

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 7th October 2025

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

In Attendance: Michael Atherton, Head of Planning and Building Control
James Dalglish, Principal Planner
Storm Grimshaw, Senior Planning Officer
Claire Bradley, Senior Planning Officer
Yasmin Ahmed, Principal Legal Officer
Camran Nejad, Legal Officer

Also Present: Councillors A.Barnes, Cheetham, Driver, Holland and Ritson and
David Smurthwaite

14 members of the public
1 press

1. APOLOGIES FOR ABSENCE

Apologies were received by Councillor Procter (Councillor Gill subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 2nd September 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. 2022/0451 – Land West of Market Street, Edenfield, Rossendale (ITEM B1)

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

update report.

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

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

Councillor Holland spoke on the application.

In determining the application, the Committee discussed the following:

- Visioning board – part of the decision at cabinet. Vision board to keep residents informed on development. Scheduled to take place in a week with a number of agencies.
- Separation distances not being enough –were considered to be appropriate having regard to the context of the site, the proposed development and levels, and relevant policy. Obtained amended plans to better demonstrate this.
- Yellow lines on Market Street – likely to be done via a traffic management order via an agreement. LCC and developer to work on this. RBC does not have a direct role in this. Condition in application for this to be completed before occupancy.
- Right hand turn – LCC Highways have commented on this and they are satisfied with this.
- Neighborhood plan- provides for a range of designs. Requirements met through consultation and amendments.
- Materials used – Agreed masterplan and design codes include for the materials specified. An appropriate mix of materials has been selected following consultation.
- Car parking issues – scheme does include to compensate for 13 off street car parking spaces. Mitigates loss of parking to LCC Highways' satisfaction.
- Separation distances and loss of visibility.
- School contributions – LCC education methodology. LCC Education confirmed that school places are not required. This was queried this and they have confirmed this is not a requirement.
- Density of development.
- Development is in accordance with agreed design codes.

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 the update report.

Moved: Councillor Ashworth

Seconded: Councillor Kenyon

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

FOR	AGAINST	ABSTENTION
5	2	0

Resolved:

That Members resolved that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning, Chair of Development Control Committee and Vice Chair as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- Provision of on-site public open space and play equipment as shown on the proposed plans.
- 72 units of affordable housing split 50:50 between affordable rent and shared ownership (i.e. 36 of each).
- Affordable housing monitoring fee of £1,232.
- Playing pitch/outdoor sport contribution for the provision of new and/or the improvement of existing playing pitches located in the area currently covered by the Borough of £191,114 (plus monitoring fee of 1% of the value of the contribution).
- Indoor and built sport facilities contribution for the provision of new and/or the improvement of existing indoor and built sports facilities located in the area currently covered by the Borough of £119,952 (plus monitoring fee of 1% of the value of the contribution).
- Open spaces contribution (parks, gardens and allotments) to be expended in covering the current shortfall in parks and gardens and in allotments in the local area / area currently covered by the Borough of £7,735 (plus monitoring fee of 1% of the value of the contribution).
- Greenbelt compensation contribution for the provision of public rights of way improvements in the local area / area currently covered by the Borough and improvements at Edenfield Cricket Club of £297,500 (plus monitoring fee of 1% of the value of the contribution).
- Biodiversity enhancement contribution for the enhancement of the habitat value of land within the ownership and / or control of the Council” of £57,150 (plus monitoring fee of 1% of the value of the contribution).
- Contribution of £28,738 towards the creation of 80m of multi user link path.
- Contribution of £250,000 towards the support / provision of bus services.
- Travel plan monitoring contribution of £12,000.
- Bus ticket contribution to reflect the cost of providing a 12-month bus ticket for each new household on the development, to promote sustainable modes of transportation.
- Management and maintenance of on-site landscaping and communal areas.
- Relevant up-to-date S.106 monitoring fees.

(2) To carry out drafting amendments to any planning condition, delete any planning condition, and to insert any other required planning conditions, and amend / vary any S.106 Agreement.

(3) To have discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within four months of the resolution to grant planning permission.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by (2) above.

6. 2025/0217 – Land at Meadows Mill, Burnley Road, Bacup (ITEM B2)

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

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

Councillor Driver spoke on the application.

In determining the application, the Committee discussed the following:

- Noise nuisance
- Amendment to condition 3 on the start and end times

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 that delegated authority be provided to the Head of Planning, Chair of Planning and Vice Chair to include a potential amendment to Condition 3 following further consultation.

Moved: Councillor Ashworth

Seconded: Councillor Kenyon

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That Members resolves that they would be minded to grant planning permission subject to conditions . and that the determination of the application hereafter be delegated to the Head of Planning, Chair of Development Control Committee and Vice Chair, following further consultation and any amendments to condition 3 that were deemed necessary to make the development acceptable, following consultation.

7. 2025/0333 – 14 Carr Lane, Rawtenstall (ITEM B3)

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

Moved: Councillor Kenyon

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 be granted subject to the following conditions:

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	#00994884-98A01F	13/08/2025
Existing Floor Plans	17024.2	13/08/2025
Existing Elevations	17024.1	13/08/2025
Proposed Floor Plans	17024.4A	22/08/2025
Proposed Elevations	17024.3	13/08/2025
Existing and Proposed Roof Plan	17024.5	13/08/2025

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 and roof of the approved extension shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the external walls and roof of the host dwelling.

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 shall, at any time, be formed within the side (northwestern) facing elevation of the approved extension.

Reason: To safeguard the privacy of the occupiers of 12 Carr Lane 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 three new parking spaces (including the garage space) shall be completed and made available for the parking of vehicles before the enlarged dwelling is first occupied. These works shall include for measures to ensure that surface water does not drain onto the adjoining highway. The parking spaces shall thereafter be retained at all times solely for the parking of vehicles in conjunction with the enlarged dwelling.

Reason: In the interests of highway safety in accordance with the requirements of Policy HS9 of the adopted Local Plan, and the provisions of the Council's Alterations & Extensions to Residential Properties SPD (2008), in this regard.

8. 2025/0068 – Wholaw Tong Farm (ITEM B4)

The Planning Officer introduced the application as detailed in the report including the site details, proposal and consultation and representation 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.

Moved: Councillor Kenyon

Seconded: Councillor Eaton

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That retrospective permission is approved subject to the conditions below:

1. The development shall be carried out in accordance with the following drawings/documents, unless otherwise required by the conditions below:

Application form signed and dated received 26.02.2025

Location Plan received 26.02.2025

Drawing No: 025/WT/002 - Elevations received 26.02.2025

Drawing No: 025/WT/001 - Site Plan received 26.02.2025

Drawing No: 025/WT/003 – Site Images received 26.02.2025

Drawing No: 25-400-001 - Proposed Drainage Arrangement Sheet 1 of 2 received 11.08.2025

Drawing No: 25-400-001 - Proposed Drainage Arrangement Sheet 1 of 2 received 11.08.2025

Drawing No: 25-400-002 - Proposed Drainage Areas received 11.08.2025

Drawing No: 25-400-003 - Exceedance Flow Arrows received 11.08.2025

Planning Statement received 26.02.2025 Public

Drainage Critical Results received 11.08.2025

Drainage Greenfield Discharge Rate received 11.08.2025

2. Notwithstanding the information submitted, within three months of the date of this approval, a final surface water sustainable drainage strategy for the site shall be submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i) 100% (1 in 1-year) annual exceedance probability event;
 - ii) 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii) 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i) Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii) Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
 - iii) Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv) Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v) Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vi) Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of the existence, route, condition and capacity of the existing surface water drainage systems to their outfall to the mapped ordinary watercourse/waterbody, to confirm this system can accept the additional runoff generated by the proposed development.
- d) A site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person.

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.

9. 2025/0256 – Rawtenstall Town Square, Rawtenstall, Rossendale (ITEM B5)

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

Moved: Councillor Ashworth

Seconded: Councillor Gill

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application 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 amended planning application form received 02.09.2024 and the following drawings and documentation unless otherwise required by the conditions below:

Application from received 27.06.2025

Revised Location Plan received 22.07.2025

Structural Design and Calculations concerning Bowland Hare Sculpture received 27.06.2025

Hare dimensions received 07.08.2025

Hare photoshops received 07.08.2025

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

3. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall include:
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - 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.
- Delivery, demolition, and construction working hours.

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

Reason: To mitigate the impact of the construction traffic on the highway network.

4. HGV Deliveries to the approved development shall only be accepted between the hours of 9:30am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

10. 2025/0282 – Rawtenstall Market Hall, Newchurch Road, Rawtenstall Rossendale (ITEM B6)

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

In determining the application, the Committee discussed the following:

- Photovoltaic array removed from the previously approved proposal.
- All objectors have been informed and consulted again

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

Moved: Councillor Ashworth
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 below conditions:

1. The development hereby permitted shall be begun before 1st April 2028.

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 planning application form received 21.07.2025 and the following drawings and documentation unless otherwise required by the conditions below:

