

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 18th November 2025

Present: Councillor Procter (Chair)
Councillor Eaton (Vice Chair)
Councillor Ashworth
Councillor Driver (sub)
Councillor Kenyon
Councillor Woods (sub)
Councillor Adshead

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

Also Present: Councillors McInnes and Barnes
7 members of the public
1 press

1. APOLOGIES FOR ABSENCE

Apologies were received by Councillor Norton (Councillor Driver sub) and Councillor Hodgkiss (Councillor Woods sub).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 7th October 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. 2025/0175 - The Old Cobblers Inn, New Hall Hey Road, Rawtenstall, Rossendale, BB4 6HR (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.

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

Councillor McInnes spoke on the application.

In determining the application, the Committee discussed the following:

- Access route – dark and narrow and possible parking issues
- Possible traffic issues with having 3 establishment
- Identity of establishments
- Concerns about the drive thru
- Effects on the neighborhood
- Class of use – difference between Class E and sui generis and reference to case law
- Creation of jobs site will bring
- Disabled parking spaces
- Discussion on Policy R5

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 Ashworth

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

FOR	AGAINST	ABSTENTION
5	2	0

Resolved:

That Members resolve 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 the Development Control Committee and Vice Chair with authority to carry out drafting amendments to any planning conditions, and to insert or delete any other planning conditions as required, in consultation with consultees and the applicant.

6. 2025/0219 – 16 Regent Street, Haslingden, Rossendale, BB4 5HQ (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.

In determining the application, the Committee discussed the following:

- External staircase
- Access points
- Bin storage

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 Eaton

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That prior approval be granted subject to the following conditions:

1. The development hereby approved must be completed within a period of 3 years starting with the date of this prior approval.

Reason: Required by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Any building permitted to be used as a dwelling house by virtue of Class MA is to remain in use as a dwelling house within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwelling house.

Reason: Required by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. The development shall be carried out in strict accordance with the following unless otherwise required by the conditions below:

- Application form signed and dated 31/05/2025
- Location Plan dated 18th January 2025
- Proposed and Existing Elevations drawing no. 17020.4
- Previous Layouts drawing no. 17020.1
- Flat Boundaries drawing no. 17020.3
- Proposed Layouts drawing no. 17020.2
- Noise Impact Assessment produced by Noise Assessments Ltd. (Dated 15/10/2025)
- Email confirming the dwellinghouses will be 1 bed, 1 person apartments

Reason: For the avoidance of doubt, and to ensure the proper development of the site.

4. Prior to first occupation, a secure, covered cycle store for at least 2 bicycles shall be provided and maintained thereafter within the rear yard of the building for the purposes of storing bicycles for future occupants of the development.

Reason: To promote sustainable travel.

5. Prior to first occupation of any of the residential apartments, the mitigation measures set out in the approved Noise Impacted Assessment shall be installed and evidence of their installation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation measures shall be retained for the lifetime of the development,

Reason: To protect the amenity of future occupiers of the residential properties.

7. 2025/0223 – Land at Cown, Adjacent Back Back Cown Lane, Whitworth, OL12 8BJ (ITEM B3)

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

In determining the application, the Committee discussed the following:

- Exceptional circumstances on allocation which was due to housing needs are per the local plan
- Drainage which is covered under condition 6
- Discussion on construction hours

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 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 Members resolve 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 Unilateral Undertaking to secure:
 - A financial contribution of £2,500 towards improving the environmental quality and accessibility of the remaining Green Belt land in the surrounding area.
- (2) To have discretion to refuse planning permission in the circumstance that the Unilateral Undertaking is not completed within four months of the resolution to grant planning permission.
- (3) That upon satisfactory completion of the above Unilateral Undertaking that planning permission be granted subject to the conditions contained within the report.

The meeting concluded at 7:15pm

Signed:
(Chair)

Date:
