

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 3rd March 2026

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
James Dalgleish, Principal Planning Officer
Claire Bradley, Senior Planning Officer
Chris Dobson, Planning Officer
Yasmin Ahmed, Principal Legal Officer

Also Present: Councillor McInnes and Councillor Barnes
8 members of the public

1. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 20th January 2026 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. 2025/0379 - Land At Lower Carr Farm, Yarraville Street, Rawtenstall, Rawtenstall, Lancashire, BB4 6BU (ITEM B1)

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

Mr Cleaver spoke against the application.

Mr Eccles spoke in favour of the application.

Councillor McInnes spoke on the application.

In determining the application, the Committee discussed the following:

- HS2 Policy clarification
- Density of development
- No policy requirement on delivery of number of houses
- Heritage impact
- Full planning application submission
- Drainage and surface water run-off
- Differences between the current and previous applications

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

Moved: Councillor Proctor

Seconded: Councillor Eaton

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 as follows:

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

- A minimum 30% of the development to comprise affordable housing of shared ownership and affordable rent tenure.
- A financial contribution of £21,647 towards an indoor built sports facility
- A financial contribution of £5,760 towards the provision of natural and semi-natural greenspace
- A financial contribution of £640 towards the provision of allotments
- A financial contribution of £1,049.47 per dwelling towards off site playing pitch provision and/or improvement.
- The provision of an onsite children and youth play area.
- Management and maintenance of on-site landscaping and communal areas.
- Payment of the Council's S.106 monitoring and recording fees (in accordance with the Council's most up to date list of fees).

(2) To carry out drafting amendments to any planning conditions, delete any planning conditions and to insert any other required planning conditions.

(3) To carry out amendments to the S.106 Agreement, including any future variations as may be appropriate.

(4) To have to 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.

(5) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report and a S.106 Agreement, or as amended by (2) above.

6. 2025/0407 – Land at the top of Greendale Avenue, Newchurch, Rossendale (ITEM B2)

The Senior 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 Green spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Clarification on solar panel use and whether this needed planning permission.

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 approve the application subject to the following conditions:

1. Within three months of the date of this decision the proposed timber doors and grass roof shall be installed on the existing building and retained at all times thereafter.

Reason: To ensure the development is acceptable in terms of visual amenity and character.

2. The development hereby permitted shall be carried out in accordance with the application form received 13.10.2025 and the following drawings and documents, unless otherwise required by the conditions below:

- Location Plan
- Site Plan
- Existing Elevations
- Proposed Elevations
- Design and Access Statement
- Floor Plan
- Existing Site Plan
- Proposed Site Plan

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

3. The remaining balustrade, timber decking and one storage container shall be dismantled and removed from the site within three months of the date of this decision.

Reason: To ensure the development is acceptable in terms of visual amenity and character.

4. The proposed Beech hedge shall be planted within the first available planting season following the date of this decision, and shall thereafter be maintained and retained in a good and safe condition in perpetuity.

Reason: In the interest of the amenity of the area.

7. 2025/0148 – The Fisherman’s Retreat, Riding Head Lane, Ramsbottom, Bury, Lancashire, BL0 0HH (ITEM B3)

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

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 Members resolve that they would be minded to grant planning permission (subject to the conditions) and that the determination of the application hereafter be delegated to the Head of Planning as follows:

- (1) To complete a suitable Section 106 Agreement to secure:
 - A financial contribution of £48,709 towards public open space / playing pitch provision / sports facilities (final location of spending to be agreed).
 - A financial contribution of £22, 500 to compensate for Green Belt release / development.
 - A financial contribution of £81,800 or £97,664 towards primary school places.
 - A financial contribution for affordable housing in lieu of providing it on site (to be calculated).
 - Off-site Biodiversity Net Gain (BNG) in connection with a specific proposal, that can be allocated to this development and to other developments to fulfil a requirement to create or enhance biodiversity under Schedule 7A of the Town and Country Planning

Act 1990.

- (2) To carry out drafting amendments to, or delete, any planning condition, insert any other required planning conditions, and to carry out any further amendments, variations or alterations to the S.106 Agreement.
- (3) To have to discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within six 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 and the S.106 Agreement, or as amended by (2) above.

**8. 2025/0457 – Hazel Mill, Blackburn Road, Haslingden, Rossendale, Lancashire, BB4 5DD
(ITEM B4)**

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

Mr Jennings spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Public right of way that runs through the site

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 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 20.11.2025 and the following drawings and documents, unless otherwise required by the conditions below:

Drawing No	Description	Date Received
25055-MOJO-ZZ-ZZ-DR-A-PL0001-S4-P01	Site Location Plan	20.11.2025
25055-MOJO-ZZ-ZZ-DR-A-PL0002-S4-P01	Existing Site Layout Plan	20.11.2025
25055-MOJO-ZZ-ZZ-DR-A-PL0003-S4-P01	Proposed Site Layout Plan	20.11.2025
25055-MOJO-01-00-DR-A-PL1001-S4-P01	Existing GA - Building 1 - Level 00	20.11.2025
25055-MOJO-01-00-DR-A-PL1002-S4-P01	Proposed GA - Building 1 - Level 00	20.11.2025
25055-MOJO-01-01-DR-A-PL1001-S4-P01	Existing GA - Building 1 - Level 01	20.11.2025
25055-MOJO-01-01-DR-A-PL1002-S4-P01	Proposed GA - Building 1 - Level 01	20.11.2025
25055-MOJO-01-ZZ-DR-A-PL1001-S4-P01	Existing Elevations - Building 1	20.11.2025
25055-MOJO-01-ZZ-DR-A-PL1002-S4-P01	Proposed Elevations - Building 1	20.11.2025
25055-MOJO-02-00-DR-A-PL1001-S4-P01	Existing GA - Building 2 - Level 00	20.11.2025
25055-MOJO-02-00-DR-A-PL1002-S4-P01	Proposed GA - Building 2 - Level 00	20.11.2025
25055-MOJO-02-01-DR-A-PL1001-S4-P01	Existing GA - Building 2 - Level 01	20.11.2025
25055-MOJO-02-01-DR-A-PL1002-S4-P01	Proposed GA - Building 2 - Level 01	20.11.2025
25055-MOJO-02-ZZ-DR-A-PL1001-S4-P01	Existing Elevations - Building 2	20.11.2025
25055-MOJO-02-ZZ-DR-A-PL1002-S4-P01	Proposed Elevations - Building 2	20.11.2025
25055-MOJO-03-00-DR-A-PL1001-S4-P01	Existing GA - Building 3 - Level 00	20.11.2025
25055-MOJO-03-00-DR-A-PL1002-S4-P01	Proposed GA - Building 3 - Level 00	20.11.2025
25055-MOJO-03-ZZ-DR-A-PL1001-S4-P01	Existing Elevations - Building 03	20.11.2025
25055-MOJO-03-ZZ-DR-A-PL1002-S4-P01	Proposed Elevations - Building 03	20.11.2025
	Design and Access Statement	20.11.2025
	BNG Exemption Statement	16.12.2025

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

- No building shall be occupied until suitable secure, covered cycle parking provision has been completed. The cycle parking area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

4. The use of the site as a car showroom for sales of motor vehicles hereby approved shall not be carried out outside the hours of:

09:00 to 19:00 Monday to Friday
09:00 to 18:00 Saturday, and
10:30 to 17:00 Sunday & Bank Holidays

Reason: To safeguard the residential amenity of nearby occupiers.

9. 2026/0005 – Marl Pits Swimming Pool, Newchurch Road, Rawtenstall, Rossendale, Lancashire, BB4 7SN (ITEM B5)

The Senior 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 Eaton
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 planning permission 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

Application form received 15.12.2025

Drawing No: 7886-FWP-XX-XX-DR-A-90207 P02 – Site Location Plan received 15.12.2025

Drawing No: 7886-FWP-XX-XX-DR-A-90200 P03 – Existing Site Plan received 15.12.2025

Drawing No: 7886-FWP-XX-XX-DR-A-90201 P03 – Existing Plans received 15.12.2025

Drawing No: 7886-FWP-XX-XX-DR-A-90202 P02 – Existing Elevations received 15.12.2025

Drawing No: 7886-FWP-XX-XX-DR-A-90203 P03 – Proposed Site Plan received 15.12.2025

Drawing No: 7886-FWP-XX-XX-DR-A-90204 P03 – Proposed Plans received 15.12.2025

Drawing No: 7886-FWP-XX-XX-DR-A-90205 P02 – Proposed Elevations received 15.12.2025

Drawing No: 65 - 22 / 1200 M1 P1 – Existing and Proposed Plant Rooms received 15.12.2025

Drawing No: 62 - 22 / 100 E3 P1 – Proposed Football Pitch Lighting received 15.12.2025

Drawing No: 65-22 100 E4 T1 - Car Park Lighting received 15.12.2025

Drawing No: 7318-TRP-ZZ-XX-DR-C-5000 – Proposed External slabs received 15.12.2025

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 or site clearance, 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.
- 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, 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: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- *There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.*
- *There must be no storage of materials in the public highway at any time.*
- *There must be no standing or waiting of machinery or vehicles in the public highway at any time.*
- *Vehicles must only access the site using a designated vehicular access point.*
- *There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.*

- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk. All references to public highway include footway, carriageway and verge.

10. 2025/0360 – Parkwood Lawn Tennis Club, Haslingden Sports Centre, Helmshore Road, Haslingden, BB4 4DN (ITEM B6)

The Principal 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 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 approve planning permission 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 documents, unless otherwise required by the conditions below:

Document / Plan / Drawing Title	Document / Plan / Drawing Reference	Date / Latest Revision Date Recorded or Date Received
Application Form	N/A	29/08/2025
Location Plan	PP-14290836v4	01/12/2025
Proposed Fencing Site Plan	24-0259(G-210036) 09	01/12/2025
Existing Fencing (Photograph)	N/A	29/08/2025

Existing Gate (Photograph)	N/A	29/08/2025
Email - Confirmation of Height and Appearance	N/A	12/01/2026

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

3. 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 construction 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.

11. 2025/0476 – 37 Woodlands Road, Edenfield, Bury, BL0 0LP (ITEM B7)

The Senior 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 Eaton
Seconded: Councillor Kenyon

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That Members approve planning permission 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: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The development shall be carried out in accordance with the planning application form received 08.12.2025 and the following drawings and documentation unless otherwise required by the conditions below:

Location Plan received 08.12.2025

Drawing No: ZT24-196-01 – Existing Site Plan received 08.12.2025
Drawing No: ZT24-196-02 - Existing Plans and Elevations received 08.12.2025
Drawing No: ZT24-196-03 - Proposed Site Plan received 08.12.2025
Drawing No: ZT24-196-04 - Proposed Plans and Elevations received 08.12.2025

Reason: To define the permission 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.

The meeting concluded at 19:45pm.

**Signed:
(Chair)**

Date:
