

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 21st June 2017

Present: Councillor Procter (in the Chair)
Councillors Eaton, Fletcher, Kempson, Kenyon, Neal and Cllr Lythgoe (Subbing for Cllr Robertson).

In Attendance: Nicola Hopkins, Planning Manager
Lauren Ashworth, Principal Planning Officer
Clare Birtwistle, Legal Services Manager
Yasmin Ahmed, Legal Officer
Joanna Wood, Committee and Member Services Officer

Also Present: 9 Members of the public
Cllr Lamb, Cllr Haworth, Cllr Cheetham, Cllr Johnson, Cllr MacNae and one Press Member.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Robertson, Cllr Lythgoe (Subbing)

2. MINUTES

Resolved:

That the minutes of the meeting held on 24th May 2017 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

PLANNING APPLICATIONS

The Chair noted that the planning officers would be outlining the main points of the application and any relevant additional information. She noted that the committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

**5. Application Number: (Agenda Item B1) 2016/0630 – Hurst Platt, Rawtenstall
Erection of 8 dwellings including new access road, landscaping and land stabilisation and drainage works (part retrospective).**

The Planning Manager noted that Michael Pooler was still not in a position to confirm acceptance of the proposed land stabilisation and drainage work as per the recommendation in the officer's

report and as such recommended that the application should be deferred to allow additional time for the required information to be provided to the Council's consultant.

The recommendation was to defer the application.

A proposal was moved and seconded to defer the application.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was deferred.

6. Application Number (Agenda Item B2) 2107/0141 – Ground Floor Rear Off 38-42 Market Street: Variation of Condition 3 (Opening Hours) pursuant to Planning Approval 2015/0107.

The Principal Planning Officer outlined the details in the report including the proposal that the current application sought to vary Condition 3 of Planning Permission 2015/0107.

Mr J. Rostron spoke against the application. Members asked questions for clarification purposes only.

Mr S. Hartley spoke on behalf of the applicant in favour of the application. Members asked questions for clarification purposes only.

Cllrs Janice Johnson, Cllr Anne Cheetham and Cllr Andy MacNae also spoke on the application.

The recommendation was to refuse a variation of Condition 3 for the reason set out within Section 9 of the report.

In determining the application members discussed the following:

- What time would the premises close?
- Fire safety of the premises.
- The use of the upper floor.
- Use of the outside space.

The Principal Planning Officer confirmed the outside space had previously being used without Planning Permission and that the Council could take enforcement on this matter.

A proposal was moved and seconded to approve the application contrary to the officer's recommendations.

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, contrary to the officer's recommendation, with a condition relating to a 12 month review and amended hours of operation. The wording of the condition to be delegated to the Planning Manager in consultation with the Chair of the Development Control Committee.

7. Application Number (Agenda Item B3)

2017/0151 – AB's Emporium, Newchurch Road, Rawtenstall.

Change of use from A1 shop to A4 drinking establishment, including alterations to shop front, installation of new bi fold doors, alterations to fenestration, external rendering and installation of timber cladding. Installation of new externally mounted refrigeration condenser unit to rear.

The Planning Manager outlined the details in the report including the proposal, relevant planning history, representations and consultation responses received. The application sought planning permission subject to the conditions in the report.

In determining the application members discussed the following:

- Town centre location.
- Hours of operation.

A proposal was moved and seconded to grant the application.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That full planning permission be granted subject to the conditions detailed in the report.

8. Application Number (Agenda Item B4)

2017/0196 – 1 Sunnyside Close, Reedsholme, Rossendale, BB4 8PE

Single storey rear extension (part retrospective) and boundary treatment to rear garden.

The Principal Planning Officer outlined the details in the report including the proposal, relevant planning history, representations and consultation responses received. The application sought planning permission subject to the conditions in the report.

Mr B Edmondson spoke in favour of the application. Members asked questions for clarification purposes only.

The recommendation was to grant planning permission subject to the conditions in the report.

In determining the application members discussed the following:

- The Boundary designs.

A proposal was moved and seconded to grant the application.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That full planning permission be granted subject to the conditions detailed in the report.

9. Planning Enforcement Update

The Planning Manager outlined the details in the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved: The Report be noted.

10. Planning Appeals Update

The Planning Manager outlined the details in the report and confirmed that the next report would be published for the Committee Meeting to be held in October. Following on from this the Planning Appeals Update report would be produced quarterly.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved: The Report be noted.

The meeting commenced at 6.30pm and concluded at 7.30pm.

Signed:

(Chair)