

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: Tuesday 1st September 2026

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

In Attendance: James Dalglish, Principal Planner
Claire Bradley, Senior Planning Officer
Chris Dobson, Planning Officer
Yasmin Ahmed, Principal Legal Officer
Ellie Garnett, Legal Officer

Also Present: 4 members of the public

1. APOLOGIES FOR ABSENCE

Apologies were received for Councillor Adshead (Councillor Bauld subbing), Councillor Norton (Councillor Gill subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the Tuesday 23rd June 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 but two late items would be taken as B7 & B8 (minute's 11 & 12).

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. 2025/0408 - Sheephouse Fold, Greens Lane, Stacksteads, Bacup OL13 0JS - (ITEM B1)

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

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

In determining the application, the Committee discussed the following:

- Access issues on Greens Lane
- Clarification on Policy H011
- Private footpath on site

- Discussion on definition of isolated and unsustainable location
- Garage previously approved
- Transportation issues at site
- NPPF guidance on isolation new dwellings in countryside
- Clarification of difference of existing building and new dwelling
- No objections from others

A proposal was moved and seconded to approve the application contrary to Officer's recommendation. The reasons for approval were a balanced decision to be applied based on the definition of isolation and this being a conversion of an existing building and not a new dwelling. Any planning conditions to be applied are delegated to the Head and Chair of Planning.

Moved: Councillor Eaton
Seconded: Councillor Bauld

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

FOR:	AGAINST:	ABSTENTION:
7	0	0

Resolved:

Approved contrary to officers' recommendation. Planning conditions delegated to the Head of Planning and Chair of Committee.

6. 01/2026/TPO - Horncliffe Woodland, Bury Road, BB4 6JW - (ITEM B2)

The Planning Officer explained that no decision was required at this time on this item, given further information that had been received as set out in the update report. As such, it was recommended to defer the item, and (in the event that a Committee decision is still required), it can be brought back before Committee at a later date.

A proposal was made to defer the application, pending receipt and assessment of an arboricultural assessment and woodland management plan by officers and the Council's Tree Consultant.

Moved: Councillor Procter
Seconded: Councillor Eaton

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

FOR:	AGAINST:	ABSTENTION:
7	0	0

Resolved:

Defer the application, pending receipt and assessment of an arboricultural assessment and woodland management plan by officers and the Council's Tree Consultant.

7. 2026/0193 - Waterbarn Baptist Church (PP), Rakehead Lane, Stacksteads, Bacup OL13 0PD - (ITEM B3)

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

In determining the application, the Committee discussed the following:

- Design and material of safety fencing

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

Moved: Councillor Ashworth

Seconded: Councillor Eaton

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

FOR:	AGAINST:	ABSTENTION:
7	0	0

Resolved:

That planning permission is approved subject to the Conditions in Section 10:

1. The development is hereby permitted in accordance with the following drawings, unless otherwise required by the conditions below:

Location Plan:

Waterbarn Chapel - Updated Planning and Heritage Statement 21-05-2026

Waterbarn Baptist Church - Photos

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

2. The fencing hereby permitted shall be removed from the site and restored to its former condition on or before 3rd September 2027 in accordance with a scheme of work submitted to and approved by the local planning authority.

Reason: In the interests of visual amenity of the site, the area and to protect the significance of the listed building.

3. Within three months of removal of the temporary fencing permitted by this development, the original railings or new railings of the same material and design shall be erected in the original position on the north elevation facing Brandwood Road. The railing shall be retained in a good state of repair at all times thereafter.

Reason: In the interests of visual amenity of the site, the area and to protect the significance of the listed building.

8. 2026/0194 - Waterbarn Baptist Church (LBC), Rakehead Lane, Stacksteads, Bacup OL13 0PD - (ITEM B4)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation 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 Ashworth

Seconded: Councillor Eaton

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

FOR:	AGAINST:	ABSTENTION:
7	0	0

Resolved:

That planning permission is approved subject to the Conditions in Section 10:

1. The development is hereby permitted in accordance with the following drawings, unless otherwise required by the conditions below:

Location Plan:

Waterbarn Chapel - Updated Planning and Heritage Statement 21-05-2026

Waterbarn Baptist Church - Photos

Reason: To ensure the development complies with the approved plans and submitted details.

2. The fencing hereby permitted shall be removed from the site and restored to its former condition on or before 3rd September 2027 in accordance with a scheme of work submitted to and approved by the local planning authority.

Reason: In the interests of visual amenity of the site, the area and to protect the significance of the listed building.

3. Within three months of removal of the temporary fencing permitted by this development, the original railings or new railings of the same material and design shall be erected in the original position on the north elevation facing Brandwood Road. The railing shall be retained in a good state of repair at all times thereafter.

Reason: In the interests of visual amenity of the site, the area and to protect the significance of the listed building.

9. 2025/0289 - Land Off Coal Pit Lane, Bacup - (ITEM B5)

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

Cllr Driver submitted a written representation as ward member, which was read out by Cllr Ashworth.

In determining the application, the Committee discussed the following:

- Clarification on no objections or issues in relation to mining

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 Procter

Seconded: Councillor Ashworth

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

FOR:	AGAINST:	ABSTENTION:
7	0	0

Resolved:

That planning permission is approved subject to conditions within the report:

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	-	23.07.2025
Proposed Plan	2B B	17.08.2026

Reason: For the avoidance of doubt.

3) No materials shall be used on the external elevations or roof of the proposed building other than those referred to on the approved plans.

Reason: To ensure that the materials used are visually appropriate to the countryside location.

4) Notwithstanding the details provided on the approved plans, details to show the material and colour of the proposed hardstanding to be laid shall be submitted to and approved by the local planning authority prior to commencement of development. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that the materials used are visually appropriate to the countryside location.

5) 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 Preliminary Risk Assessment / Mine Gas Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;

ii) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

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

Reason: To ensure the safe development of the site for future occupants

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

Reason: To ensure the safe development of the site for future occupants

7) The Construction Management Plan dated December 2025 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.

8) No development work hereby approved which affects potential nesting bird habitats shall take place during the bird nesting season between March – September (inclusive) unless a nesting bird check by a suitably qualified ecologist has first been undertaken.

Reason: In the interest of protecting nesting birds

10. 2026/0178 - Land At Holly Mount, Holly Mount Way, Rawtenstall, Rossendale - (ITEM B6)

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

In determining the application, the Committee discussed the following:

- Why changing the positioning and the appearance of the dwellings was being 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 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 planning permission is approved with conditions:

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

- Submitted application form
- Location Plan (AM.030222.B)
- Landscaping and Boundary Treatment Report (HM.130622.A)
- Site Layout Plan (26/45/3 B)
- House Type Plans (26/45/1 A)
- House Elevations (26/45/2)
- Cross Section as Proposed (26/70/2)
- Arboricultural Constraints Appraisal (BTC2058)

Reason: For the avoidance of doubt.

2. The development shall be undertaken in accordance with the approved materials as approved under application 2023/0564. Specifically:

- Report of proposed external materials for condition no 3 to approval 2022-0031 received on 29.05.2024

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

3. Any construction works associated with the development hereby approved shall only take place between the hours of 7:00am & 7:00pm Monday to Friday, 8:00am & 1:00pm on Saturday's.

No construction works shall take place on Sunday's or Bank Holiday's.

Reason: To safeguard the amenities of nearby residents, having regard to the adjacent large apartment block.

4. All measures shown on the Site Layout Plan drawing (26/45/3 B) and contained within the submitted

Arboricultural Constraints Report (BTC2058) approved under application 2022/0301 for the protection of trees during the development phase shall be adhered to for the duration of works on site.

The approved scheme of landscaping, planting and boundary treatment shown on the Site Layout Plan drawing (26/45/3 B) shall be completed in full for each house plot prior to first occupation of that house plot.

All new planting forming part of the approved scheme shall be carried out in full for each house plot in the first planting season following first occupation of that house plot, or substantial completion of the development (whichever is the sooner).

Any trees or plants which within a period of 10 years of first occupation of the final dwelling die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual and 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 to and agreed by the Local Planning Authority that no active bird nests are present.

Reason: To protect nesting birds.

6. Prior to occupation of the final dwelling on site, or prior to substantial completion of the development (whichever is the sooner); one bat box shall be installed on the south/west elevation of each pair of dwellings (i.e. one bat box on the side elevation of plot 1, plot 3 and plot 5).

Reason: To secure biodiversity net gain as part of the development.

7. The development shall be undertaken in accordance with the approved details relating to land contamination as approved under application 2024/0313. Specifically:

- Revised Updated Gas Risk Assessment and Remediation Recommendations letter report (dated 30/07/2025)
- Email from LK Group (dated 31/07/2025) which sets out the proposed remediation strategy and validation proposals.

Reason: To mitigate hazards associated with land contamination and to prevent pollution.

8. Pursuant to condition 7 and prior to first occupation of any dwelling on site, 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 hazards associated with land contamination, and to prevent pollution.

9. Construction-related deliveries to the approved development shall only be accepted between the hours of 9:00am and 2.30pm Monday to Friday.

Reason: To avoid peak traffic on the surrounding highway network, in the interests of highway safety.

10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway.

Provision to sweep the surrounding highway network by mechanical means will be available and the roads

adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

11. The new estate road / access to the dwellings shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any construction of dwellings takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

12. The proposed access from the site shall be constructed to a minimum width of 5m and this width shall be maintained for the full length of the access.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

13. No dwelling shall be occupied until the new access road has been completed in full to an adoptable standard in accordance with Lancashire County Council's Specification for Construction of Estate Roads.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted is occupied.

