

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 15th January 2019

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

In Attendance: Mike Atherton, Planning Manager
Joanna Wood, Committee and Member Services Officer
Abigail Wrench, Legal Services Officer
James Dalglish, Principal Planning Officer

Also Present: Councillors Gill and Councillor Lamb, 9 members of the public and press officer.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Councillor Robertson (Councillor MacNae subbing) and Councillor Eaton (Councillor Haworth subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 11th December 2018 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

None.

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) 2018/0535 – Reeds Holme Works, Rawtenstall, Rossendale, Lancashire, BB4 8LN. Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 97 dwellings and associated infrastructure (pursuant to outline approval 2016/0267).

The Principal Planning Officer outlined the application as detailed in the report and the update report.

Following the approval of outline planning permission (ref: 2016/0267) for the development of up to 107 no. dwellings on the site, the applicant now seeks approval of the reserved matters of appearance, layout, scale and landscaping. The final scheme includes 97 no. dwellings, as opposed to the (up to) 107 units approved at outline stage. The Officer's recommendation was for approval.

There were no speakers against the application.

The applicant's representative spoke in favour of the application and members asked questions for clarification.

In determining the application members discussed the following:

- The different types of properties being built
- Emergency services access

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 and subject to the conditions set out in the reports.

6. Application Number (Agenda Item B2) 2018/0470 – Land rear of 166 Blackburn Road, Haslingden. Erection of dwelling, with associated works.

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

The applicant seeks planning permission for the construction of a single five-bedroom split level dwelling on the site. The dwelling would have three storeys on its front elevation facing Blackburn Road, and five storeys on its rear elevation. A double garage would be incorporated into the basement level of the building. The Officer's recommendation was for approval.

There were no speakers against the application.

There were no speakers registered for the application.

In determining the application members discussed the following:

- Windows (need for obscure glazing)

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 and subject to the conditions set out in the report.

7. Application Number (Agenda Item B3)2018/0472 – Land adj to 10 Fallbarn Crescent, Rawtenstall. Change of use of land to private garden, including boundary treatment.

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

The applicant seeks planning permission for the change of use of land to private garden, including boundary treatment. As first submitted the applicant sought permission to remove the remaining trees/shrubs and level the area to extend the garden. The applicant was advised that to replace the trees/shrubs on the Fallbarn Crescent frontage with a gabion-wall topped by 1.8m high fencing would unduly detract from the street-scene.

The applicant has submitted an amended drawing that retains trees/shrubs on the Fallbarn Crescent frontage and allows for extension of the garden behind them without need of the gabion-wall. The Officer's recommendation was for approval.

There were no speakers against the application.

There were no speakers registered for 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 and conditions set out in Section 10 of the Report.

8. Application Number (Agenda Item B4) 2018/0479 – Garage Plot 1A, Mark Street, Stacksteads. Erection of a new garage on garage plot.

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

The Officer confirmed comments had been received in relation to the submitted location plan.

Officers had re-checked the submitted site location plan, and it did appear that it would be more accurate to describe the site as being between Plot 1 and the boundary fence.

Clarification was given and as such there is no change to the recommendation or conditions contained within the Committee report.

In terms of the planning history, application 2004/199 relates to the adjacent plot (Plot 1) to that now under consideration (Plot 1A), and as such is relevant in providing a planning history context to the current application.

The applicant proposes to erect a new garage on Plot 1A of prefabricated concrete-panel construction with a pitched roof and pebbled-dashed sides. It would measure 5.486m in length, 2.6m in width and 2.011m in height. It would have an up-and-over garage white door and no other windows or doors.

The Officer's recommendation was for approval.

There were no speakers against the application.

There were no speakers registered for 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 and subject to conditions in the report.

9. Application Number (Agenda Item B5) 2018/0493 –21 Hillside Drive, Newchurch. Garage conversion to habitable room and rear orangery.

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

The applicant seeks planning permission to convert the integral garage for extra living space and to replace the existing conservatory with a rear orangery.

The proposed rear orangery would extend from the rear elevation of the dwelling house by 4500mm and would extend across by 7904mm. As a result, the southern elevation of the proposed orangery would be set in from the building line of the existing dwelling house by 800mm.

The Officer's recommendation was for approval.

There were no speakers against the application.

The applicant spoke in favour of the application and members asked questions for clarification.

Councillor Gill spoke in favour of the application.

In determining the application members discussed the following:

- Boundary lines
- Parking

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
4	3	0

Resolved:

The application was granted in line with the officer’s recommendation and subject to the conditions in the report.

9. Application Number (Agenda Item B6) 2018/0537 – Healey Conservative Club, Whitworth. Erection of two rear dormers and side link-extension to existing residential unit above social club.

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

The applicant seeks permission to erect two rear dormers and a side link-extension to the existing residential unit above the social club. The current application seeks permission to increase the size of the previously-permitted first-floor flat by utilising the roof-void. The proposed extension will project to the side no more than the entrance-lobby it replaces, but will project to the rear a further 0.75m. Its ground-floor will have a rendered-finish, whilst the first floor element is now to be glazed, with a upvc frame.

The Officer’s recommendation was for approval.

There were no speakers against the application.

The applicant spoke in favour of the application and members asked questions for clarification.

In determining the application members discussed the following:

- Parking
- Neighbour amenity

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 and subject to the conditions set out in Section 10 of the Report.

11. Enforcement Update Report – (Agenda Item C1)

The Principal Planning Officer outlined the report and updated members.

Resolved:

The update was noted.

The meeting commenced at 6.40pm and concluded at 7.25pm.

Signed:

(Chair)