

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 14th April 2026

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

In Attendance: James Dalgleish, Principal Planning Officer
Claire Bradley, Senior Planning Officer
Storm Grimshaw, Senior Planning Officer
Yasmin Ahmed, Principal Legal Officer

Also Present: Councillors Barnes, Driver
2 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 3rd March 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. 2025/0438 – Bacup Market, Union Street, Bacup, Lancashire, OL13 0AY (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 further update report.

Mr Gee spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Historic England objection and withdrawal
- Heritage impact
- Parking scheme

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

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 below:

1. The development hereby approved 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 following unless otherwise required by the conditions below:

Drawing Title / Document	Drawing No./Reference	Date
Application Form	N/A	23/10/2025
Location Plan	3382-CDA-00-XX-DR-A-0001	09/10/2025
Existing Site	3382-CDA-00-XX-DR-A-0002	05/04/2022
Demolition Plan	3382-CDA-00-XX-DR-A-0003	08/10/2025
Existing Stall Elevations	3382-CDA-00-XX-DR-A-020100	24/09/2025
Proposed Site Plan – Ground Floor Plan	3382-CDA-00-SL-DR-A-040500 Rev G	23/03/2026
Proposed Site Plan	3382-CDA-SP-SL-DR-A-040501 Rev F	23/03/2026
Proposed Café Block Plans	040600 Rev A	17/09/2025

Proposed Café Block Elevations	3382-CDA-01-XX-DR-A-040700 Rev F	27/03/2026
Proposed Canopy Elevations	3382-CDA-00-XX-DR-A-040701 Rev A	15/01/2025
Proposed Café Block Sections	040801	06/08/2025
Proposed Stall Elevations	3382-CDA-00-XX-DR-A-040802 Rev A	30/01/2026
Landscape General Arrangement	BMRBC_SQR_XX_DR_L_001 Rev J	23/03/2026
Bat Emergence Survey Report	ER-8834-01	06/10/2025

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

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

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, and to ensure compliance with Sections 14 and 15 of the National Planning Policy Framework and Policies ENV1 and ENV9 of the Rossendale Local Plan 2019 to 2036.

4. Prior to the development hereby approved being brought into use a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a responsible body; and
 - (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan for the lifetime of the development.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, and to comply with Section 14 of the National Planning Policy Framework and Policies ENV1 and ENV9 of the Rossendale Local Plan 2019 to 2036.

5. No development shall commence (including demolition, site clearance and any earthworks) until details demonstrating how the water main(s) that are laid within the site boundary will be protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing.

These details shall include the following:

- (i) Evidence that diversion works for the water main(s) have been agreed with the relevant statutory undertaker and that the approved works have been undertaken.
- (ii) Details of the means of ensuring the existing and newly diverted water main(s) is protected from damage as a result of the development. These details shall include the potential impacts on the water main(s) from construction activities and the impacts post completion of the development, including landscaping, on the water main(s)

infrastructure, and identify mitigation measures, to protect and prevent any damage to the water main(s) both during construction and post completion of the development.

Any mitigation measures identified by (ii) shall be implemented in full prior to commencement of development in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

Reason: In the interest of public health and to ensure protection of the public water supply, and to ensure compliance with Section 15 of the National Planning Policy Framework and Policy ENV6 of the Rossendale Local Plan 2019 to 2036.

6. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site, and to ensure compliance with Section 16 of the National Planning Policy Framework and Policy ENV2 of the Rossendale Local Plan 2019 to 2036.

7. 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:

- i) A revised Phase 2 Site Investigation report shall 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

- ii) 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 prevent pollution, and to ensure compliance with Section 15 of the National Planning Policy Framework and Policies ENV1 and ENV6 of the Rossendale Local Plan 2019 to 2036.

8. Pursuant to condition 7; 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 prevent pollution, and to ensure compliance with Section 15 of the National Planning Policy Framework and Policies ENV1 and ENV6 of the Rossendale Local Plan 2019 to 2036.

9. No development shall take place until a Tree Protection Plan and Arboricultural Method Statement (AMS) demonstrating how retained trees will be protected during the construction period has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter proceed in strict accordance with the approved Tree Protection Plan and AMS unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect trees during construction, and to ensure compliance with Section 14 of the National Planning Policy Framework and Policies ENV4 and ENV10 of the Rossendale Local Plan 2019 to 2036.

10. No above ground construction shall take place until a full scheme of hard (including all external ground surfacing materials) and soft landscaping (including tree planting, grass seed/turf mix, plant numbers, locations, mix, etc., a specification for depth of soil and its cultivation and the setting out, planting, staking, protection and mulch of the stock) has been submitted to and approved in writing by the Local Planning Authority.

All soft landscaping and planting forming part of the approved scheme shall be undertaken in accordance with a timetable of implementation which shall be provided with the submitted details. Any planting, shrubs or trees forming part of the approved scheme which are removed, dying or become seriously damaged or diseased within 10 years of planting shall be replaced by plants of a similar size or species.

Details of the hard landscaping shall include physical samples and trade literature of the proposed surfacing materials, including details of their colour, form and texture. All hard landscaping forming part of the approved scheme shall be completed prior to the development being brought into use. The approved scheme shall include full details of any seating or other permanent features of the public realm. The development shall proceed in strict accordance with the approved landscaping scheme, and shall be maintained in accordance with the details thereafter following implementation.

Reason: Insufficient information has been submitted with the application in relation to landscaping and biodiversity enhancement measures; to ensure the landscaping of the development is high-quality and visually appropriate; to conserve and protect heritage assets in the local area; to ensure the development delivers a net gain in biodiversity, and to ensure compliance with Sections 12, 14 and 16 of the National Planning Policy Framework and Policies ENV1, ENV2 and ENV4 of the Rossendale Local Plan 2019 to 2036.

11. No above ground construction shall take place until full details, including physical samples and supporting trade literature, of all external facing materials including the following have been submitted to and approved in writing by the Local Planning Authority:

- Details of the colour, form and texture of all external facing and roofing materials;
- Details of the colour, appearance and style of all windows and doors.

The development thereafter shall be constructed utilising the approved materials.

Reason: To ensure the development is appropriate in terms of visual amenity; to conserve and enhance heritage assets in the local area, and to ensure compliance with Sections 12 and 16 of the National Planning Policy Framework and Policies ENV1 and ENV2 of the Rossendale Local Plan 2019 to 2036.

12. Notwithstanding the details already submitted, prior to first use of the development hereby approved full details of the external lighting, including details of its installation, siting, appearance and finish, forming part of the scheme shall be submitted to and approved in writing by the Local Planning Authority.

The approved lighting details shall thereafter be implemented prior to first use of the development.

Reason: To ensure the external lighting is sympathetic to heritage assets in the local area; to ensure the external lighting has no adverse impact on neighbouring uses, and to ensure

compliance with Section 12 of the National Planning Policy Framework and Policies ENV1 and ENV2 of the Rossendale Local Plan 2019 to 2036.

13. No market stall/unit (including the café block) involved in the preparation and making of food on site shall be occupied or opened for trading until full details confirming the means of ventilation for the extraction and dispersal of cooking smells/fumes for that particular stall/unit have been submitted to the Local Planning Authority for approval. The details shall include the method of construction of the kitchen ventilation and extraction systems, odour control measures, noise levels, and details of their appearance and finish.

The approved kitchen ventilation and extraction system shall be installed before the use of the particular individual stall/unit commences and thereafter shall be permanently retained and maintained in good working order.

Reason: To safeguard the amenity of neighbouring properties; to ensure the proposals do not have an adverse impact on the character and appearance of local area and nearby heritage assets, and to ensure compliance with Section 12 of the National Planning Policy Framework and Policies ENV1 and ENV6 of the Rossendale Local Plan 2019 to 2036.

14. Prior to the development hereby approved being brought into use full details of the photovoltaic (PV) solar panels to be installed on the approved café block shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall confirm the design, specification and appearance of the PV solar panels and their method of installation and integration into the roof structure.

The PV solar panels shall thereafter be implemented in accordance with the approved details prior to the development being brought into first use.

Reason: To ensure a high-quality appearance to the development; to conserve local heritage assets nearby; to mitigate the impacts of climate change; to ensure the renewable energy proposals are delivered as part of the development, and to ensure compliance with Section 14 of the National Planning Policy Framework, Policies ENV1 and ENV8 of the Rossendale Local Plan and guidance contained in the Council's Climate Change Supplementary Planning Document (2022).

15. The historic streetlamp currently present on the site shall not be removed until a Method Statement, detailing how the streetlamp will be removed, stored and relocated, has been

submitted to and approved in writing by the Local Planning Authority. The Method Statement shall be prepared by a suitably qualified person and shall include:

- A photographic and written record of the streetlamp's condition;
- Details of how the streetlamp will be safely removed, protected and transported for storage;
- Details of how the streetlamp will be securely stored;
- Details of where the streetlamp will be relocated within the surrounding area or town centre of Bacup, including details of how the streetlamp will be installed and fixed to the ground;
- A timetable for relocation.

The removal, storage and relocation of the streetlamp shall be carried out in accordance with the approved details.

Prior to the development hereby approved being brought into use, the streetlamp shall be relocated and installed in accordance with the approved details. A photographic and written record of the streetlamp's condition following its relocation and installation shall be submitted to and approved in writing by the Local Planning Authority, and any damage to the streetlamp shall be made good to the satisfaction of the Local Planning Authority prior to the development being brought into use.

Reason: To protect the historic streetlamp and to conserve the Bacup Conservation Area, and to ensure compliance with Section 16 of the National Planning Policy Framework and Policy ENV2 of the Rossendale Local Plan 2019 to 2036.

16. 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:

- 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.
- 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, and to ensure compliance with Section 9 of the National Planning Policy Framework.

17. HGV construction deliveries to the approved development shall be made only between the hours of 9:00am and 2:30pm Monday – Friday, or before 8:00am and retained on site until 9:00am, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety, and to ensure compliance with Section 9 of the National Planning Policy Framework.

18. 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 shall also 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, and to ensure compliance with Section 9 of the National Planning Policy Framework.

19. No part of the development hereby approved shall be occupied or opened for trading until the highway works (i.e. the interface works where resurfacing will meet parts of the public highway) have been constructed and completed in accordance with a scheme that shall first be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works, and to ensure compliance with Section 9 of the National Planning Policy Framework.

20. If the development hereby approved does not commence prior to the 29 March 2027 an updated ecological assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall also include any necessary proposed mitigation measures. The mitigation measures shall thereafter be implemented in full.

Reason: The submitted Preliminary Ecological Appraisal is valid until the above date, on the basis that bats are mobile and could potentially colonise the site, and to ensure compliance with the Section 15 of the National Planning Policy Framework and Policies ENV1 and ENV4 of the Rossendale Local Plan 2019 to 2036.

21. Any work that will impact on habitats where nesting birds may be present (for example demolition of buildings which provide roosting potential), shall not be undertaken unless suitable checks for active bird nests have first been undertaken by a qualified ecologist, who has confirmed that no nests are present.

If active nests are found, a suitable buffer zone (minimum 5–10 metres or as advised by the ecologist) shall be retained around the nest(s), within which no works shall take place until the young have fledged. Written confirmation from the ecologist that nesting has ceased shall be submitted to and approved by the Local Planning Authority before works can restart within the buffer zone.

Reason: To ensure the protection of nesting wild birds, their nests, eggs and young during the nesting season, and to ensure compliance with the Section 15 of the National Planning Policy Framework and Policies ENV1 and ENV4 of the Rossendale Local Plan 2019 to 2036.

22. No part of the development hereby approved shall be occupied or opened for trading until at least one tree-mounted bat box has been installed on an existing mature tree within the site. The bat box shall be:

- A commercially manufactured Woodcrete/WoodStone or equivalent durable bat box suitable for tree mounting and appropriate for UK bat species
- Installed at a height of no less than 3–6 metres above ground level, and positioned facing south, south-east or south-west unless impractical
- Positioned away from artificial light.
- Mounted using non-invasive fixings (i.e. straps) to avoid harming the host tree and to ensure the host tree can safely bear the weight of the box.

The bat box shall be retained and maintained in situ thereafter.

Reason: To ensure the loss of potential bat roosting habitats is compensated, and to ensure compliance with the Section 15 of the National Planning Policy Framework and Policies ENV1 and ENV4 of the Rossendale Local Plan 2019 to 2036.

23. No part of the development hereby approved shall be occupied or opened for trading until the two mobility impaired car parking spaces have been constructed and completed in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The approved mobility car parking spaces shall thereafter be retained for the lifetime of the development.

Reason: To ensure the development provides adequate and inclusive parking facilities for people with mobility impairments, and to ensure compliance with Policy TR4 of the Rossendale Local Plan 2019 to 2036.

6. 2025/0460 – Lavender Hills Care Home, Stubbins Vale Road, Ramsbottom, Bury, Lancashire, BL0 0NP (ITEM B2)

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.

In determining the application, the Committee discussed the following:

- Clarification on whether the applicant would still be required to submit a sample of the reconstituted stone.
- Confirmation that there would be no further tree removals proposed.

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 below:

1. The development hereby approved 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 following drawings and documentation unless otherwise required by the conditions below:

Drawing Title/Document	Drawing No./Reference	Date
Site Location Plan	1446-JDA-XX-XX-DR-A-0000 Rev P01	02.09.2025
Proposed Site Plan	1446-JDA-XX-XX-DR-A-0002 Rev P01	08.09.2025
Proposed Elevations Sheet 1	1446-JDA-Z1-ZZ-DR-A-0001 Rev P02	08.10.2025
Proposed Elevations Sheet 2	1446-JDA-Z1-ZZ-DR-A-0002 Rev P02	08.10.2025
Proposed Basement Floor	1446-JDA-Z1-B1-DR-A-0001 Rev P03	29.01.2026
Proposed Lower Ground Floor	1446-JDA-Z1-L1-DR-A-0001 Rev P03	29.01.2026
Proposed Ground Floor	1446-JDA-Z1-00-DR-A-0001 Rev P03	29.01.2026
Proposed First Floor	1446-JDA-Z1-01-DR-A-0001 Rev P02	29.01.2026
Proposed Roof Plan	1446-JDA-Z1-RF-DR-A-0001 Rev P01	02.09.2025

External Works Plan	1446-JDA-XX-XX-DR-A-0003 Rev P02	08.10.2025
Cycle Store	1446-JDA-XX-XX-DR-A-0004 Rev P01	02.09.2025
Proposed Sections	1446-JDA-Z1-ZZ-DR-A-0003 Rev P01	July 2025
Landscape Strategy Plan	CSA/6832/104 Rev E	06.10.2025
Landscape Design Statement	CSA/6832/02	November 2025
Tree Survey, Arboricultural Implications Assessment & Method Statement	232036/AIA/AMS/ Rev B	October 2025
Drainage Strategy and Flood Risk Assessment	8749-ADS-XX-XX-RP-C-500 P2	November 2025
Travel Plan prepared by Focus TP	J000359-TP01	February 2024
Phase 1 Preliminary Risk Assessment	23-8749	January 2024

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

3. Prior to the commencement of above ground construction, full details (including physical samples and supporting trade literature) of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - Bradstone Square Dressed Buff colour reconstituted stone, or similar in terms of style and appearance
 - Contrasting stone to windows and door headers
 - Windows and doors
 - Metal Fascias
 - Rainwater goods
 - Roofing materials
 - Cladding

The development shall thereafter be implemented in strict accordance with the approved details and they shall be retained as approved thereafter.

Reason: In the interests of securing a high quality finish to the development.

4. Prior to the commencement of development, using the principles contained within the approved Landscape Design Statement (ref. CSA/6832/02 and dated November 2025) and Landscape Strategy Plan as shown on drawing no. CSA/6832/104 Rev E (dated 06.10.2025), a full scheme of hard (including all external ground surfacing materials) and soft landscaping, including tree planting, grass seed/turf mix, plant numbers, locations, mix, etc., a specification for depth of soil and its cultivation and the setting out, planting, staking, protection and mulch of the ornamental stock, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include full details of any seating, outbuildings or other recreational amenities such as the children's play area etc. The development shall proceed in strict accordance with the approved landscaping scheme.

Hard landscaping forming part of the approved scheme shall be completed prior to first occupation of the development. All soft landscaping and planting forming part of the approved scheme shall be undertaken in accordance with a timetable of implementation which shall be provided with the submitted details.

All trees lost as a result of the development shall be replaced with compensatory planting using native species at a ratio of at least 2:1 or higher where deemed necessary by the Local Planning Authority in consultation with their Landscape Consultant.

Any shrubs/trees removed, dying or becoming seriously damaged, or diseased within 10 years of planting shall be replaced by plants of a similar size or species.

Reason: Insufficient information has been submitted with the application in relation to landscaping, in the interests of visual amenity, neighbour amenity and biodiversity, and to ensure compliance with Policy SD4 and Policy ENV5 in regards to Green Belt compensation and Green Infrastructure respectively.

5. Prior to the commencement of development full details of all retaining structures, including their appearance, materials, planting and maintenance / management proposals, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with the approved details, and shall be managed / maintained thereafter as such.

For the lifetime of the development, any planting or foliage fitted within retaining structures (i.e. proposed Kriblok retaining wall) removed, dying or becoming seriously damaged, or diseased or failing to establish within the retaining wall shall be replaced by plants/foliage of a similar size or species. All soft landscaping and planting forming part of the approved scheme shall be undertaken in accordance with a timetable of implementation which shall be provided with the submitted details.

Reason: Insufficient information has been submitted with the application in relation to the appearance, materials and planting proposals for the retaining structures forming part of the development, and in the interests of visual amenity.

6. Prior to commencement of the development, full details of the alignment, height and appearance of all fences, walls, gates and other boundary treatments/means of enclosure to be erected (notwithstanding any such detail shown on the submitted plans) shall be submitted to and approved in writing by the Local Planning Authority.

All fences, walls, gates and other boundary treatments/means of enclosure shall be erected in accordance with the approved details prior to first occupation of the development hereby approved.

Reason: Insufficient information has been submitted with the application in relation to all boundary treatments forming part of the development, and in the interests of visual amenity.

7. Prior to commencement of the development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall include details of how the nearby Biological Heritage Site named 'Lower Red Lees, Buckden Wood and Ox Hey' will be adequately protected during construction.

The development shall thereafter proceed in strict accordance with the approved Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the nearby Biological Heritage Site is adequately protected during construction.

8. No works to trees or shrubs shall occur or building works commence between the 1st March and 31st August in any year unless a nesting bird survey method statement by a suitably experienced ecologist has first been supplied to and agreed in writing by the Local Planning Authority.

Reason: To protect nesting birds.

9. Prior to any earthworks or vegetation clearance a reasonable avoidance measures method statement for mammals including badger and other wildlife shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter proceed in strict accordance with the approved statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect wildlife.

10. Prior to any earthworks or machinery being brought on site a statement detailing biosecurity protocols and control measures for Himalayan balsam shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter proceed in strict accordance with the approved statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To suitably control or eradicate Himalayan balsam.

11. Prior to first use or occupation of the development hereby approved full details of measures to mitigate for the loss of existing bird nesting habitat and bat roosting habitat shall be submitted to and approved in writing by the Local Planning Authority.

The approved mitigation measures shall be implemented prior to substantial completion of the development.

Reason: To mitigate for the loss of bird nesting and bat roosting habitat.

12. No development shall commence until a Landscape and Ecology Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall confirm the management and maintenance of any soft landscaping not covered by the statutory biodiversity condition.

The development shall thereafter proceed in strict accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure on-site habitats of low ecological value are appropriately managed and maintained in the long term.

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:

- i. A Phase 2 Site Investigation report shall 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
- ii. 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.

14. Pursuant to condition 13; 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.

15. 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) The erection and maintenance of security hoarding
- v) Wheel washing and street sweeping / cleaning facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Routing of delivery vehicles to/from site - taking into account the 14'3" or 4.3m height clearance under the railway bridge on Bolton Road North A676.

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

16. Prior to commencement of the development hereby approved the vegetation within the visibility splay at the site access junction Stubbins Vale Road measured X 2.4m by Y 43m in both directions along Stubbins Vale Road shown on drawing J000359/SK01 shall be reduced in height to a maximum of 1m above the carriageway of Stubbins Vale Road and maintained thereafter for as long as the development is occupied.

Reason: To ensure a safe access to the site.

17. Prior to first use of the development hereby permitted the parking and turning areas shall be laid out in accordance with the submitted plans. The parking and turning areas shall thereafter be retained for the lifetime of the development, and kept available for use as such.

Reason: To ensure adequate car parking and turning.

18. Prior to first use of the development hereby permitted the secure covered cycle store shall be provided and maintained thereafter for that purpose for the lifetime of the development.

Reason: To support sustainable travel.

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 submitted, titled Drainage Strategy And Flood Risk Assessment ref. 8749-ADS-XX-XXRP-C-500 P2 and dated November 2025, 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 watercourse be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
 - e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

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 173 and 175 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 details for the duration of construction.

Reason: 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 173 of the National Planning Policy Framework.

21. The occupation 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 175 of the National Planning Policy Framework.

22. The occupation of the development shall not take place 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 173 and 175 of the National Planning Policy Framework.

23. No development shall commence until all the retained trees within the site as shown on the Tree Protection Plan, have been protected. Such protection shall be installed in accordance with the specification described in the AIA and AMS document, in the positions as shown at Tree Protection Plan, and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: To protect existing trees.

24. No construction deliveries, external running of machinery, or construction works shall take place on the site other than between the following hours:

Monday to Friday 07:300 to 18:00

Construction works shall not take place on Saturdays, Sundays or Bank or Public Holidays.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours.

25. Prior to first use or occupation of the development hereby approved, full details of how the measures identified within sections 7.2 and 7.3 of the approved Travel Plan (ref. J000359-TP01) have been investigated and implemented (where appropriate) shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall be implemented in strict accordance with the details set out within the document.

Reason: To support sustainable travel.

26. Prior to first use or occupation of the development hereby approved, full details of how waste from the development will be stored and managed shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in strict accordance with the approved details and they shall be retained as approved thereafter.

Reason: To ensure waste from the development is appropriately stored and managed for the lifetime of the development.

27. The Biodiversity Gain Plan shall be prepared in accordance with the following:

- Landscape Strategy Plan no. CSA/6832/104 Rev E and dated 06.10.2025
- Proposed Site Plan ref. 1446-JDA-XX-XX-DR-A-0002 Rev P01 and 08.09.2025

Reason: To ensure the Biodiversity Net Gain Plan is prepared in accordance with the submitted details listed above.

28. 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.

29. 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.

30. 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.

7. 2025/0392 – Land Adjacent to 16 Beaconsfield Street, Haslingden, BB4 5TD (ITEM B3)

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 Dad spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Clarification on recommendation and timeframe.
- Clarification on planning application process.
- Type of fencing

A proposal was moved and seconded to approve in line with the Officer's recommendation subject to the conditions detailed in the report and the update 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 a temporary planning permission is granted for a period of two years from the date of decision, subject to the following conditions:

1. This permission shall expire on 15th April 2028, and within 28 days following that date the fencing shall be removed entirely and the land shall be restored to its previous lawful state.

Reason: To reserve to the Local Planning Authority control over the long-term use of the land, as the fencing is deemed to be inappropriate to the locality on a permanent basis.

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

Application Form received 23.09.2025
Design, Access and Heritage statement received 08.01.2026
Site Location Plan V2 received 26.01.2026
Drawing No: 25.3633.10B - Existing Site Plan received 09.03.2026
Drawing No: 25.3633.11B - Proposed Site Plan received 09.03.2026

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

3. Any access gates shall only open inwards into the site, and shall remain as such at all times.

Reason: To ensure there are no restrictions on access to areas around the site.

The meeting concluded at 7:05pm

Signed:
(Chair)

Date:
