

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 13th December 2010

Present: Councillor Graham (in the Chair)
Councillors, Cheetham (sub for Stansfield), Lamb, May, Nuttall, Serridge
(sub for Robertson) and Swain (sub for L Barnes)

In Attendance: Stephen Stray, Planning Manager
Neil Birtles, Principal Planning Officer
Sarah Blackwell, Legal Officer
Michelle Hargreaves, Committee and Member Services Officer
Councillor Gledhill
Councillor Morris
Councillor Oakes

Also Present: Approximately 17 members of the public

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies had been submitted by Councillors L Barnes (Swain sub), Robertson (Serridge sub) and Stansfield (Cheetham sub).

2. MINUTES

Resolved:

That the minutes of the meeting held on 8th November 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

Declarations of interest were made on behalf Councillor Graham who declared she was part of the Pool Working Group however she had been advised that this did not indicate a personal or prejudicial interest.

In addition to the comments above, the following Councillors also declared the following:

Councillor Morris declared that he was also a member of the Pool Panel and a ward Councillor for item B2 on the agenda. Councillor Gledhill declared he had a personal interest in Item B1 which was Marl Pits.

PLANNING APPLICATIONS

5. Application Number 2010/537

Construction of 2 storey extension to east side of existing building, formation of 5 outdoor pitches on north side and altered/extended parking facilities on the south side.

At: Marl Pits Swimming Pool, Newchurch Road, Rawtenstall.

The Planning Officer introduced the application and outlined details of the site and the nature of the current application which was to seek outline permission for the proposed development and the details of access, layout and scale; the matters of appearance and landscaping had been reserved for later consideration.

The current site had a floor space of approximately 1000sq, and was sited around 120m to the rear of the houses that front Newchurch Road/Heritage Drive.

The main purposes of the application would be as follows:

- Erection of a 2 storey extension
- Slight alterations to the original layout/appearance of the existing building with minor amendments to the ladies changing rooms.
- Reconfiguration of the existing car park, and additions, which would create a total of 125 car parking spaces to include provisions for disabled and parent-&-child parking, with additional cycle/motorcycle spaces which would be a significant increase from the 40 currently there.
- Provision of 5 multi purpose outdoor pitches to the rear of the swimming pool building, owing to this construction there would be a loss of approximately a dozen trees.

Consultations had taken place and Lancashire County Council (LCC) Highways had no objection in principle however they had made some advisory points which were highlighted in the report. Further amended plans had been submitted.

The LCC Rights of Way Officer raised concerns regarding the footpath that ran through the site; it was clarified that this would not be affected by the extension or pitches.

Rosendale Harriers raised concerns in relation to the amount of grass between the running track and the car park. It was confirmed that there would be a space of 3 metres as requested by the Harriers.

The East Lancashire Service User Network expressed views in relation to the provisions to be made for those people with healthcare and learning disabilities; this would be something which would be considered in working-up details for the interior of the extended building.

Four adverse comments from residents had been received, although two indicated support in principle. Further comments on the application were highlighted in the report.

Mr Entwistle spoke against the application and Mr Ibbott spoke in favour of the application, Councillor Gledhill also spoke on the application.

In determining the application the Committee discussed the following:

- Outdoor gym style area
- Traffic calming measures
- Permeable car park
- Double parking
- Lighting
- Trees

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

6. Application Number 2010/538

Construction of 2 storey extension to north side of the existing building (including 6 lane swimming pool) and altered/extended parking facilities on the south side

At: Haslingden Sports Centre, Helmshore Road, Haslingden.

The Planning Officer introduced the application and outlined details of the site and the nature of the current application which was for the outline planning permission for an extension to incorporate a 6-lane swimming pool and changing facilities with conference rooms above. Additional parking would be formed to the south side of the building and the existing parking area would be reconfigured. Approval was sought at this stage for access, layout and scale.

The following parameters had been set for the proposed development in the submitted documentation :

- The extension would be sited to the north side of the existing building, with mono-pitch roof no higher than the existing building descending to single-storey height where nearest to the site boundary.
- Car parking would be increased from 107 spaces to 171.
- Opening hours would be 0700 – 2200 Monday to Friday, 0800 – 1800 on Saturdays and 0900 – 1730 on Sundays and Bank Holidays.

Lancashire County Council (LCC) had not raised any objections to the application, however it had expressed concerns with regards to details of the parking layout, pedestrian access and cycle and coach facilities.

The LCC Rights of Way Officer raised concerns regarding the footpath that ran through the site; it was clarified that this would not be affected in the new plans, nor would it be obstructed during or after the development.

Six letters of objection had been received from residents which had raised concerns regarding the designs of the building and roof, the plant and machinery positioning, parking issues, loss of privacy, concerns regarding the removal of trees/shrubs and the use of the Mayfield Avenue entrance to the site, which causes problems for the residents of the site.

The East Lancashire Service User Network had commented on the application and hoped that the proposal for Haslingden Sports Centre would take on board their comments regarding 'Changing Places' and the needs of people with healthcare/learning disabilities.

Mr Entwistle spoke against the application and Mr Ibbott spoke in favour of the application, Councillors Gledhill and Morris also spoke on the application.

In determining the application the committee discussed the following:

- Location of the new pool to compliment the Sports Centre.
- Sensitivity to residents and involvement in the consultation process.
- Facilities for disabled users in the new development, particularly wheelchair access and toilet facilities.
- Bin stores
- Opening hours

A proposal was moved and seconded to approve the application in principle subject to the conditions highlighted in the report, except in respect of that relating to opening hours which should allow opening 0700 – 2200 Monday to Saturday and 0900 – 1700 on Sundays.

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

FOR	AGAINST	ABSTENTION
6	0	1

Resolved:

That the outline application be approved subject to the conditions outlined in the report except in respect of that relating to opening hours which should allow opening 0700-2200 Monday to Saturday and 0900-1700 on Sundays.

7. Application Number: 2010/545

**Change of Use from Thermoplastic Recycling Centre to Auction House
At: Waterbarn Mill, Newchurch Road, Stacksteads**

The Planning Officer introduced the application and outlined details of the site and the nature of the current application which was for the change of use of premises to relocate an existing Auction House business to the application site.

The following parameters had been set for the proposed development:

- Most of the sale goods would be taken to the site by the company's own 2 vans Monday to Friday 9am – 5pm.
- Auctions would take place once a week, on Fridays, extending up to 8pm.
- Access to the site would continue to be gained from Newchurch Road via the bridge across the river. The large area in front of the proposed auction house would provide parking for 42 cars and 11 vans.

Lancashire County Council (LCC) Highways had been consulted on the application and had raised no objections, however to address its concerns regarding the lack of a separate pedestrian access route it wished any permission to require the provision of separate pedestrian and vehicle access routes by condition.

Rossendale Borough Council's Environmental Health Team had raised no objections, subject to any application being conditioned to ensure that the loading/unloading of materials will take place inside the building and that the building would be used during the time periods set out in the application.

The Environment Agency had reviewed the Flood Risk Assessment and was satisfied that the development would not be at an unacceptable risk of flooding or increase flood risk elsewhere. The Agency also made recommendations regarding the formulation of a Flood Evacuation Plan, which is highlighted further in the report.

9 letters of objection had been received from residents of the area raising concerns regarding additional vehicles, access to site, visibility for pedestrians, traffic congestion, loss of amenity/privacy and noise.

Mr Spencer spoke against the application and Mr Metcalfe spoke in favour of the application. Councillor Oakes also spoke on the application.

In determining the application, the Committee discussed the following:-

- Access route and proposed scheme
- Concerns regarding the residents, including those on Glen Crescent and at Brandwood Park.
- Concerns regarding the width of the bridge and lack of pedestrian access/visibility.
- Ability of the site to support this type of business.
- Timings of Auctions and numbers of customers.

A proposal was moved and seconded to refuse the application due to pedestrian/highway safety concerns.

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

FOR	AGAINST	ABSTENTION
6	0	1

Resolved:

That the application be refused on the grounds of pedestrian/highway safety, being that there is no safe access route for pedestrians between the main road and the application site.

The meeting commenced at 6.30pm and concluded at 8.20pm

Signed:

(Chair)