

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 15th July 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 Dalglish, Principal Planner
Claire Bradley, Senior Planning Officer
Ian Lunn, Planning Consultant
Yasmin Ahmed, Principal Legal Officer

Also Present: 4 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 24th June 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. 2025/0199 - Land at Meadow Way, Bacup, Lancashire (ITEM B1)

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

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

In determining the application, the Committee discussed the following:

- Purpose of land
- 5 year housing land supply
- Tilted balance when determining planning applications for new housing
- Development of area of countryside
- Extent of the application 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 and update report.

Moved: Councillor Eaton

Seconded: Councillor Kenyon

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

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 6 | 0 | 1 |

Resolved:

That permission in principle is granted.

6. 2025/0204 – 20 Woodside, Haslingden, Rossendale, Lancashire, BB4 6QQ (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.

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 Eaton

Seconded: Councillor Ashworth

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

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 7 | 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: 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 the following drawings, unless otherwise required by the conditions below:

| Drawing Title | Drwg No | Date Rec'd |
|----------------------|------------------|------------|
| Location Plan | #00980450-B1C7FC | 17/06/2025 |
| Existing Floor Plans | 17016.2 | 17/06/2025 |
| Existing Elevations | 17016.1 | 17/06/2025 |
| Proposed Floor Plans | 17016.4 | 17/06/2025 |
| Proposed Elevations | 17016.3A | 17/06/2025 |
| Proposed Roof Plan | 17016.5A | 17/06/2025 |

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development, in accordance with the requirements of Policies SD1, SD2, HS9, and ENV1 of the Council's adopted Rossendale Local Plan 2019 to 2036, Sections 12 and 15 of the National Planning Policy Framework and the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008).

3. The materials to be used in the construction of the external walls of the approved extensions and enlarged dormer window shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the external walls of the host dwelling. The roof of the approved two storey side extension shall be constructed of matching roof tiles.

Reason: In the interests of visual amenity, in accordance with the requirements of Policies HS9 and ENV1 of the of the Council's adopted Rossendale Local Plan 2019 to 2036, Sections 12 and 15 of the National Planning Policy Framework and the relevant provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent legislation revoking or superseding that Order, no windows, doors or other openings, other than those shown on the approved plans, shall, at any time, be formed within the side (south western or north eastern) facing elevations of the approved extensions.

Reason: To safeguard the privacy of the occupiers of the adjoining properties in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, and the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008).

5. The new windows to be formed within the approved enlarged dormer window shall be obscure glazed to level 3 on the Pilkington Levels of Privacy scale or to an equivalent level as may be agreed in writing by the Local Planning Authority. They shall also be fixed shut. These works shall be completed before the bedrooms served by those windows are first occupied, and the windows shall be satisfactorily retained as such at all times thereafter.

Reason: To safeguard the privacy of the occupiers of 19 Woodside accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, and the provisions of the Council's Alterations and Extensions to Residential Properties SPD.

7. 2025/0103 – Land at Fallbarn Road, Rawtenstall, Rossendale, Lancashire (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. The Planning Officer also brought members attention to the update report.

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

In determining the application, the Committee discussed the following:

- Clarification on condition 10 in particular traffic entering the site
- Actions available if conditions not met / enforcement of conditions
- Clarification on condition 14 in particular the draining scheme completion
- Clarification on occupation and first use
- Clarification on applicant details and personal permission
- Clarification on condition 10 in particular the construction of the cycleway

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 Proctor

Seconded: Councillor Eaton

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

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 4 | 2 | 1 |

Resolved:

That planning permission is approved subject to the following conditions (changes shown in red) 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:

Drawing No: CWD-MC-48024-REV A - Layout 1 received 21.08.2024

Drawing No: CWD-MC-48024-REV A - Wall Report received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00006_P01 - Proposed Layout Plans received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00007_P00 - Existing North and South Elevations received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00008_P00 - Existing East Elevation received 21.08.2024

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00009_P00 - Existing West Elevation received 21.08.2024

Drawing No: 161927-005 - Swept Path Analysis Entering and Exiting in a Forward Gear received 28.01.2025

Drawing No: 161927-006 - Swept Path Analysis of Delivery Vehicles received 28.01.2025

Drawing No: 161927-008 - Swept Path Analysis of 4.6T Van Exiting via Victoria Way received 28.01.2025

Drawing No: 161927-009 - Swept Path Analysis of 7.5T Box Van Exiting via Victoria Way received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00003_P05 - Proposed Ground Floor Site Plan received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00005_P02 - Site Location Plan and Block Plan received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00010_P03 - Proposed North & South Elevations received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00011_P02 - Proposed East Elevation received 28.01.2025

Drawing No: FBR-RALA-Z1-XX-DR-A-(PL)-00012_P02 - Proposed West Elevation received 28.01.2025

01 Fallbarn-Rd-Preliminary-Eco-Appraisal V1 received 21.08.2024

15082-BKP-V1-00-CA-C-500-P2-FLOW CALCULATIONS received 19.03.2025

15082-BKP-V1-00-DR-C-500-P2-Drainage Strategy received 19.03.2025 15082-BKP-V1-00-DR-C-501-P1-Drainage Details Sheet 1 received 19.03.2025

15082-BKP-V1-00-DR-C-502-P1-Drainage Details Sheet 2 received 19.03.2025

7895 DESK STUDY 23.02.24-95 received 21.08.2024

Construction Management Plan received 06.06.2025

Flood Risk Assessment received 21.08.2024

Heritage and Planning Statement received 21.08.2024

Design & Access Statement_P01 – PART 1 received 28.01.2025

Design & Access Statement_P01 – PART 2 received 28.01.2025

Design & Access Statement_P01 – PART 3 received 28.01.2025

Habibat Swift Box Faced With Matching Stone details received 19.03.2025

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

3. No materials shall be used in the construction 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 development hereby permitted shall be used only as a controlled access self-storage facility. No other use of the site (including other B8 uses) shall be undertaken without a new separate grant of planning permission first being obtained from the Local Planning Authority.

Reason: The site is located in a position that has the potential to be detrimental to highway safety, and the acceptability in principle of other uses has not been established.

5. The use hereby permitted shall be carried on only by Mr Timothy Smith and shall be for the period during which the premises are occupied by Mr Timothy Smith only.

Reason: To ensure that the facility is managed in a way that is detailed in the approved documents to ensure acceptability in highway safety terms.

6. Access and management of the site shall be in accordance with the detail within the Design and Access Statement Section 4.3.1 unless a further application is first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

7. The approved Construction Management Plan submitted on 06.06.2025 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.

8. Construction-related deliveries to the approved development shall only be accepted between the hours of 9:00am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

9. 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, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

10. Prior to the first use of the development all the highway works and internal segregation of the cycleway will have been constructed and completed in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

11. The surface water from the approved driveway/hardstanding/car park shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

12. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

13. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

Reason: Vehicles reversing to and from the highway are a hazard to other road users.

14. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

15. The approved details in respect of the recommended measures contained in Section 6 of the Preliminary Ecological Appraisal submitted on 19.03.2025 shall be implemented in full prior to the building being brought into use.

Reason: In the interests of the biodiversity of the site.

The meeting concluded at 7.22pm

**Signed:
(Chair)**

Date:
