

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 18th October 2010

Present: Councillor Graham (in the Chair)
Councillors, Crawforth (sub for Lamb), Eaton (sub for L Barnes) May, Nuttall, Robertson, and P Steen (sub for Stansfield).

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planning Officer
Sian Roxborough, Assistant Head of Legal
Michelle Hargreaves, Committee and Member Services Officer

Also Present: Approximately 30 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies were submitted on behalf of Councillors L Barnes, Lamb and Stansfield.

2. MINUTES

Resolved:

That the minutes of the meeting held on 2nd August 2010 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

Personal and prejudicial declarations of interests were made on behalf of Councillor P Steen who left the committee on the Item B4 in order to speak as a ward Councillor. Councillor Eaton also declared a personal and prejudicial interest on Item B4 and left the room on the item.

NB. Councillor Eaton left the meeting at this point as he had declared a personal and prejudicial interest on the following application. Councillor P Steen left the committee in order to speak on the item as he also declared a personal and prejudicial interest on the item.

Planning Applications

5. Application Number 2010/435

Erection of 3-storey block of 9 apartments and 2 storey terrace of 7 houses.

At: Former Fernlea Service Station, Rochdale Road, Britannia.

The Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission for the erection of a 3-storey block of 9 apartments and 2-storey terraced block of 7 houses on the site. Each apartment was to possess 2 bedrooms and the houses were to have 3 bedrooms. The existing access track running through the site was to be improved to serve the apartment block to be erected to its east side and the terrace to be erected to the west of it.

Consultations had taken place with LCC and RBC; no objections had been received however LCC Highways recommended a Section 106 Obligation to secure provision of a Traffic Regulation Order to restrict waiting time at the South of the site.

The Environment Agency had withdrawn its objections on the previous application for this proposal.

Eight letters had been received in objection to the previous application, along with a petition signed by 24 persons, and a further 9 letters had been received in objection to the current application.

Officers had raised concerns of the material for the development; however these concerns had been revised at the officer's request. Financial contributions had been requested by LCC but in response to this the applicant advised it was not viable for the 100% affordable housing scheme.

The Planning Officer summarised the application and recommended that the application be granted subject to the conditions highlighted in the report.

Mr Derek Moran spoke against the item and Mr Paul Carr spoke in favour of the item. Councillor P Steen and Councillor Alan Neal also spoke on the item.

NB. Councillor P Steen left the meeting at this point in order for the committee to make their deliberations.

In determining the application the committee discussed the following:

- Reason the application was refused at the previous committee
- Funding for schools
- Junction of New Line
- Height and location of the potential new builds in relation to existing properties

A proposal was moved and seconded to approve the application subject to the conditions highlighted in the report.

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

FOR	AGAINST	ABSTENTION
5	0	2

Resolved:

That the application be approved subject to the conditions highlighted in the report.

NB. Councillors Eaton and P Steen returned to the meeting.

6. Application Number 2010/286

Change of use from commercial offices to 32 apartments, re-configuration of office accommodation and associated leisure facility.

At: Wavell House Holcombe Road, Helmshore, Haslingden.

The Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek planning permission to convert the building into 32 apartments and 5 office units, with an associated leisure facility. There would also be a provision for 41 car parking spaces on site.

The main part of the site lies south of Park Road with a floor space of approximately 2000sq m which was formerly occupied by Airtours PLC. The building appears 3-storeys high to the front and 2 storeys high to the rear. It would be of stone/brick construction, under a slated roof, with a large amount of glazing in the various elevations.

There would be various external alterations, to include various projecting boxes at upper levels, some stainless steel mesh panels to allow for planting climbers, various floor to ceiling openings and solar panels on the rear roof plane.

Ten out of the 32 units would be affordable which equates to 31% affordable housing provision. The applicant would also be willing to enter in to a Section 106 agreement to provide an Open Space/Play Space contribution of £35,000 and also a transport contribution of £44,000.

No responses had been received in relation to the application.

Mr Holt spoke in favour of the application.

In determining the application the committee discussed the following:

- Removal of current air conditioning units
- Sound proofing

A proposal was moved and seconded to approve the application subject to the conditions highlighted in the report.

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 highlighted in the report.

7. Application Number 2010/403

To extend the time limit by which implementation of planning permission 2006/609 must commence (for erection of 13 houses).

At: Land adj 368 Rochdale Road, Bacup.

The Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission to extend the date by which it must commence development.

The application relates to a site for which planning permission for the creation of 13 town houses was granted on 6 November 2007, subject to conditions and a S.106 Obligation requiring payment of £15,990 towards provision of transport improvements in the locality, this figure would now be up rated for inflation.

The extension of the application if granted would mean the development must be commenced by November 2012.

In determining the application the committee discussed the following:

- Sufficient school places

A proposal was moved and seconded to approve the application subject to the amended conditions highlighted in the report.

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 amended conditions highlighted in the report.

8. Application Number 2010/433

To extend the time limit by which implementation of planning permission 2002/261 must commence (for erection of 45 houses).

At: Land off Eastgate, Whitworth.

The Planning Officer brought to the committee's attention that the application was a member call in.

The Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission to vary the timescale for commencement of Outline Permission 2002/261 in accordance with Condition 2 which was highlighted in the report.

The outline application (2006/261) for the site was for the erection of 45 residential units and also included access. The accompanying Section 106 agreement required a payment to the Council of the following: £45,000 towards Open Space, £20,000 towards quality bus service and £45,000 towards affordable housing.

An application was approved by Committee in October 2009 which provided further details of the 45 dwellings to be constructed, these all to be 2 storey and constructed of stone and slate.

The extension of the application, if granted, would mean the development would need to be commenced by August 2012.

Cllr Bradbury spoke on the application and Councillor Neal also spoke on the application.

In determining the application the committee discussed the following:

- Access on to Rochdale Road
- Previous use for site
- Location of schools
- Improvement of site
- Contamination

A proposal was moved and seconded to grant the application with a request for a letter to be sent to the applicant for early tidying-up/remedial works on the site.

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

FOR	AGAINST	ABSTENTION
6	0	1

Resolved:

That the application be approved with a request for a letter to be sent to the applicant for early tidying-up/remedial works on the site.

**9. Application Number 2010/353
Erection of split level dwelling compromising of garage with living accommodation above.**

At: Land at Bridge end Close, Helmshore.

The Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek permission for the erection of a detached split-level dwelling with two floors of living accommodation over a garage.

The dwelling would be set back approximately 10m from the road, with a depth of 10.5m and a width of 6.5m. The building would have a gable facing towards the road and a ridge-height of 7.7m. It would be constructed with artificial-stone and tiles. Hardstanding was proposed to the front of the garage to allow for parking of another car and turning. The existing boundary treatment to the front would be removed.

Amended plans had been received to correct inconsistencies in the originally submitted drawings in respect of intended window openings.

No objections had been received from LCC Highways. However, 6 objections had been received and the concerns raised were highlighted in the report.

Samples of facing materials and foundation design had been submitted by the applicant which were considered appropriate for the dwelling.

Mr Hartley spoke in favour of the application.

In determining the application the committee discussed the following:

- New design proposals
- Traffic regulation order

A proposal was moved and seconded to approve the application subject to the conditions as amended by the up-date report.

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 as amended by the up-date report.

**10. Application Number 2010/457
Erection of extension to rear of industrial building
At: Glen Top Works, Newchurch Road, Stacksteads.**

The Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was to seek demolition of the two dilapidated 1-storey extensions on the rear of a 2-storey building with an erection of a 1-storey extension with a slightly larger footprint.

The proposed extension would increase the usable floor space in the building from 1,356sq m to 1,536sq m.

The extension would measure 30m in width and would vary in its projection to the rear between 6m and 18m, the roof-plane of the existing 2-storey building carried down over the top of it. It would have rendered block work walls to a height of 2m, the upper part of the walls and roof clad with profiled metal sheeting matching that on the existing roof. There would be no door or window openings in that elevation of the extension facing towards the elderly persons bungalows

The applicant has indicated that the building would be used for the manufacturing and distribution of tarpaulin covers for lorries.

Access to the site would continue to be gained from Newchurch Road via the existing vehicular access. However, ten additional car parking spaces would be created in the yard, taking the total to 26.

The applicant would be required to comply with Class B1 use.

No objections had been received from Environmental Health or Highways. However, eight letters has been received from residents against the application.

Mr Swingewood spoke against the application and Ms Rowland spoke in favour of the application, Councillor Oakes also spoke on the application.

In determining the application the committee discussed the following:

- Type of vehicle entering the site
- Current ownership of the building
- Working hours

- Visual improvements to the site

A proposal was moved and seconded to approve the application subject to the conditions highlighted in the report.

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 highlighted in the report.

**11. Application Number 2010/462
Erection of stable block and associated hard standing
At: Land off Hardsough Lane, Edenfield.**

The Planning Officer brought to the committee’s attention that along with 3 or more objections, the application was also called in by a member.

The Planning Officer introduced the application and outlined details of the site, the relevant planning history and the nature of the current application which was a re-submission of planning application 2010/284, with the difference of the roof height to the ridge of the stables building had been reduced from 4.9m to 3.7m and provision had been made for additional hard standing and a manure storage facility.

The proposal relates to the north-eastern corner of the field and entails the erection of a stables block comprising 4 loose-boxes and two tack rooms, formation of a hard standing area and manure storage facility.

It would have stone walls and a slated pitched roof, with roof lights, the back-to-back loose-boxes/tack rooms would have doors facing the residential properties to the west and the public footpath/A56 to the east.

As part of the submitted scheme, the applicant would be willing to upgrade and re-surface part of Hardsough Lane near to the site access.

The applicant advised that the stables would be rented out to a horse owner for commercial gain.

No objections had been received from Environmental Health or LCC Highways in relation to the application.

Six representations had been received against the application and 9 had been received in support of the application.

Officers recommended that the application be refused.

Mr R Nuttall spoke in favour of the item and Councillor Smith also spoke on the item.

In determining the application the committee discussed the following:

- Location and design of building
- A stables in the field to the other side of the A56
- Employment
- Vehicles on By- Pass

A proposal was moved and seconded to approve the application contrary to the Officers recommendation.

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

FOR	AGAINST	ABSTENTION
4	2	1

Resolved:

That the application be approved subject to conditions having regard to the permission granted for the stables to the other side of the A56.

12. Enforcement Report

The Planning Manager outlined the report to the committee which was to provide elected members with an update on current enforcement activity.

The report focused on updating members with details relating to the current number of open planning enforcement files, the different stages of any enforcement action paying particular attention to any details relating to enforcement notices issued, appeals and details of any court hearings pending for the first quarter of this year.

Following this information, members discussed the following:

- Publication on the internet (it was clarified by the Assistant Head of Legal that publication would be subject to data protection principles preventing publication of personal information etc)

The meeting commenced at 6.30pm and concluded at 9.10pm

Signed:

(Chair)