

MINUTES OF: DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: Tuesday, 6th September 2005

**PRESENT: Councillor S. Pawson (in the Chair);
Councillors Atkinson, D Barnes, L Barnes, Crosta,
Entwistle, Lamb, Neal, Robertson, Swain and Thorne**

**IN ATTENDANCE: Mr B S Sheasby, Team Manager Development Control
Mr N Birtles, Senior Planning Officer
Mrs E Newsome, Administrative Assistant**

**ALSO PRESENT: Councillors Hancock, J. Pawson, Sandiford and
Starkey**

1. MINUTES

Resolved:

That the Minutes of the meeting of the Committee held on the 2nd August 2005 be signed by the Chair as a correct record.

2. DECLARATIONS OF INTEREST

No declarations of interest were made at the meeting.

**3. APPLICATION NUMBER 2005/181
ERECTION OF A NEW CLUB HOUSE (INCORPORATING FUNCTION ROOM)
AT: RAWTENSTALL CRICKET CLUB, BACUP ROAD, RAWTENSTALL**

All Councillors declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mr Jonathon Jones spoke against the application and Mr Bob Johnson spoke in favour. Councillors Disley and Unsworth submitted their representations in writing.

A proposal was moved and seconded to approve the application, subject to conditions.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson		✓	

D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
Robertson		✓	
Thorne	✓		
TOTALS	9	2	0

Resolved:

That planning permission be granted for the reasons set out below and subject to the conditions set out below:-

CONDITIONS

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
Reason : The condition is required by Section 91 of the Town & Country Planning Act 1990.

2. The development shall not be commenced until full details, including representative samples, of the external materials of construction to be used on the roof and walls of the development have been submitted to and first approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with details approved. Nor shall external shutters to windows or doors be fitted without the prior written consent of the Local Planning Authority.
Reason : To ensure a satisfactory appearance to the development and to accord with Policy DC4 and HP1 of the adopted Rossendale District Local Plan.

3. Prior to the commencement of development details of the external doors, windows and mechanical ventilation systems to be fitted shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first use of the building and thereafter maintained.
Reason : To protect the amenities residents of neighbouring properties could reasonably expect to enjoy, and to accord Policy E12 of the adopted Rossendale District Local Plan.

4. Between the hours of 8pm and 8am the doors to balconies, and the doors to the Members Lounge facing east and the Function Suite facing south, shall not be opened, nor the balconies used, if any system of sound amplification is in operation within the building (except in the event of an emergency).
Reason: To protect the amenities residents of neighbouring properties could

reasonably expect to enjoy, and to accord Policy E12 of the adopted Rossendale District Local Plan.

5. Once the building hereby permitted has been brought into use no system of sound-amplification shall be used in the Existing Club House between the hours of 8pm and 8am.

Reason: To protect the amenities residents of neighbouring properties could reasonably expect to enjoy, and to accord Policy E12 of the adopted Rossendale District Local Plan.

6. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution and to accord with Policy E9 of the adopted Rossendale District Local Plan.

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, identify any to be retained and the measures for their protection in the course of development, and detail any changes in ground-level proposed and the materials to be used for proposed boundary fences/walls/gates and areas of hardstanding.

Reason: In the interests of visual amenity and to accord with Policy 1 of the adopted Joint Lancashire Structure Plan.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the substantial completion of the building hereby permitted, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to accord with Policy 1 of the adopted Joint Lancashire Structure Plan.

**4. APPLICATION NUMBER 2005/225
ERECTION OF 12 LIGHT INDUSTRIAL UNITS
AT: FORMER SNOWKING SITE, 270 GRANE ROAD, HASLINGDEN**

No Councillors had been lobbied on this application.

The Development Control Manager submitted details of representations received since the preparation of his report.

In accordance with the procedure for public speaking Mr John Hindley spoke against the application and Mr Paul Martin spoke in favour of the application.

A proposal was moved and seconded to grant the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
TOTALS	11	0	0

Resolved:

That planning permission be granted for the reasons set out below and subject to the conditions set out below:-

1. Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: The application is in outline only.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason : Required by Section 92 of the Town & Country Planning Act 1990.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason : Required by Section 92 of the Town & Country Planning Act 1990.
4. The development shall be carried out in accordance with the following plans :
 - i. FEC03A - Site Location Received 13/4/05
 - ii. FEC01L - Proposed Site Layout Received 5/9/05
 Reason : For the avoidance of doubt."

5. Prior to construction of any part of the building hereby permitted :
 - a. a sum of £10,000 shall be paid to the Local Planning Authority to be expended on the provision of a bus shelter at the bus-stops immediately fronting the site and on the opposite side of Grane Road to it; and
 - b. the sum of £5,000 shall be paid to the Local Planning Authority to be expended on the provision of a vehicle-activated speed-sign on the north side of Grane Road, between its junction with Holcombe Road and the site, and for works of white-lining within the highway.

Reason: To minimise use of the private car and in the interests of highway safety and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan
6. Prior to first use of any of the units hereby permitted the pavement to the front of the site shall be built-out into the carriageway of Grane Road, at the applicants expense, in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1 metre above the crown level of the adjoining highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from a point 2.4 metres measured along the centre line of the proposed access from the carriageway of Grane Road to points measured 70 metres in each direction along the nearer edge of the carriageway of Grane Road from the intersection of the centre line of the proposed access.

Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan
8. Any gate erected at the access shall be positioned a minimum distance of 12 metres behind the nearside edge of the carriageway of Grane Road.

Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan
9. The building shall not be occupied until the proposed vehicle parking/manoeuvring areas have been constructed, drained, surfaced and laid out in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. These areas shall not thereafter be used for any purpose other than the parking/manoeuvring of vehicles.

Reason: To ensure satisfactory off-street parking facilities, in the interests of highway safety and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

10. Covered and secure cycle and motorcycle facilities shall be provided prior to first occupation of any of the units hereby permitted, in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate cycle/motorcycle storage facilities, in the interests of highway safety and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

11. A Travel Plan framework shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To minimise use of the private car, in the interests of highway safety and sustainability, and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

12. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with the criteria of DC1 of the adopted Rossendale District Local Plan.

13. Any construction works associated with the development hereby approved shall not take place except between the hours of 8:00am and 6:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason : To safeguard the amenities of nearby residential properties in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

**5. APPLICATION NUMBER 2005/320
OUTLINE APPLICATION FOR DEMOLITION OF EXISTING CONSERVATORY
AND ERECTION OF 2 SEMI-DETACHED HOUSES
AT: 1 PARROCK DENE, TODMORDEN ROAD, SHARNEYFORD**

No Councillors had been lobbied on this application.

The Development Control Manager submitted details of representations received since the preparation of his report.

Councillor Hancock spoke in support of the application.

A proposal was moved and seconded to refuse the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
TOTALS	11	0	0

Resolved:

That planning permission be refused for the following reasons:-

1. The proposed development is not required to meet the identified housing provision for the borough, and therefore does not comply with Policy 12 of the Adopted Joint Lancashire Structure Plan 2001-2016.
2. The proposed residential development would be contrary to Policy J3 of the Rossendale District Local Plan in that the site is designated for employment purposes and the proposed development would result in the loss of employment land to an inappropriate form of development
3. The siting of the proposed dwellings will result in one lacking the facility for vehicles to park, turn and exit to Todmorden Road in forward gear, as a consequence of which it will unacceptably detract from highway safety on a busy classified road and inconvenience other road users, contrary to PPG13 and the criteria of Policy DC1 of the adopted Rossendale District Local Plan

**6. APPLICATION NUMBER 2005/394
CHANGE OF USE FROM SHOP WITH LIVING ACCOMMODATION ABOVE
TO TAXI BOOKING OFFICE WITH LIVING ACCOMMODATION ABOVE
AT: 2 CHURCH STREET, HASLINGDEN**

No Councillors had been lobbied on this application.

A proposal was moved and seconded that the application be granted

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
TOTALS	11	0	0

Resolved:

That planning permission be granted for the reasons set out below and subject to the conditions set out below:-

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. Public access to the premises shall not be permitted at any time.
Reason: Use of the premises as a waiting room/pick-up point by customers is likely to be detrimental to highway safety and cause unacceptable inconvenience and noise disturbance to neighbours in the late evening/at night, contrary to the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
3. The use hereby permitted shall be discontinued and the premises restored to their former use before the expiration of one year from the date of first use of the premises as hereby permitted, unless the Local Planning Authority give prior written approval for any variation.
Reason : To enable the Local Planning Authority to monitor the impact of the proposal and ensure that a use is not established which results in unacceptable detriment to highway safety or the amenities of local residents, contrary to the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

**7. APPLICATION NUMBER 2005/403
CHANGE OF USE FROM SHOP WITH LIVING ACCOMMODATION TO
RELIGIOUS TEACHING OF CHILDREN
AT: 38 BURY ROAD, HASLINGDEN**

No Councillors had been lobbied on this application.

The Development Control Manager submitted details of representations received since the preparation of his report.

A proposal was moved and seconded to grant the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
Robertson	✓		
Thorne		✓	
TOTALS	10	1	0

Resolved:

That planning permission be granted for the reasons set out below and subject to the conditions set out below:-

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. Details of a scheme for insulating the building to minimise the transmission of airborne and impact sound to the attached buildings shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first use of the building as hereby permitted.
Reason: To safeguard the amenities of adjoining residential properties in accordance with Policy E12 of the adopted Rossendale District Local Plan.
3. No more than 30 children shall be present within the building at any one time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preclude an intensification of the use hereby permitted which may result in unacceptable detriment to neighbours or highway safety, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

4. The use hereby permitted shall not take place other than between the hours of 7.30am & 7.30pm Monday to Saturday and 10am & 4pm on Sunday.

Reason: To protect the amenities of neighbours, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

5. Access to the premises shall principally be by means of the door to 1 Warwick Street, the door on the corner of Bury Road/Warwick Street only being used for entry/exit in the event of an emergency.

Reason: In the interests of child safety, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan

**8. APPLICATION NUMBER 2005/408
CONVERSION OF SHOP TO LIVING ACCOMMODATION ENTAILING
ALTERATIONS TO FRONT ELEVATIONS
AT: 250 NEWCHURCH ROAD, BACUP**

Councillor Lamb declared that she had been lobbied on this application.

In accordance with the procedure for public speaking Mr Treanor spoke in favour of the application.

A proposal was moved and seconded to approve the application, subject to conditions.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
TOTALS	11	0	0

Resolved:

That planning permission be granted for the reasons set out below and subject to the conditions set out below:

REASON

The Council considers that the circumstances exist to warrant permitting the proposed dwelling as an exception to Policy 12 of the adopted Joint Lancashire Structure Plan (the property being located within the Bacup, Stacksteads & Britannia Housing Market Renewal Initiative Area and the proposal securing its renovation) and, subject to conditions, is satisfied the development will not result in significant detriment for neighbours, highway safety or any other material consideration.

CONDITIONS

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
Reason : The condition is required by Section 91 of the Town & Country Planning Act 1990.

2. The external alterations hereby permitted shall be carried out in accordance with the drawing received on 4/7/05.
Reason: For the avoidance of doubt.

**9. APPLICATION NUMBER 2005/411
TWO STOREY REAR EXTENSION
AT: 5 IVY GROVE, RAWTENSTALL**

Councillors Pawson, Lamb, Atkinson, Crosta, Entwistle, Neal and Robertson declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mrs Susan Smith spoke against the application and Mr Jamie Sheridan spoke in favour of the application.

A proposal was moved and seconded to refuse the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		

Neal	✓		
Robertson	✓		
Thorne	✓		
TOTALS	11	0	0

Resolved:

That planning permission be refused for the following reasons:-

Reasons

The proposed extension is contrary to Policy 1 of the adopted Joint Lancashire Structure Plan and the criteria of Policy DC1 & Policy DC4 of the adopted Rossendale District Local Plan by reason of its siting and size in relation to neighbouring properties. Most particularly, it will cause significant detriment to the amenities occupiers of 3 and 7 Ivy Grove could reasonably expect to enjoy by reason of its overbearing impact, loss of light/outlook and visual intrusion.

**10. APPLICATION NUMBER 2005/414
OUTLINE APPLICATION FOR 1 DWELLING HOUSE
AT: 75 CHERRY TREE WAY, HELMSHORE**

All Councillors declared that they had been lobbied on this application.

In accordance with the procedure for public speaking Mrs K Bishop spoke in favour of the application. Councillor J Pawson elected to speak in her capacity as Ward Member.

A proposal was moved and seconded to approve the application, subject to conditions and to give delegated authority to the Team Manager Development Control in consultation with the Chair to impose appropriate conditions relative thereto.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson		✓	
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal	✓		
Robertson	✓		
Thorne	✓		
TOTALS	10	1	0

Resolved:

That outline planning permission be granted for this application for the reasons set out below and subject to the following conditions.

REASON

The Council considers that the circumstances exist to warrant permitting the proposed dwelling as an exception to Policy 12 of the adopted Joint Lancashire Structure Plan and, subject to conditions, is satisfied the development will not result in significant detriment for neighbours, highway safety or any other material consideration.

1. Approval of the details of the siting, design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: The application is in outline only.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: Required by Section 92 of the Town & Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required by Section 92 of the Town & Country Planning Act 1990

4. The existing dwelling (79 Cherry Tree Way) shall be provided with/retain the facility for two cars to park clear of the shared-drive and the dwelling hereby permitted shall be provided with/retain the facility for two cars to both park and turn clear of the highway, in accordance with a scheme submitted with the first reserved matters application.

Reason: In the interests of highway safety and neighbour amenity, and to accord with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

5. Any construction works associated with the development hereby approved shall not take place except between the hours of 8:00am and 6:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

**11. APPLICATION NUMBER 2005/417
ERECTION OF 6 No CHIMNEYS
AT: J B BROADLEY LTD REEDSHOLME WORKS, BURNLEY ROAD,
RAWTENSTALL**

No Councillors had been lobbied on this application.

The Development Control Manager submitted details of representations received since the preparation of his report.

A proposal was moved and seconded to approve the application.

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

COUNCILLOR	FOR	AGAINST	ABSTENTION
S. Pawson	✓		
Swain	✓		
Lamb	✓		
Atkinson	✓		
D Barnes	✓		
L Barnes	✓		
Crosta	✓		
Entwistle	✓		
Neal		✓	
Robertson	✓		
Thorne	✓		
TOTALS	10	1	0

Resolved:

That planning permission be granted for this application, subject to the following conditions.

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.
2. Details of any alterations proposed to the external appearance of the building shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.
Reason: In order to safeguard the appearance of the building and the surrounding area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

3. Notwithstanding what is shown on the submitted drawing the most northerly of the Chimney stack hereby permitted shall be erected not less than 9m to the south of the position shown, unless otherwise agreed in writing by the Local Planning Authority.

Reason : To protect the visual amenities of local residents, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan

**12. PLANNING APPEAL DECISION
APPLICATION NUMBER 2004/018
AT: SPODDEN COTTAGES, WHITWORTH**

The Team Manager Development Control submitted a report notifying Members of an appeal decision in respect of Planning Application Number 2004/018 which was an application for the retention of change of use of land and erection of aviary, extension to aviary and retention of change to use to extended garden

The Team Manager Development Control circulated a copy of the Inspector's decision letter, for the consideration of the Committee.

He informed Members that the Planning Inspectorate dismissed the appeal the decision of the Development Control Committee, being that of refusal, was upheld.

Resolved:

That the appeal decision be noted.

**13. PLANNING APPEAL DECISION
APPLICATION NUMBER 2004/321
AT: 73 HOLLAND AVENUE, RAWTENSTALL**

The Team Manager Development Control submitted a report notifying Members of an appeal decision in respect of Planning Application Number 2004/321 which was an application for the erection of a two storey rear extension.

The Team Manager Development Control circulated a copy of the Inspector's decision letter, for the consideration of the Committee.

He informed Members that the Planning Inspectorate allowed the appeal, granting permission for the two storey rear extension.

Resolved:

That the report be noted.

**14. PLANNING APPEAL DECISION
APPLICATION NUMBER 2004/554
HEIGHT END FARM, OFF BACUP OLD ROAD, DEERPLAY**

The Team Manager Development Control submitted a report notifying Members of an appeal decision in respect of Planning Application Number 2004/554 which was an application for the conversion of a single dwelling into two separate dwellings.

The Team Manager Development Control circulated a copy of the Inspector's decision letter, for the consideration of the Committee.

He informed Members that the Planning Inspectorate dismissed the appeal, and upheld the decision of the Committee, that being one of refusal.

Resolved:

That the report be noted.

**15. PLANNING APPEAL DECISION
APPLICATION NUMBER 2004/603
WHEAT HEAD FARM, WALLS CLOUGH, WATERFOOT**

The Team Manager, Development Control submitted a report notifying Members of an appeal decision in respect of planning application 2004/603 which was an application for re-modelling of a partly converted barn following fire damage, to form separate dwelling house and erection of single storey extensions to the existing farmhouse.

The Inspectors decision letter was had been provided for the consideration of the Committee, who were informed that the Planning Inspectorate had dismissed the appeal and upheld the decision of the committee, that being one of refusal

Resolved:

That the report be noted.

**16. PLANNING APPEAL DECISION
APPLICATION NUMBER 2004/637
849 MANCHESTER ROAD, EWOOD BRIDGE, HASLINGDEN**

The Team Manager, Development Control submitted a report notifying Members of an appeal decision in respect of planning application 2004/637 for the erection of a first floor extension at the rear of 849 Manchester Road, Ewood Bridge, Haslingden.

The Inspectors decision letter was had been provided for the consideration of the Committee, who were informed that the Planning Inspectorate had upheld the appeal and granted planning permission subject to conditions detailed in the appeal notice.

Resolved:

That the report be noted.

**17. PLANNING APPEAL DECISION
APPLICATION NUMBER 2004/722
97 DEARDENGATE, HASLINGDEN**

The Team Manager, Development Control submitted a report notifying Members of an appeal decision in respect of planning application 2004/722 change of use of a flat to a Taxi Booking Office at 97 Deardengate, Haslingden

The Inspectors decision letter was had been provided for the consideration of the Committee, who were informed that the Planning Inspectorate had upheld the appeal and granted planning permission subject to conditions detailed in the appeal notice.

Resolved:

That the report be noted.

(The meeting commenced at 6.30pm and closed at 9.15pm)