- Drawing No: 1570-23-DAY-A-03-0001 - Topographical Survey received 01.07.2024
- Drawing No: 1570-23-DAY-A-03-0002 - Existing Site Plan received 01.07.2024
- Drawing No: 1570-23-DAY-A-03-0003 - Existing Ground Floor Plan received 01.07.2024
- Drawing No: 1570-23-DAY-A-03-0004 - Existing Roof Plan received 01.07.2024
- Drawing No: 1570-23-DAY-A-03-1001 - Existing Elevations Sheet 1 received 01.07.2024
- Drawing No: 1570-23-DAY-A-03-1002 - Existing Elevations Sheet 2 received 01.07.2024
- Drawing No: 1570-23-04-0001 Rev B - Proposed Site Plan received 21.07.2025
- Drawing No: 1570-23-04-0002 Rev B - Proposed Ground Floor Plan received 21.07.2025
- Drawing No: 1570-23-04-0003 Rev B - Proposed Roof Plan received 21.07.2025
- Drawing No: 1570-23-04-1001 Rev B - Proposed Elevations Sheet 01 received 21.07.2025
- Drawing No: 1570-23-04-1002 Rev B - Proposed Elevations Sheet 02 received 21.07.2025
- Drawing No: 1570-23-04-1003 Rev B - Proposed Elevations Sheet 03 received 21.07.2025
- Drawing No: 1570-23-04-1004 Rev B - Proposed Elevations Sheet 04 received 21.07.2025
- Drawing No: 1570-23-04-1004 Rev A - Proposed Elevations 04 with tracked changes received 21.07.2025
- Drawing No: 1570-23-04-2001 Rev B - Proposed Sections received 21.07.2025
- Drawing No: 1570-23-DAY-A-10-0001 - Demolition Site Plan received 01.07.2024
- Drawing No: 1570-23-DAY-A-10-1003 - Demolition Elevations Sheet 1 received 01.07.2024
- Drawing No: 1570-23-DAY-A-10-1004 - Demolition Elevations Sheet 2 received 01.07.2024
- Drawing No: 1570-23-DAY-XX-XX-DR-A-02-0001 - Site Location Plan received 01.07.2024
- Drawing No: 1570-23-04-1005 Rev B - Proposed Street Scene Elevation received 21.07.2025
- Erap Ltd Ecology Report received 01.07.2024
- External Lighting Assessment
- Flood Risk Assessment and Drainage Strategy received 01.07.2024
- Flue and Ventilation Details REV00 received 01.07.2024
- Noise Impact Assessment P7359-R1-V2 received 01.07.2024
- Phase I Ground Investigation Report 33869-SUT-ZZ-00-RP-G-7101 received 22.07.2024
- Phase II Ground Assessment 33869-SUT- ZZ-00-RP-G-7201 received 01.07.2024
- Planning Statement received 01.07.2024
- Transport Statement 240626 328115 V1.1 received 01.07.2024

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

3. Prior to any above ground development commencing samples of all proposed external facing materials and hard landscaping materials shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall thereafter be implemented in full prior to first use of the development.

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

4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. The loading and unloading of plant and materials
- iii. The storage of plant and materials used in constructing the development
- iv. Arrangements for turning of vehicles within the site.
- v. 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.
- vi. Measures to protect vulnerable road users (pedestrians and cyclists).
- vii. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- viii. Wheel washing facilities.
- ix. Measures to control the emission of dust and dirt during construction
- x. A scheme for recycling/disposing of waste resulting from demolition and construction works
- xi. Details of hours for deliveries of plant and materials to the site
- xii. Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

5. Notwithstanding the information in the Lighting Assessment submitted with the application, prior to the installation of any external lighting, a lighting plan including details of proposed lights shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first use.

Reason: In the interests of protected species, the historic environment the users of the site and the wider area.

6. Notwithstanding the Flue and Ventilation Details submitted with the application, prior to their use in the development, full details including model and position of any replacement/new external vents or flues shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first use.

Reason: In the interests of the historic environment.

7. No demolition, tree or shrub clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has first been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

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

8. No development, site clearance, or earth moving shall take place or material or machinery brought on site until a method statement via a Construction Environmental Management Plan (CEMP) to protect the Limy Water from accidental spillages, runoff, dust and debris has been supplied to and agreed by the Local Planning Authority. All measures will be implemented and maintained for the duration of the construction period and for future operations in accordance with the approved details.

Reason: In the interests of protecting the water environment of Limey Water.

9. Prior to any earthworks, vegetation clearance or demolition a method statement detailing eradication or avoidance measures for Himalayan balsam shall be supplied to, and agreed in writing by, the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the spread of invasive species.

10. The ecological enhancement recommendations detailed in Section 5.5 of the Erap Ecological Survey and Assessment (Including a Licensed Bat Survey) shall be implemented in full prior to first use of the building.

Reason: In the interests of the biodiversity and ecology of the site and to ensure a net gain in biodiversity.

11. The surface water from the approved driveway/hardstanding/car park should be collected within the site and drained to a suitable internal outfall. Prior to commencement of any excavation works or above ground 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. No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be first submitted to and approved by the Local Planning Authority.

Reason: In order that the vehicle and pedestrian traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

13. No development shall take place until a Flood Risk Management Plan has been submitted to, and approved in writing, by the local planning authority. The plan should include the following information regarding the proposed arrangements for dry recyclables and pop-up stalls:
- Plans demonstrating how dry recyclables will be secured to prevent displacement during a flood event, including whether and how they are fixed to the ground. The plan should outline any additional measures proposed to prevent waste from entering the watercourse or contaminating land during such events.
 - Details of the proposed pop-up stalls to demonstrate that the structures are easily demountable and can be removed from Flood Zone 3 in advance of a potential flood event.
 - A flood evacuation plan which includes signing up for flood warnings.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

14. No part of the development hereby approved shall be occupied or opened for trading until the cycle storage has been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to promote alternative means of sustainable transport.

The meeting concluded at 8:35pm

**Signed:
(Chair)**

Date:
