

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting: 6th February 2007**

**Present:** Councillor S Pawson (in the Chair)  
Councillors D Barnes, L Barnes, Eaton, Haworth, Lamb,  
Neal, J Pawson, Robertson, Swain & Thorne

**In Attendance:** Linda Fisher, Head of Planning, Legal and Democratic Services  
Simon Bithell, Senior Solicitor  
Jenni Cook, Committee Officer  
Adrian Harding, Senior Planning Officer

**Also Present:** Councillors Dickinson, Essex, Lynskey & Morris, approximately  
15 members of the public and 2 representatives from the press

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**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were submitted on behalf of Councillor Crosta  
(Councillor J Pawson substituting).

**2. MINUTES OF THE LAST MEETING**

**Resolved:**

That the minutes of the meeting held on 9<sup>th</sup> January 2007 be agreed as a  
correct record.

**3. DECLARATIONS OF INTEREST**

Members of the Committee were asked to consider whether they had an  
interest in any matters to be discussed at the meeting and the following  
interests were declared:

Councillor S Pawson declared a personal and prejudicial interest in Minute  
Number 5 (Application 2006/530) by virtue that family members lived in close  
proximity to the proposed application.

Councillor J Pawson declared a personal and prejudicial interest in Minute  
Number 5 (Application 2006/530) by virtue that family members lived in close  
proximity to the proposed application.

Councillor Swain declared personal and prejudicial interest in Minute Number  
7 (Application 2006/648) by virtue that the applicant was a business client.

Councillor Lamb declared a personal interest in Minute Number 9 (Application  
Number 2006/705) and Minute Number 10 (Application Number 2006/706) by  
virtue that she was a member on Elevate.

Councillor Haworth declared a personal interest in all applications on the  
agenda by virtue of his employment with a builder's merchant.

**4. URGENT ITEMS**

There were no urgent items for consideration.

**APPLICATIONS FOR CONSIDERATION**

**NB: COUNCILLORS J & S PAWSON LEFT THE MEETING PRIOR TO CONSIDERATION OF THE FOLLOWING ITEM. COUNCILLOR SWAIN CHAIRED THIS ITEM.**

**5. APPLICATION NUMBER 2006/530  
ERECTION OF PETROL FILLING STATION & KIOSK  
AT: TESCO STORES LTD, HASLINGDEN ROAD, HASLINGDEN**

The Head of Planning, Legal and Democratic Services outlined the application and asked Members to note that she had received an e-mail from Lancashire County Council Highways late afternoon on 6<sup>th</sup> February 2007 indicating that they had further queries in respect of the application. LCC had indicated that some information was outstanding on the application relating to the transport assessment without which there would be a recommendation of refusal. Members were requested to consider deferral of the application.

The Head of Planning, Legal and Democratic Services advised Members that if the Highways queries were not addressed this could have an adverse impact if a decision was appealed. It was noted that members may not be able to make an informed decision without this information.

A proposal was moved and seconded to defer the application.

Voting took place on the proposal, the results of which were as follows:

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 8          | 1              | 0                 |

**Resolved:**

1. That the application be deferred to allow queries raised by Lancashire County Council Highways to be fully addressed.
2. That the Head of Planning, Legal and Democratic Services be requested to contact Lancashire County Council to convey the Committee's concerns in respect of late responses to consultations.

**6. APPLICATION NUMBER 2006/556  
CONTINUATION OF USE AS BUILDERS YARD AND ERECTION OF DWELLING  
AT: LAND OFF UNDERBANK ROAD, RISING BRIDGE, HASLINGDEN**

The Head of Planning, Legal and Democratic Services introduced the report.

In accordance with the procedure for public speaking, Ms Valerie Kendal spoke in favour of the application. Councillor Dickinson also spoke on the application.

In response to a question from the Committee, the Head of Planning, Legal and Democratic Services advised Members that the application appeared to lack important information on the existing use. One of the speakers also could not confirm that there was an existing use as a builder's yard. This being the case members did not have information before them to either grant or refuse the application for the existing use.

A proposal was moved and seconded to defer the application.

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

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 11         | 0              | 0                 |

**Resolved:**

That the application be deferred to allow officers to obtain further information in respect of the site.

**NB: COUNCILLOR SWAIN LEFT THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM.**

**7. APPLICATION NUMBER 2006/648  
HOTEL & HOUSING DEVELOPMENT  
AT: ACCRINGTON & ROSSENDALE COLLEGE, HASLINGDEN  
ROAD/QUEENS SQUARE, RAWTENSTALL**

The Senior Planning Officer introduced the report and referred to the additional representations received since publication of the report.

In accordance with the procedure for public speaking Ms Kathy Fishwick spoke against the application and Mr Daniel Hartley spoke in favour of the application.

In response to a question from the Committee, the Head of Planning, Legal and Democratic Services expressed doubt regarding the imposition of a Grampian condition controlling the phasing of the development. Its being unclear as to what was being suggested.

She further advised Members that the reasons for the recommendation of refusal related to impact of such an approval on housing over supply and she highlighted that the application was for 94 residential units and the threat to other regeneration schemes in the borough.

A proposal was moved and seconded to defer the application.

An amendment was moved to refuse the application.

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

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 8          | 2              | 0                 |

Voting took place on the substantive motion, the result of which was as follows:

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 8          | 2              | 0                 |

**Resolved:**

1. That the application be refused for the reasons in the report.
2. That the reason for refusal in respect of a noise pollution survey be removed and replaced with reference to a bat survey.

**8. APPLICATION NUMBER 2006/666  
REVISED PLOT LAYOUT & SUBSTITUTION OF HOUSE TYPES (PLOTS  
33-42) & ADDITIONAL GARAGE  
AT: LAND OFF ROCHDALE ROAD, BACUP**

The Head of Planning, Legal and Democratic Services introduced the report.

A proposal was moved and seconded to approve the application.

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

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 10         | 1              | 0                 |

**Resolved:**

That the application be granted subject to the conditions in the report.

**9. APPLICATION NUMBER 2006/705  
RESTRUCTURING OF EXISTING CAR PARKING AREA AND PROVISION  
OF A BIN STORE AND ERECTION OF BOUNDARY WALLS  
AT: BANKFIELD STREET, STACKSTEADS, BACUP**

The Head of Planning, Legal and Democratic Services introduced the report and referred to the additional representations received since publication of the report.

The Head of Planning, Legal and Democratic Services advised Members that the plans had been amended to address concerns raised by Lancashire County Council on 5<sup>th</sup> February 2007.

A proposal was moved and seconded to approve the application.

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

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 11         | 0              | 0                 |

**Resolved:**

That the application be granted subject to the conditions in the report with an additional condition as follows:

The development shall be carried out in accordance with Drawing No. CR141SK01 Rev B, received on 5<sup>th</sup> February 2007.

10. **APPLICATION NUMBER 2006/706  
RENOVATION OF SPRING TERRACE INCLUDING THE PROVISION OF  
SENSOR LIGHTS, METAL STAIRCASE, CHANGE OF USE OF PART OF  
THE SITE TO FORM RESIDENTIAL AMENITY AREAS, NEW ROAD  
SURFACING AND PROVISION OF BIN STORE AREAS  
AT: SPRING TERRACE, STACKSTEADS, BACUP**

The Head of Planning, Legal and Democratic Services introduced the report.

A proposal was moved and seconded to approve the application.

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

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 11         | 0              | 0                 |

**Resolved:**

That the application be granted subject to the conditions in the report.

**The meeting commenced at 6.30pm and concluded at 8.15pm**