14. The development shall be undertaken in accordance with the approved details relating to the future maintenance of the new access road as approved under application 2024/0313. Specifically:

- TP1 Holly Mount Land Registry Document
- Articles of Association – Holly Mount Management Company Ltd.

Reason: In the interest of highway safety, to ensure a satisfactory appearance to the street infrastructure serving the approved development; and to safeguard the users of the street and visual amenities of the locality.

15. The development shall be undertaken in accordance with the approved details relating to a Construction Management Plan or Construction Method Statement as approved under application 2023/0564. Specifically:

- The Construction Management Plan and Construction Method Statement submitted on 17/12/12

Reason: In the interests of the safe operation of the highway.

16. The development shall be undertaken in accordance with the approved details relating to Surface and Foul Water Drainage as approved under application 2023/0564. Specifically:

- Drainage Strategy Holly Mount Way V2 318 127 received 17/12/23

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

17. No above ground construction shall take place until details of how one dwelling on the site shall be constructed to achieve Optional Standards M4(2) of the Building Regulations, including a plan to show the location of the dwelling, have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall be constructed in strict accordance with the approved details and they shall be retained thereafter for the lifetime of the development.

Reason: To provide for a development that meets the needs of the elderly or disabled.

18. Within 3 months of the date of this approval, a badger walkover survey shall be undertaken by a suitably qualified person with the results submitted to and approved by the local planning authority. Where the survey identifies evidence of badgers or active setts that may be affected by the development, a scheme of mitigation and protection measures, including any necessary licensing requirements, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard badgers and their setts, which are protected under the Protection of Badgers Act 1992.

11. 2026/0277 - Plot 4, Futures Park, Bacup, Lancashire, OL13 0BB - (ITEM B7)

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

In determining the application, the Committee discussed the following:

- Clarification on non -material amendment application type, and that the proposals were not substantially different to those previously approved on 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 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 the proposed amendment is approved, and is limited to the following:

- The alteration of existing ground levels and the construction of new earth retaining structures along the northern boundary of site adjacent to the River Irwell.

The amendment is detailed on the following documentation received 15.07.2026:

- Submitted Application Form
- Drawing No: RBC-HOH-XX-XX-DR-A-1201-C02 - Proposed Site Plan
- Drawing No: RBC-HOH-XX-XX-DR-A-1220-C02 - Proposed Boundary Treatments, Barriers and Bollards Layout
- Drawing No: 6663-CAU-XX-XX-SK-C-0111-C01 – River Cross Sections Sheet 1 of 3
- Drawing No: 6663-CAU-XX-XX-SK-C-0112_C01 - River Cross Section 2 of 3
- Drawing No: 6663-CAU-XX-XX-SK-C-0113_C01 – River Cross Section 3 of 3
- Drawing No: RBC-CAU-XX-XX-DR-S-1800_C01 – Retaining Wall Layout and Section Sheet 1 of 2
- Drawing No: RBC-CAU-XX-XX-DR-S-1801_C01 – Retaining Wall Layout and Section Sheet 2 of 2

12. 2026/0279 - Plot 4, Futures Park, Bacup, Lancashire, OL13 0BB - (ITEM B8)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received. The Planning Officer also brought members attention to the xxx.

In determining the application, the Committee discussed the following:

- Clarification on non-material amendment application type, and that the proposals were not substantially different to those previously approved on 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 Eaton

Seconded: Councillor Ashworth

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

FOR:	AGAINST:	ABSTENTION:
7	0	0

Resolved:

The proposed amendment is approved, and is limited to the following:

- Construction of sheet pile retaining wall with fence on top of capping beam along east and south eastern boundary.

The amendment is detailed on the following documentation received 15.07.2026:

- Submitted Application Form
- Drawing No: RBC-HOH-XX-XX-DR-A-1201-C02 - Proposed Site Plan
- Drawing No: RBC-HOH-XX-XX-DR-A-1220-C02 - Proposed Boundary Treatments, Barriers and Bollards Layout
- Drawing No: RBC-CAU-XX-XX-DR-S-1800_C01 – Retaining Wall Layout and Section Sheet 1 of 2
- Drawing No: RBC-CAU-XX-XX-DR-S-1801_C01 – Retaining Wall Layout and Section Sheet 2 of 2

The proposed amendments in relation the construction of sheet pile retaining wall with fence on top of capping beam along east and south eastern boundary are considered to be acceptable, and it is not considered that the amendment would amount to a material alteration of the original planning approval when the development is considered as a whole.

The above details supersede the approved details under 2025/0378 only in so far as they relate to the amendments outlined above.

All conditions associated with the original planning approval continue to apply to the development unless otherwise discharged or expressly amended by this permission.

13. REPORT ON THE NATIONAL SCHEME OF DELEGATION - (ITEM C1)

The Planning Officer introduced the report and highlighted the changes to the regulations.

Committee members discussed the following:

- Training and updates for members to follow in due course.

Resolved:

Members noted the report.

The meeting concluded at 7:32pm.

Signed:
(Chair)

Date: