

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 8<sup>th</sup> December 2025

**Present:** Councillor Procter (Chair)  
Councillor Eaton (Vice Chair)  
Councillor Norton  
Councillor Driver (sub)  
Councillor Gill (sub)  
Councillor Woods (sub)  
Councillor Adshead

**In Attendance:** Michael Atherton, Head of Planning and Building Control  
James Dalglish, Principal Planner  
Claire Bradley, Senior Planning Officer  
Storm Grimshaw, Senior Planning Officer  
Clare Birtwistle, Head of Legal (Monitoring Officer)

**Also Present:** Councillors Barnes, Lythgoe, Neal and Ritson  
Andrew Taylor, Head of Environmental Services  
15 members of the public  
1 press

**1. APOLOGIES FOR ABSENCE**

Apologies were received by Councillor Ashworth (Councillor Driver subbed), Councillor Hodgkiss (Councillor Woods subbed) and Councillor Kenyon (Councillor Gill subbed).

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 18<sup>th</sup> November 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. 2025/0378 – Unit 4, Futures Park, Bacup, Lancashire, OL13 0BB (ITEM B1)**

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

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

Councillors Ritson and Barnes spoke on the application.

In determining the application, the Committee discussed the following:

- Removal of statutory objections
- Update report details the conditions relating to the LLFA removal of objection.
- UU objected but their objection was dealt with by condition
- The Council can determine the application as agreed by LCC - Regulation 3 applies as the Council is owner and developer.
- Food waste odors. Vehicles will go in the building and be enclosed. LCC wagons will then come in to take the waste to Farrington
- Louvred windows to the building to provide ventilation - this is through the air filtration system. The air is treated before it comes back out the building
- Planning use class - is compliant with planning policies

A proposal was moved to refuse the application against officers' recommendation by Cllr Eaton but this was not seconded.

A proposal was moved and seconded to approve the application in line with the Officer's recommendation.

Moved Councillor Proctor

Seconded: Councillor Driver

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

FOR	AGAINST	ABSTENTION
6	1	0

**Resolved:**

That Members grant planning permission subject 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 hereby permitted shall be carried out in accordance with the application form received 09.09.2025 and the following drawings and documents, unless otherwise required by the conditions below:

Drawing No: 5812.01A - Planting Plan received 09.09.2025

Drawing No: 6663-CAU-XX-XX-SK-C-0103\_S2-P01 - Preliminary Drainage Strategy Areas received 09.09.2025

Drawing No: RBC-CAU-XX-XX-DR-S-3000 - Steelwork received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-1001\_P01 - Location Plan received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-1101\_P01 - Existing Site Plan received 09.09.2025

Drawing No: RBC-HOH-XX-XX-DR-A-1201-P13 - Proposed Site Plan received 04.12.2025  
 Drawing No: RBC-HOH-XX-XX-DR-A-4101-P07 - Proposed Floor Plans received 04.12.2025  
 Drawing No: RBC-HOH-XX-XX-DR-A-4103-P02 - Proposed Roof Plan received 04.12.2025  
 Drawing No: RBC-HOH-XX-XX-DR-A-4201-P09 - Proposed Elevations received 04.12.2025  
 Drawing No: RBC-HOH-XX-XX-DR-A-4202-P03 - Proposed Elevations received 04.12.2025  
 Drawing No: RBC-HOH-XX-XX-DR-A-4301-P08 - Proposed GA Sections received 04.12.2025  
 Drawing No: 6663-CAU-XX-XX-SK-C-0102\_S2-P02 - Revised Preliminary Drainage Strategy received 07.11.2025  
 1993 1 A Transport Statement-(Full) received 09.09.2025  
 63815 Archaeology Desk Based Assessment & Heritage Statement received 09.09.2025  
 27288677 Air Quality Assessment received 09.09.2025  
 Landscape & Visual Appraisal received 09.09.2025  
 UK.27213558\_01- Noise Impact Assessment received 09.09.2025  
 6663-CAU-XX-XX-RP-O-0301.S3. P1 Phase 1 Desk Study received 09.09.2025  
 6663-CAU-XX-XX-RP-T-0300.A0-C1 PDAS Planning Design and Access Statement received 09.09.2025  
 11794 Arboricultural Statement received 23.09.2025  
 Revised Preliminary Ecological Appraisal and BNG Report received 04.12.2025  
 Revised BNG Metric received 03.12.2025  
 6663-CAU-XX-XX-SK-C-0102\_S2-P02 Revised Flood Risk Assessment and Drainage Strategy received 07.11.2025  
 Knotweed Management Plan received 27.11.2025  
 Himalayan Balsam Method Statement received 02.12.2025

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

3. All materials used in the development shall be as detailed 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. No demolition, or tree / 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 been carried out immediately prior to works taking place and provided written confirmation 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.*

5. The approved method statements/management plan for Himalayan Balsam and Japanese Knotweed shall be adhered to and implemented in full for the duration of development works and the lifetime of the development.

*Reason: To prevent the spread of invasive species.*

6. Construction 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.*

7. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
  - a) a non-technical summary;
  - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
  - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
  - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

*Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.*

8. No part of the development hereby approved shall be occupied until:
  - a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
  - b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

*Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.*

9. Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

*Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.*

10. No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology including protected species and ground water.

It shall also set out arrangements by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

*Reason: To safeguard the amenities of the biodiversity of the area and the area generally.*

11. The approved scheme of hard and soft landscaping, replacement tree planting and other planting and boundary treatment (Drawing No: 5812.01A - Planting Plan received 09.09.2025) shall be completed in full prior to first occupation of the approved building.

Any trees or plants which within a period of 15 years of first occupation of the dwelling die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: In the interests of ecology, biodiversity and visual amenity.*

12. The Approved Tree Protection measures detailed within 11794 Arboricultural Statement received 23.09.2025 shall be implemented prior to development commencing and shall be retained at all times during construction

*Reason: In the interests of ecology, biodiversity and visual amenity.*

13. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
  - a. A revised Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
  - b. Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
  - c. Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

*Reason: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use, and to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution.*

14. Pursuant to condition 14; and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use, and to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution.*

15. No development shall take place, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- 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.
- 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.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery hours.

The approved Construction Management Plan or Construction Method Statement 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 construction phases.*

16. 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.*

17. Prior to the commencement of development, details of a sustainable surface water drainages scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

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

18. 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.*

19. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative surface water sustainable drainage strategy ('Flood Risk Assessment and Drainage Strategy - 6663-CAU-XX-XX-RP-C-0300-P02 - Caulmert Limited - 03/11/25') submitted and 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

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- 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; to include all existing and proposed surface water drainage systems up to and including the final outfall;

- 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. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing on-site surface water drainage systems to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

*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.*

20. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

*Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework.*



21. The commencement of use of the development shall not be permitted until 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, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

*Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework.*

22. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

*Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.*

**6. 2025/0382 – Albert Mill, Albert Street, Whitworth, Rochdale, Lancashire, OL12 8PJ (ITEM B2)**

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.

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

Councillor Neal spoke on the application.

In determining the application, the Committee discussed the following:

- Depth of the new daylighted river
- No public on the site presently but may be public access when housing application comes in.
- Concerns around fencing around the boundary
- Enforcement Action taken but this was appealed and notice was quashed.
- Remediation strategy is satisfactory for this application but more will be needed for any housing application
- Water run-off and flood risk if land is different height – the scheme benefit the flood risk as the river cannot expand when in a concrete culvert

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 Driver

Seconded: Councillor Proctor

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

FOR	AGAINST	ABSTENTION
7	0	0

**Resolved:**

That Members approve the application 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 application form received 12.09.2025 and the following drawings and documents, unless otherwise required by the conditions below:

Site Location Plan, Dwg no L(-1)000 Rev 01 received 12.09.2025

Site Plan, Existing (1:500), Dwg no.L(-1)011 Rev 04 received 12.09.2025

River Diversion Site Plan, Proposed, (1:500), Dwg no. L(-1)011 Rev 02 received 12.09.2025

River Spodden Diversion Existing Plan (Site Level Drawing), Rev 0 received 12.09.2025

River Spodden Diversion Plan & Sections, Rev 6 received 12.09.2025

Sewer Records, (for information) (11.08.2018) received 12.09.2025  
 Planning Statement, (Tetra Tech) received 12.09.2025  
 Statement of Community Involvement, (Tetra Tech) received 12.09.2025  
 Geo-Environmental Audit, Phase 2 Site Investigations and Phase 3 Remediation Statement (TJ Booth Associates), Ref. rep-tjba-JAY-albert mill-Phs 2+3 Env- 170423, Rev 02 received 12.09.2025  
 Construction Method Statement received 12.09.2025  
 Removal of Himalayan Balsam Method Statement received 12.09.2025  
 Extended Phase 1 Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Mulberry) received 12.09.2025  
 Hydraulic Modelling Report, including Flood Risk Assessment, July 2019 (Waterco) received 12.09.2025

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

3. The measures detailed in the approved Method Statement for the Removal of Himalayan Balsam shall be strictly adhered to throughout the construction period.

*Reason: To ensure the control of an invasive species.*

4. 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 River Spodden from accidental spillages, runoff, dust and debris has been supplied to and agreed by the LPA. 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: To protect controlled waters and the ecology of the area from pollution.*

5. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
  - a) a non-technical summary;
  - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
  - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
  - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

*Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.*

6. No part of the development hereby approved shall be occupied until:

- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

*Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.*

7. Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

*Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.*

8. Construction works shall not be permitted outside the following hours-

Monday to Friday 08:00 to 18:00

Saturday 08:00 to 13:00

Construction hours shall not be permitted on Sundays or Bank or 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.*

9. No removal of or works to any hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

10. The development shall be carried out in accordance with the submitted supporting documents, in particular:

- River Spodden diversion plan & sections prepared by TJ Booth Associates (File name: Dwg-tjba-JAY-albert-mill-050423; Rev 6 and dated August 2025).
- River Diversion Site Plan Proposed prepared by GA Studio (DWG No: L(-1)011; Rev 02 and dated November 2024)

These mitigation measures shall be fully implemented as part of the development. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

*Reasons: To reduce the risk of flooding on site and elsewhere and to ensure the daylighting of the culvert is carried out to a determined standard with acceptable hydraulic characteristics.*

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing

how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

*Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in line with paragraphs 187 and 196 of the National Planning Policy Framework.*

12.No development shall take place until a scheme for the provision and management of undeveloped riparian buffer zone alongside the newly diverted and 'skylighted' River Spodden has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including hard standing, access roads or parking areas, domestic/amenity garden areas, lighting and any formal landscaping. The scheme shall include:

- detailed plans, including long and cross-sections (minimum 4), showing the extent and layout of the buffer zone in context with planned future residential development
- detailed design of new diverted River Spodden including channel, corridor and banksides constructed on site
- Details of any proposed land raising and any revetment options proposed/required adjoining new diverted River Spodden to achieve stated future residential end use
- details of proposed soft landscaping scheme including planting schedule; including both tree/shrubs and ground flora; and it be predominantly based of native species
- details demonstrating how the buffer zone and river will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed new site surface water drainage and surface discharge arrangements to watercourse
- details of any new footpaths, boundary fencing, lighting, etc along new riparian corridor.

*Reasons: Land alongside watercourses are particularly valuable for wildlife and it is essential this is protected. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted policy ENV4 (biodiversity/ecological networks), ENV5 (green infrastructure) & ENV6 (environmental protection) of the Rossendale Core Strategy.*

13.No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

- A plan to a scale of 1:500 showing the location of all defects identified.
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time, and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

*Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.*

14. Deliveries and removals to and from the approved development shall not be accepted between the hours of 8:15am to 9:15am and 2:45pm to 3:45pm Monday – Friday, to avoid peak traffic on the surrounding highway network. This shall not apply during school holiday periods.

*Reason: In the interest of highway safety. These dates can be found on Lancashire County Councils website.*

15. The development hereby permitted shall not commence unless and until all of the highway works to facilitate construction traffic access to the development site have been constructed in accordance with a scheme which has first been submitted to and approved by the Local Planning Authority.

