

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 24<sup>th</sup> July 2018

**Present:** Councillor Procter (in the Chair)  
Councillors Robertson, Cllr Eaton, Cllr Serridge, Cllr Kempson, Cllr Marriott and Cllr Roberts.

**In Attendance:** Nicola Hopkins, Planning Manager  
Joanna Wood, Committee and Member Services Officer  
Clare Birtwistle, Legal Services Manager  
James Dalglish, Principal Planning Officer

**Also Present:** Councillor Haworth, Cllr Essex, Cllr Johnson, Cllr Lamb and 2 members of the public.

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

Apologies from Councillor Fletcher, (Councillor Serridge subbing).

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 19<sup>th</sup> June 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) 2018/0178 Drop off Café, Edenfield. Variation of Condition 3 (opening hours) of Planning Permission 2015/0107.**

The Principal Planning Officer outlined the details of the application as detailed in the report. The application relates to part of the ground-floor of a two storey end of terrace building situated on the corner of Market Street (B6527) and Elizabeth Street (a short un-adopted street that gives access to the communal passageway running to the rear of the terrace); the application site does not include any external space on Elizabeth Street.

The application was to seek to vary Condition 3 of the Planning Permission 2015/0107. The recommendation was to approve full planning permission subject to the conditions in the report.

Mr Hartley spoke in favour of the application and members asked questions for clarification.

Councillor Johnson spoke in favour of the application.

In determining the application members discussed the following:

- Objections
- Letters of support

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) 2018/0177 Drop Off Café, Edenfield. Change of use of land to form outdoor eating area in association with the adjoining café.**

The Principal Planning Officer outlined the details of the application as detailed in the report. The application relates to Elizabeth Street, an un-adopted highway that leads from Market Street (B6527) and terminates at the Drop Off Café, a distance of approximately 16m

It sought permission to use the street as an outdoor seating area in association with the café. At its meeting on 30 August 2017 Committee considered the application and, in accordance with the Officer Recommendation, granted permission subject to Conditions.

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

Councillor Johnson was registered to speak in favour of the application but no longer wished to do so at the meeting.

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.

**8. Application Number (Agenda Item B3) 2018/0273 218 Todmorden Road, Bacup. Erection of porch to front.**

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

The application relates to a two storey, stone built terraced property with a blue slate roof, sited in a prominent position on Todmorden Road. The property features stone head/sills and brown upvc windows and doors. The site is located within the designated Countryside. The property is not listed and it is not within a conservation area.

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

Mr Hartley was registered to speak in favour of the application but no longer wished to do so at the meeting.

There were no speakers registered against the application.

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 B4) 2018/0317 Land opposite 218 Todmorden Road, Bacup. Demolition of existing garage and shed and erection of a new garage.**

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

The proposed garage is to replace an existing larger garage in the same position, and accordingly the development is considered to be acceptable in principle. The proposed garage will be visible from Todmorden Road due to its siting and location. However, the garage is to have the same set back distance as the existing garage and shed, and the proposed garage will be of a smaller size and of higher quality design and facing materials.

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

Mr Hartley was registered to speak in favour of the application but no longer wished to do so at the meeting.

There were no speakers registered against the application.

In determining the application members discussed the following:

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 the report.

**The meeting commenced at 6.30pm and concluded at 6.45pm.**

**Signed:**

**(Chair)**