

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 19th May 2026

Present: Councillor Procter (Chair)
Councillor Eaton (Vice Chair)
Councillor Ashworth
Councillor Gill (sub)
Councillor Kenyon
Councillor Hodgkiss
Councillor Bauld (sub)

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

Also Present: 16 members of the public

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Norton (Councillor Gill subbed) and Councillor Adshead (Councillor Bauld subbed).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 14th April 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. 2026/0070 - Former James Killelea & Co Ltd, Stoneholme Road, Crawshawbooth (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.

Mr Heys spoke in favour of the application.

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

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 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 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 02.03.2026 and the following drawings and documents, unless otherwise required by the conditions below:

Drawing No: S01 - Existing Plans and Site Location Plan
Drawing No: S02 - Existing Elevations and Block Plan
Drawing No: SK01 - Proposed Plans
Drawing No: SK02 - Proposed Elevations
Flood Risk Assessment
Updated Leisure Impact Assessment
Updated Sequential Test
Planning Statement
Parking & Access Statement
Noise & Acoustic Statement
Design & Access Statement

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

3. The use of the building shall only operate between the following times and at no other time:

Monday to Sunday: 06:00 – 23:00

Reason: To ensure that the use does not unduly impact on the amenity of the surrounding area in accordance with Policy ENV1.

4. Prior to first use of the facility, the acoustic measures detailed within the Noise and Acoustic Statement shall be implemented in full and shall thereafter be retained in perpetuity.

Reason: In the interests of the amenity of neighbouring residential properties in accordance with Policy ENV1.

5. Within 3 months of the commencement of the use approved by this application, a noise survey shall be carried out in respect of the noise levels from the building with regard to the dwellings on North View. The results of the noise survey shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures proposed by the noise survey shall be completed in full within three months of the submission of the noise survey.

Reason: In the interests of the amenity of neighbouring residential properties in accordance with Policy ENV1.

6. 2026/0043 - Lidl, Bacup Road, Rawtenstall, Rossendale, Lancashire, BB4 7NG (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.

Mr Smith spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Agreement of 3 hours parking scheme and S106 agreement
- Merits of camera
- Residents being fined without approval of camera

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 Ashworth

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That Members approve planning permission subject to the conditions below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the planning application form received 11.02.2026 and the following drawings and documentation unless otherwise required by the conditions below:

Drawing No: 2832 P401 Site Location Plan

Drawing No: 2832 P402 Existing Site Plan

Drawing No: 2832 P403 Proposed ANPR Site Plan

Off Site Survey Lidl 1312 Rawtenstall Installation Document V.1

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

7. 2026/0044 - Lidl, Bacup Road, Rawtenstall, Rossendale, Lancashire, BB4 7NG (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.

Mr Smith spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Signage already in place and residents have been fined without approval of the planning permission
- Clarification on what to consider for advertisement consents

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 Kenyon

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That Members approve planning permission subject to the following conditions:

1. The development shall be carried out in accordance with the planning application form received 11.02.2026 and the following drawings and documentation unless otherwise required by the conditions below:

Drawing No: 2832 P401 Site Location Plan

Drawing No: 2832 P402 Existing Site Plan

Drawing No: 2832 P404 Proposed Parking Signs Plan and Details

Off Site Survey Lidl 1312 Rawtenstall Installation Document V.1

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

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity.

3. No advertisement shall be sited or displayed so as to:
 - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity and public safety.

8. 2026/0047 – 16 Farrington Road, Bacup, OL13 9TE (ITEM B4)

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

Mrs Brien spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Clarification on objections received, specifically concerns relating to the development being overbearing and first floor side windows being included.

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 grant 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 drawings, 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	16/02/2026
Location Plan	N/A	16/02/2026
Existing & Proposed Plans & Elevations	2026/02-01B	10/04/2026

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

3. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match like for like those of the existing dwelling, i.e. facing brickwork to the walls, concrete roof tiles, and uPVC windows, fascias and soffits.

Reason: In the interests of visual amenity, in accordance with the requirements of Policies HS9 and ENV1 of the Council's adopted Rossendale Local Plan 2019 to 2036, the relevant

provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008), and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent legislation revoking or superseding that Order, no windows, doors or other openings, shall, at any time, be installed at ground floor level within the Proposed LH Gable Elevation (as annotated on the approved plan) of the approved extension, unless prior written approval has first been obtained from the Local Planning Authority through the granting of planning permission.

Reason: To safeguard the privacy of the occupiers of the adjoining properties in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008), and the National Planning Policy Framework.

5. No construction deliveries, external running of equipment or machinery, or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between 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 or Public Holidays.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours, in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036, the provisions of the Council's Alterations and Extensions to Residential Properties SPD (2008), and the National Planning Policy Framework.

9. 2026/0047 Land at Moss Farm, Stacksteads, Bacup, OL13 0HQ (ITEM B5)

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

Mr Bithell spoke against the application.

Ms Delaney spoke in favour of the application.

In determining the application, the Committee discussed the following:

- The Local Highway Authority's comments on the application
- Queried if the land is Green Belt
- Sought clarification on whether matters such as flood risk, design and other detailed matters would be dealt with at Technical Details Stage.

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

Moved: Councillor Ashworth
Seconded: Councillor Proctor

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

FOR	AGAINST	ABSTENTION
6	1	0

Resolved:

That Members approve the planning in principle.

10. 2025/0420 – 11 Healey Hall Farm, Shawclough Road, Whitworth, OL12 7HA (ITEM B6)

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

In determining the application, the Committee discussed the following:

- Removal of the heat pump from the proposed development, and reason behind this (it's proximity to a ground floor window)
- Clarification on objections received
- Clarification on permitted development rights
- Clarification of roof tunnels
- Confirmation that a condition has been recommended to secure the approval of a sample of the proposed roofing tiles

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: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

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

Title	Drawing No.	Received Date
Location Plan	B460-04	03/11/2025
Existing Plans	B460-01	03/11/2025
Proposed Floor Plans & Elevations	B460-02revA	10/02/2026
Proposed Cross Sections	B460-03revA	10/02/2026
JAM72D30 525-550/MB Series Solar Datasheet	n/a	16/02/2026

3. No development shall take place until a physical sample of the proposed roofing tile has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development preserves the character and appearance of the non-designated heritage asset and its setting, in accordance with Policies ENV1 and ENV2 of the Rossendale Local Plan and Sections 12 and 16 of the National Planning Policy Framework.

11. 2026/0036 – Unit 21 Three Points Business Park, Charles Lane, Haslingden, Rossendale, Lancashire, BB4 5EH (ITEM B7)

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

Mr Rafiei spoke in favour of the application.

In determining the application, the Committee discussed the following:

- Position of extraction vent

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 Bauld

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 details submitted within the application form and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	06.02.2026
Proposed Site Plan	P-21-01 A	23.02.2026
Existing and Proposed Ground Floor Plan	EP-21-02 A	23.02.2026
Existing and Proposed First Floor Plan	EP-21-03 A	23.02.2026
Existing and Proposed Roof Plan	EP-21-04 A	23.02.2026
Existing and Proposed Side Elevation (right)	EP-21-6 A	23.02.2026
Existing and Proposed Front and Rear Elevation	EP-21-05 A	22.04.2026

Reason: For the avoidance of doubt.

3. Notwithstanding the details contained within the approved plans, the existing extraction vent located on the rear elevation wall of the unit shall either be removed within 1 month following the installation of the hereby approved extraction vent to the roof of the unit, or within 3 months from the date of this decision - whichever is the sooner.

Reason: In order to minimise the impact of the development on neighbour amenity.

N.B. Councillor Hodgkiss left the committee and did not sit on the following item.

12. 2026/0008 – Former Car Park, Park Road, Helmshore, Rossendale, Lancashire (ITEM B8)

The Planning Officer introduced the application as detailed in the report including the site details,

relevant planning history, proposal, consultation and representation responses received.

Mr Hartley spoke in favour of the application.

Councillor Hodgkiss spoke on the application.

In determining the application, the Committee discussed the following:

- Clarification on car parking spaces at side of the wall.
- Applicant providing some spaces on outside of the development
- Development site was used as a car park
- Concrete block wall was approved previously

A proposal was moved and seconded to approve in line with the Officer's recommendation subject to the conditions detailed in the report and an additional condition around the proposal of the stone slip. The wording of the additional condition to be agreed between the Chair and the Head of Planning.

Moved: Councillor Proctor

Seconded: Councillor Kenyon

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

FOR	AGAINST	ABSTENTION
6	0	1

Resolved:

That Members delegate approval of the application to the Head of Planning & Building Control subject to receiving a suitable sample of the stone slips for the Park Road elevation of the retaining wall and updating Condition 1 with the details and subject to the following conditions:

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

- Submitted application form.
- Location Plan (19-05-01-A)
- Proposed Block Plan with Roof Plan (19-05-30-R)
- Proposed Site Plan (462ROS-402C)
- Proposed Ground Floor Plan (462ROS-405C)
- Proposed First Floor Plans (462ROS-406B)
- Proposed Second Floor Plans (462ROS-407B)
- Proposed Elevations (100ROS-409D)
- Proposed Landscape Plan (19-05-39-J)
- Hydropave Tegula Block Paving Details
- Refuse Truck Swept Path (3192-001)
- Proposed Wall Treatment Park Road (19-05-39 J2)
- Revised Planning Statement

Reason: For the avoidance of doubt.

2. The development shall thereafter be implemented in strict accordance with the approved details in relation to facing and roofing materials, as set out in the document reference

'462ROS Proposed Materials' and the submitted samples approved under application 2022/0317. The approved materials are:

- Random Coursed Natural Stone
- Sawn Natural Stone
- White K-Rend (Scraped Render)
- Natural Blue Roofing Slate
- Tobermore Hydropave Bracken Paving
- Tobermore Hydropave Slate Paving

Reason: In the interests of ensuring that the development has an acceptable appearance.

3. The approved scheme of landscaping and boundary treatment shall be implemented in full for each plot prior to the first occupation of the dwelling on that plot.

Reason: In the interests of ensuring that the development has an acceptable appearance and in the interests of neighbour amenity.

4. Construction works shall not take place outside the following hours:

- Monday to Friday: 08:00 to 18:00
- Saturday: 08:00 to 13:00

No construction works shall take place on Sundays or Bank Holidays.
Access and egress for delivery vehicles shall also be restricted to the working hours indicated above.

Reason: In the interests of protecting neighbour amenity.

5. No works to trees or shrubs 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 clearance and written confirmation provided that no active bird nests are present, which has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting nesting birds.

6. The development shall proceed in strict accordance with the methodology set out in the document reference '462ROS Brook Protection' (as approved under application 2022/0317) to ensure that the adjacent watercourse is adequately protected from pollution during works.

Reason: In the interests of protecting the watercourse from pollution.

7. The development shall proceed in strict accordance with the details shown on document reference 'Outline Surface & Foul Water Drainage Layout Drawing No.21-2193/A1/100 P2 received 11.10.2022' (as approved under application 2022/0317) to ensure that the ecology of the adjacent watercourse is adequately protected.

Reason: In the interests of protecting biodiversity and the watercourse.

8. The development shall be carried out in strict accordance with the details contained within document reference 'LKC 20 1379 Park Road SI Report - Phase 2 Geo-environmental

Investigation, Risk Assessment and Remediation Assessment' dated 23rd February 2022, as approved under application 2022/0317.

Reason: In the interests of preventing harm from land contamination.

9. Pursuant to condition 8 and prior to first occupation of any of the dwellings 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: In the interests of preventing harm from land contamination.

10. The development shall be carried out in strict accordance with the scheme of drainage approved under application 2022/0317, as contained in the following documents:
 - Document named '21 2193 Roark Road Helmshore SW Management Report Rev A'
 - Outline Drainage Layout drawing titled 'Outline Surface and Foul Water Drainage Layout' drawing No.21-2193/AI/100 P2 received on 11th October 2022.

Reason: In the interests of ensuring that the development is properly drained.

11. Foul and surface water shall be drained on separate systems.

Reason: In the interests of ensuring that the development is properly drained.

12. The development shall be carried out in accordance with the surface water drainage / management details approved under application 2022/0317 in relation to the garden and path levels and boundary treatment details shown on drawing reference '462ROS-110A A1' titled 'Proposed Site Plan'.

Reason: In the interests of ensuring that the development is not unduly affected by or contributing to surface water flooding.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting that order with or without modification, no structure or replacement fence shall be erected within or around the rear gardens identified in drawing number 19-05-30-Q.

Reason: In the interests of flood risk and visual amenity.

14. The foundations of the development shall be implemented in accordance with the following details as approved under application 2022/0317:

- Drawing No.21 2193 300 P1 titled 'Units 1-3 Proposed Foundation Plan'
- Drawing No.21 2193 301 P1 titled 'Units 4-8 Proposed Foundation Plan'
- LKC 20 1379 Park Road SI Report Compressed document titled 'Phase 2 Geo environmental Investigation, Risk Assessment and Remediation Assessment' dated 23rd February 2022.

Reason: In the interests of neighbour amenity, land stability and to protect the watercourse

15. 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 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: In the interests of preventing harm from land contamination.

16. The scheme of landscaping and planting as shown on drawing 19-05-39-J shall be implemented in full prior to the occupation of any of the dwellings hereby approved. Any trees or trees failing, dying, becoming diseased or being removed within five years of being planted shall be replaced in the next available planting season with specimens of the same species.

Reason: In the interests of biodiversity and amenity.

17. The development shall proceed in relation to the retaining structure adjacent to the unnamed track carrying Public Footpath 298 (Haslingden) in accordance with the details approved under application 2023/0216, namely:

- Retaining Wall Section Plan (462ROS-410)
- Retaining Wall Sections (462ROS-411)
- Proposed Typical Sections & Details (Sheet 02) (21-2193 A1 811 P1)
- Proposed Site Plan (462ROS-402C)

Reason: In the interests of protecting the public right of way.

18. The development shall take place in accordance with the construction method statement / management plan details approved under application 2022/0317, contained in the following document:

- Construction Method Statement dated 10.05.2022 Job reference 462ROS

Reason: In the interests of amenity and highway safety.

19. The future management and maintenance of the proposed road and associated infrastructure within the development including retaining walls, the vehicle restraint barrier along the boundary with Musbury Brook and surface water drainage within the development, shall be carried out in perpetuity in strict accordance with the details contained in the following document approved under application 2022/0317:

- Maintenance and Management Strategy dated 22.06.2022 Job Reference 482ROS

Reason: In the interests of ensuring that the development is adequately managed and maintained for its lifetime.

20. Prior to the occupation of any dwelling the parking area shown on the approved plans shall be constructed, laid out and surfaced in bound porous materials. The parking areas shall thereafter always remain available for the parking of domestic vehicles associated with the dwellings.

Reason: In the interests of ensuring that the parking area is available for use.

21. Prior to the occupation of any approved dwelling electric vehicle charging points shall be installed for each dwelling.

Reason: In the interests of providing sustainable transport options.

The meeting concluded at 20:15pm

**Signed:
(Chair)**

Date:
