

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 23<sup>rd</sup> May 2018

**Present:** Councillor Procter (in the Chair)  
Councillors Robertson, Eaton, Fletcher, Kempson, Cllr Marriott and Cllr Haworth (subbing)

**In Attendance:** Nicola Hopkins, Planning Manager  
Joanna Wood, Committee and Member Services Officer  
Abigail Wrench, Legal, Legal Officer  
Lauren Ashworth, Principal Planning Officer

**Also Present:** 19 members of the public, 1 Press, Cllr Roberts, Cllr Stansfield, Cllr Morris

**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

No apologies.

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 26<sup>th</sup> March 2018 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) 2018/0078 – Conversion of upper floors of building into a seven-bedroom house in multiple occupation (HMO) with associated external alterations (including alterations to window and door layouts and creation of Juliet balconies), and renovation of existing ground floor retail unit with extension of retail space into the rear of the building at 44 Manchester Road, Haslingden, BB4 5ST.**

The Planning Manager outlined the details of the proposed development as detailed in the report. The application was in relation to conversion of the upper floors of the building into a seven bedroomed House in Multiple Occupation, and to include the renovation of the ground floor retail unit.

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

There were no speakers registered.

In determining the application members discussed the following:

- Parking
- Bin Storage

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.

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 the report.

**6. Application Number (Agenda Item B2) 2018/0126 - Outline application (including access only) for the development of up to 9 no. dwellings on the site at Hawthorne House, Rochdale Road, Edenfield, BL0 0JX.**

The Principal Planning Officer outlined the details of the proposed development as detailed in the report. Outline planning permission was sought for the proposed demolition of the existing dwelling and the erection of nine detached dwellings. The only matter for which approval was sought was access. A new access road would be constructed to serve the dwellings leading from Rochdale Road.

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

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

In determining the application members discussed the following:

- Trees
- Parking

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 the report.

**7. Application Number (Agenda Item B3) 2018/0113 – Change of use of part of building from B1 (a) council offices to D1 place of worship (part retrospective) at 1 Grange Street, Rawtenstall, BB4 7RT.**

The Planning Manager outlined the details of the proposed development as detailed in the report. The application related to the change of use of the remaining office space in the building on the ground, first and second floors to a D1 use as a place of worship, forming part of a mosque.

The recommendation was to approve planning permission subject to the conditions set out in section 11 of the report with an amendment to condition 3 to remove the reference to financing a Traffic Regulation Order within the vicinity of the site.

Mr Pickup spoke against the application and members asked questions for clarification.

Ms Edwards spoke in favour of the application and members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Parking and options for highway/ parking restrictions within the area
- Access for Emergency Services

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.

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 11 of the report and removal of reference to to extend the parking restrictions on Grange Road within condition 3

**8. Application Number (Agenda Item B4) 2017/0625 – Change of use of agricultural buildings, construction of a building, horse walker, exercise pen, use of an existing manege,**

**installation of floodlighting on the perimeter of the existing manege and customer parking and to form a mixed use site comprising agriculture and a commercial livery (retrospective) at Clough Bottom Farm, Moor Lane, Haslingden, BB4 5TX.**

The Principal Planning Officer outlined the details of the proposed development as detailed in the report.

The application was submitted retrospectively as a result of a complaint made to the Council's Planning Enforcement Team, as the change site is already in mixed use for agriculture and a commercial livery, and the proposed building operations have already taken place.

The recommendation was to approve planning permission subject to the conditions set out in section 11 of the report.

Mr Greenhalgh was registered to speak in favour of the application, but choose not to speak.

In determining the application members discussed the following:

- Disabled toilet facilities
- Legal position

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
4	2	1

**Resolved:**

The application was granted in line with the officer's recommendation, subject to the Conditions in section 11 of the report and the inclusion of an informative relating to the provision of suitable toilet and washing facilities as part of the business.

**9. Application Number (Agenda Item B5) 2018/0135 – S.73 Application to vary approved plans pursuant to Appeal Decision APP/B2355/A/07/2055082 concerning changes to external appearance, fenestration and facing materials at Land to rear of 27 Helmshore Road, Haslingden, BB4 4BG.**

The Planning Manager outlined the details of the proposed development as detailed in the report. Following the grant of planning permission on appeal APP/B2355/A/07/2055082 (appeal against the Council's refusal of planning application 2007/0467) for three detached dwellings and associated access on the site, the applicant sought to vary the approved plans to enable changes to the design and fenestration of the approved dwellings.

The recommendation was to approve planning permission subject to the conditions set out in section 11 of the report.

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

Mrs Worthington spoke in favour of the application and members asked questions for clarification purposes only.

Cllr Morris spoke on the application.

In determining the application members discussed the following:

- Windows
- Garages
- Previous appeals and applications
- Reduction of height and floor space of the properties
- Materials

Clarification was given on the above point raised.

A proposal was moved and seconded to refuse the application, contrary to the officer's recommendation. The reasons for refusal given were in respect of the materials proposed.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
2	4	1

The proposal was not carried.

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
4	2	1

**Resolved:**

The application was granted in line with the officer's recommendation, subject to the Conditions in section 11 of the report.

**10 Application Number (Agenda Item B6) 2017/0552 – Erection of 1 no.three-bedroom detached dwelling and associated works, including creation of a new vehiclular access of Helmshore Road at Land adjacent to 1A Deansgrave, Haslingden, BB4 4BZ.**

The Principal Planning Officer outlined the details of the proposed development as detailed in the report and the further update report.

The application was essentially a resubmission of the scheme refused under 2016/0082, but with

the incorporation of a new access to the rear of the existing properties along Deansgrave. The scheme would differ from that previously refused under 2016/0082 in that vehicular access to the dwelling would be from the rear (north) via a new access track built in an east-west direction.

The recommendation was to approve planning permission subject to the conditions out in section 11 of the report and information in the update report.

There were no speakers registered.

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:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

The application was granted in line with the officer's recommendation, subject to the Conditions in section 11 of the report and the update report.

**The meeting commenced at 6.30pm and concluded at 7.55pm.**

**Signed:** (Chair)