

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 16th January 2018

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

In Attendance: Nicola Hopkins, Planning Manager
Joanna Wood, Committee and Member Services Officer
Clare Birtwistle, Legal Services Manager
Stephanie Carroll, Civic Services Officer

Also Present: 10 Members of the public, Cllr Marriott, Cllr Haworth and Cllr Lamb.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

There were no apologies for absence.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 12th December 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) 2017/0514 – Land at Waingate Mews, Hurst Platt, Waingate Road, Rawtenstall - Construction of access road and associated retaining wall to serve residential development approved under 2016/0630 (part retrospective).

The Planning Manager outlined the application as detailed in the report, including the relevant planning history, the proposal, policy considerations, consultation responses and representations received.

The recommendation was to approve full planning permission subject to the conditions set out in section 10 of the report.

Mr Stansfield spoke against the application and members asked questions for clarification purposes only.

Mr Kiely spoke in favour of the application and members asked questions for clarification purposes only.

Councillor Marriott spoke on the application.

In determining the application members discussed the following:

- Covenant
- Flooding
- Drainage
- Footpath
- Wall and railings

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation and additional conditions of maintenance of the grounds and to reduce the height of the railings.

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

FOR	AGAINST	ABSTENTION
3	4	0

Resolved:

The application was not granted in line with the officer's recommendation.

Further discussion took place to determine the application.

- Highway safety
- Human Rights
- Neighbour amenity

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the application contrary to the officer's recommendation on the basis of:

- The impact of the wall and railings on the neighbours amenities given the proximity of the wall to the neighbouring property; and
- The lack of a footpath along the road.

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

FOR	AGAINST	ABSTENTION
------------	----------------	-------------------

4	3	0
---	---	---

Resolved:

The application was refused.

6. Application Number (Agenda Item B2) 2017/0511 – Land Adj 22 Whittle Street, Rawtenstall, BB4 8SB - Erection of 2 no. 2-bedroom semi-detached bungalows, with associated access and landscaping works.

The Planning Manager outlined the details of the proposed development and the update report.

The recommendation was to approve full planning permission subject to the conditions set out in section 10 and the update report.

There were no speakers.

In determining the application members discussed the following:

- Height of the bungalow

Clarification was given on the above point raised.

A proposal was moved and seconded to approve the application in line with the officer’s recommendation.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was granted in line with the officer’s recommendation, subject to the Conditions in section 10 of the report and the Update Report.

BUSINESS MATTERS

7. Enforcement Update (Agenda Item C1)

The Planning Manager outlined the report which updated members on planning enforcement matters including planning enforcement action and appeals for the period 1st October 2017 – 31st December 2017.

Resolved:

Members noted the contents of the report.

8. Planning Appeals Update (Agenda Item C2)

The Planning Manager outlined the report which updated members on the scale of appeal activity, and appeal decisions received from the Planning Inspectorate, since October 2017.

Resolved:

Members noted the contents of the report.

9. RBC Tree Preservation Order (Clough End Road, Haslingden) No 3 2017 (Agenda Item C3)

The Planning Manager outlined the report which provided members with the proposed modifications to the TPO, and detailed the objection received.

Members were asked to consider the proposed modification and objection received and to determine the TPO modification.

A proposal was moved and seconded to confirm the TPO with modification as set out in the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

1. That members noted the proposed modifications to the TPO, and took into consideration the objection to it which has been received.
2. That members confirm the TPO with the modifications as set out in this report.

The meeting commenced at 6.30pm and concluded at 7.40pm.

Signed:

(Chair)