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

## **7. 2025/0288 – Former Parrock Mill Site, Todmorden Road, Bacup, Lancashire (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 Howorth spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application, the Committee discussed the following:

- Access to the site is tight so can remind patrons
- Welcomed application to support tourism in the area

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 Driver

Seconded: Councillor Eaton

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

FOR	AGAINST	ABSTENTION
7	0	0

### **Resolved:**

That Members approve the application subject to the below 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 be shall be carried out in accordance with the following documents, unless otherwise required by the conditions below:

<b>Document / Plan / Drawing Title</b>	<b>Document / Plan / Drawing Reference</b>	<b>Date / Latest Revision Date Recorded or Date Received</b>
Location Plan	25-01-01-A	June 2025
Block Plan Existing	25-01-04	October 2025
Proposed Block Plan	25-01-06-A	20-11-2025
Camping Pod Details	25-01-07-A	20-10-2025
Toilet Pod Details	25-01-08-A	20-10-2025
Flood Risk Assessment & Sustainable Drainage Strategy	CFC25045 Rev A	November 2025

*Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.*

3. The development shall be carried out in accordance with the submitted flood risk assessment (ref CFC25045, prepared by CFA Civils, dated November 2025) and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 650mm above the current ground level.
  - All residential development will be located in Flood Zone 1 as per drawing 25-01-05-A.
  - No construction or development shall take place over/on the culverted watercourse Greave Clough Brook.

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.*

4. Before the development hereby approved is first brought into use, the operator of the development shall formulate a site-specific warning and evacuation plan in the event any local flooding exceedance events occur. The details of the warning and evacuation plan shall be communicated to all users of the development upon their arrival.

*Reason: To mitigate the potential risks to users of the development from flooding.*

5. Notwithstanding any information submitted with the application, no further development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
- I. A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
  - II. Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall

address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

- III. Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

*Reason: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use.*

6. Pursuant to condition 5, and prior to first use or occupation, a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use.*

7. The parking areas as shown on the approved Proposed Block Plan no. 25-01-06-A shall remain available for the parking of vehicles associated with the development for the lifetime of the development.

*Reason: In order to ensure satisfactory levels of parking are achieved within the site.*

8. The tree planting shown on the approved Proposed Block Plan no. 25-01-06-A shall be implemented in full within the first planting season following the substantial completion or first use of the development (whichever is the sooner). Any planting forming part of the scheme which, within a period of 15 years from the completion of those works, dies, is removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

*Reason: In the interests of visual amenity and to ensure the development delivers a net gain in terms of biodiversity.*

9. Prior to their installation on the development site, the proposed camping pods and toilet/shower pod shall be painted 'Grass green - RAL 6010' in colour and the colour shall thereafter be retained for the lifetime of the development.

*Reason: In the interests of visual amenity.*

10. At no time shall any form of external illumination be erected or used to serve the development hereby approved, and at no time shall any form of sound amplification be erected or used in association with the development hereby approved unless otherwise first agreed in writing by the Local Planning Authority.

*Reason: To safeguard the amenity of neighbouring residents.*



## 8. 2025/0278 – Garage Site, Barnes Avenue, Rawtenstall, BB4 8ST (ITEM B4)

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.

In determining the application, the Committee discussed the following:

- There will be some ancillary works to accommodate the size of the garage
- It would all be within Council owned land.

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 Proctor

Seconded: Councillor Eaton

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

FOR	AGAINST	ABSTENTION
7	0	0

### Resolved:

That Members grant planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration 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 documents, unless otherwise required by the conditions below:
  - Application form, signed and dated 15/07/2025
  - AC0000820722 Location Plan, received 21/11/2025
  - Proposed Garage Floor Plan, received 28/08/2025
  - Proposed Garage Elevations, received 28/08/2025

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

3. Redevelopment working hours  
Construction works shall not be permitted outside the following hours-  
Monday to Friday 08:00 to 18:00  
Saturday 08:00 to 13:00  
Construction hours shall not be permitted on Sundays or Bank or 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.*

**The meeting concluded at 7.48pm**

**Signed:  
(Chair)**

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**Date:**

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