

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 18th May 2009

Present: Councillor Driver (in the Chair)
Councillors L.Barnes, Lamb, May, Nuttall, Robertson, and Stansfield

In Attendance: Adrian Harding, Principal Planning Officer
Richard Elliott, Planning Officer
Clare Birtwistle, Assistant Head of Legal Services
Sarah Blackwell, Trainee Solicitor
Carolyn Sharples, Committee and Member Services Officer

Also Present: Councillors Smith and Swain
Approximately 5 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

There were no apologies for absence or substitutions to report.

2. MINUTES

Resolved:

That the minutes of the meeting held on 20th April 2009 be signed by the Chair and agreed as a correct record.

3. URGENT ITEMS

The Chair reported that there were no urgent items of business.

4. DECLARATIONS OF INTEREST

No declarations of interest were made.

PLANNING APPLICATIONS FOR CONSIDERATION

**5. Application Number 2009/0099
Retrospective Change of Use of Mill from B2 (General Industrial) to B8
(Storage) and Formalisation of Car Park
At: Chatterton Mill, Chatterton Road, Ramsbottom**

The Principal Planning Officer introduced the report and referred to the relevant planning history, that the building was formerly a mill with unrestricted B2 use. The current occupiers had commenced storage and distribution operations within the last 2-3 years which came to light as the result of an enforcement complaint. He informed the Committee that the application

sought retrospective consent for the change of use of the mill building from class B2 to Class B8.

The Principal Planning Officer informed that 4 letters of objection had been received in addition to a petition with 33 signatures. There had been no objections received in response to internal and external consultations and the comments received from the Conservation Officer - Rossendale Borough Council, and Lancashire County Council – Highways were detailed.

The application was being recommended for approval with an amendment to the wording of Condition 2 and an amendment to Condition 4 as detailed in the Update Report.

In accordance with the procedure for public speaking, Mr T. Flannagan spoke in favour of the application. Councillor Smith also spoke on the application.

In determining the application the Committee discussed the following:

- Delivery Management Plan
- Current use and classification
- The use of the building
- Highways - comments and site visits
- Road restrictions/ road widening
- Weight limits or using a higher number of smaller vehicles to deliver to the site
- Manoeuvring in small spaces
- Reporting damages to walls
- Signage, barriers and bollards
- Road detail to be amended page 7

The Principal Planning Officer clarified that if the application was refused the building would remain classified as B2 which would mean that the business could continue with no restrictions, however if the building use changed to B8 it would restrict use. If the building remained in an unrestricted Class B2 use, the impact of the development potentially could be worse in terms of the number of vehicle movements and noise than for the proposed restricted and controlled B8 use.

A proposal was moved and seconded to approve the application subject to the conditions detailed in the report and the Update Report, and also the inclusion of an additional condition that a Delivery Management Plan be submitted which would include signage and large delivery vehicle restrictions as well as to restrict vehicle movements down Chatterton Old Lane.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved subject to the conditions in the report and Update Report and also subject to the inclusion of an additional condition to include the submission of a scheme detailing measures seeking to prevent vehicles using Chatterton Old Lane and minimising the size and number of vehicles visiting the site where possible (exact details of which to be agreed by the Planning Unit Manager in consultation with Councillor Smith).

6. Application Number 2009/0078 Demolition of existing commercial garage (Class B2) and erection of new commercial garage (Class B2) with 3 bedroom dwelling (Class C3) above At: Laurel Street Garage, Laurel Street, Bacup

The Principal Planning Officer introduced the report and referred to the relevant planning history. He informed the Committee that the application sought to demolish the existing commercial garage and construct a new commercial garage with a single storey 3 bedroom dwelling above with bedroom accommodation provided in the attic.

Five objections had been received in relation to the application, which were detailed in the report. There had been no objections raised from the consultation responses that had been received from Rossendale Borough Council - Environmental Health, Lancashire County Council - Highways and the Environment Agency.

The Principal Planning Officer informed the Committee that the application was being recommended for approval with amendments to Conditions 8 and 12 as detailed in the Update Report.

In accordance with the procedure for public speaking, Mr S.Ashworth spoke in favour of the application.

In determining the application the Committee discussed the following:

- The ownership of the land in front of the bridge
- Site improvements
- Extending the working hours by one hour in the evening meaning 8.00am – 6.00pm
- Waste and bin storage
- Height of roof light windows
- Car sales
- Japanese Knot Weed
- Obscure windows

A proposal was moved and seconded to approve the application subject to the conditions detailed in the report and Update Report in addition to:

- An amendment to Condition 10 to change opening hours for the commercial business to between the hours of 8.00am and 6.00pm Monday to Friday.

- The submission of a scheme detailing the repositioning of the roof lights fronting Laurel Street further towards the ridge line of the building.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be approved subject to the conditions in the report and Update Report in addition to the following conditions (exact details of which to be agreed by the Planning Unit Manager):

- An amendment to Condition 10 to change opening hours for the commercial business to between the hours of 8.00am and 6.00pm Monday to Friday.
- The submission of a window scheme detailing the repositioning of the roof lights fronting Laurel Street further towards the ridge line of the building.

BUSINESS MATTERS

7. Appeals Update

The Principal Planning Officer introduced the report and detailed the twelve appeals decided since 16th March 2009. Out of the twelve decided, two were allowed, one was withdrawn and nine were dismissed.

In considering the report the Committee discussed the following:

- Hot Food Takeaways Policy
- Improved Committee decisions
- Planning Inspectorate decision reasons

Resolved:

That the report be noted.

8. Performance Report

The Principal Planning Officer introduced the report and detailed Quarter 4 performance figures for 1st January 2009 to 31st March 2009. Annual performance figures for 2008-2009 were detailed in addition to complaints figures and volumes of telephone calls and visits to the Planning Team at the One Stop Shop.

In considering the report the Committee discussed the following:

- Private room availability at the One Stop Shop

- Booking appointments to see a Planning Officer
- Pre-application meetings

Resolved:

That the report be noted.

The meeting commenced at 6.30pm and concluded at 7.50pm

Signed: _____
(Chair)