received 23.05.2025

Construction Method Statement_V9 received 17.04.2025

Preliminary Ecological Appraisal (Atmos Consulting February 2025) received 25.02.2025.
Planning Statement received 25.02.2025

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 works shall not take place on Sundays, or Bank / Public Holidays.
Access and egress for delivery vehicles 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. The Local Planning Authority shall be notified of the date on which erection of the met mast hereby permitted is completed, within 28 days of this event. The met mast shall be removed from the site and the land reinstated to its former condition no later than 3 years from the date its erection is completed.

Reason: To protect the essentially open and rural character of the Countryside.

5. Vegetation clearance works, site preparation, vehicle movements associated with the development, development work or other works that may affect ground nesting birds shall not be carried out between March and August inclusive, unless the absence of nesting birds has been first confirmed by further survey or inspections by a qualified ecologist.

Reason: In the interests of ecology/biodiversity.

6. Any excavations required in connection with the met mast hereby permitted shall not be left open overnight.

Reason: In the interests of ecology/biodiversity and public safety.

7. The construction and decommissioning of the equipment shall be carried out in full accordance with Section 6 of the Preliminary Ecological Appraisal (Atmos February 2025).

Reason: In the interests of ecology/biodiversity.

8. A pre-commencement photographic condition survey of the proposed construction traffic access route along Rooley Moor Road shall be completed and submitted to the Local Planning Authority prior to commencement of development for the section of Rooley Moor Road to be used by any construction traffic.

Upon substantial completion of the development, a further post-development photographic condition survey of the same section of highway shall be submitted to the Local Planning Authority for its approval, along with a scope of highway remedial works and timetable for rectifying any damage caused during the construction period.

Any damage shall then be repaired in conjunction with the Highway Authority in accordance with the approved scope of highway remedial works and timetable.

Reason: In the interests of highway safety and protection of a non-designated heritage asset

9. No less than two weeks prior to the commencement of any construction or decommissioning works associated with the development hereby approved, signage as shown on the Construction Traffic Signage Plan shall be placed in the locations identified on that plan, to alert users of Rooley Moor Road to the works associated with the development.

The signage shall all be removed after works have been completed.

Reason: in the interests of maintaining the safety of users of Rooley Moor Road.

6. 2025/0078 – 190 Haslingden Road, Rawtenstall, BB4 6RX (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.

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

In determining the application, the Committee discussed the following:

- Car parking spaces
- The retention of pillars

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 and an additional condition to be included regarding a plan to show the relocation of the existing pillars on the site frontage.

Moved: Councillor Eaton

Seconded: Councillor Kenyon

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That planning permission is approved 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 the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with application form received 04.03.2025 the following drawings and documents, unless otherwise required by the conditions below:

Drawing No: 204-002C - Existing Site Plan received 04.03.2025

Drawing No: 204-010C - Existing Basement and Ground Floor Plan received 04.03.2025

Drawing No: 204-011C - Existing First and Loft Floor Plan received 04.03.2025
Drawing No: 204-012C - Existing Roof Plan received 04.03.2025
Drawing No: 204-020C - Existing Northwest and Southeast Elevations received 04.03.2025
Drawing No: 204-021C - Existing Northeast Elevation received 04.03.2025
Drawing No: 204-022C - Existing Southwest Elevation received 04.03.2025
Drawing No: 204-030C - Existing Section AA and BB received 04.03.2025
Drawing No: 204-040C - Existing 3D received 04.03.2025
Drawing No: 204-P-001 - Existing Site Location Plan received 19.05.2025
Drawing No: 204-100D - Proposed Site Plan received 28.05.2025
Drawing No: 204-110D - Proposed Basement & Ground Floor Plans received 28.05.2025
Drawing No: 204-111D - Proposed First & Loft Floor Plans received 28.05.2025
Drawing No: 204-120D - Proposed Northwest & Southeast Elevations received 28.05.2025
Drawing No: 204-121D - Proposed Northeast Elevation received 28.05.2025
Drawing No: 204-122D - Proposed Southwest Elevation received 28.05.2025
Drawing No: 204-130D - Proposed Section AA & BB received 28.05.2025
Drawing No: 204-140D - PROPOSED 3D received 28.05.2025
Drawing No: 204-142 - Proposed 3D Frontage received 28.05.2025
Drawing No: 204-160D - Proposed Parking Plan received 28.05.2025
Biodiversity Net Gain Statement received 03.04.2025
Amended Design and Access Statement received 19.05.2025
Suggested Privacy Screen Position received 19.05.2025

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

3. No part of the development shall be occupied, including the parking spaces, until dropped kerbs have been installed and widened at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with Lancashire County Council's Specification for Construction of Estate Roads. These shall then be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

4. No part of the development shall be occupied until full details including dimensions, materials and position of privacy screens between Nos 192 and 190 and between the two proposed properties have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of any part of the development and then shall be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of the privacy and outlook of neighbouring properties and the future occupiers of the proposed development.

5. Prior to removal of any part of the front wall, full details of proposed positions of the pillars, and retained and relocated section of wall shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained in perpetuity for the lifetime of the development.

Reason: In the interests of the visual amenity and impact on the heritage asset.

The meeting concluded at 7:13pm

**Signed:
(Chair)**

Date:
