

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 7th November 2017

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

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

Also Present: Councillor Jackie Oakes, Councillor Haworth, Councillor Serridge, Councillor Lamb and 38 members of the public.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for Councillor Fletcher (Councillor Lythgoe subbing)

2. MINUTES

Resolved:

That the minutes of the meeting held on the 3rd October 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) 2015/0517 – Land at Johnny Barn Close, Cloughfold, BB4 7TL Outline residential development for up to 30 dwellings, with all matters reserved.

The Planning Manager outlined the details in the report advising that the application was for outline planning permission for residential development for up to 30 dwellings, with all matters reserved.

The matters of appearance, layout, landscaping, access and scale are reserved for future consideration, and would require a further application in the event of outline planning permission being granted.

Several flood risk assessments have been submitted at this site to which LCC, as the Lead Local Flood Authority, objected.

In August 2017, an amended flood risk assessment and drainage scheme was submitted by the applicant. The document proposed an alternative drainage strategy for the site, which would avoid increasing surface water flows into the culvert along Edge Lane, and would instead direct all surface water from the site through an attenuation system and into United Utilities drainage network along Johnny Barn Close. This solution removed the previously raised objections to the scheme

The recommendation was to approve outline planning permission subject to the conditions and a Section 106 Agreement.

Mr Keith Girling spoke against the application.

Mr Michael Gilbert spoke in favour of the application.

Members asked questions for clarification purposes only

Councillor Foxcroft had registered to speak but was unable to attend the meeting, the Chair read out Councillor Foxcroft's statement.

Councillor Marriott spoke against the application.

In determining the application members discussed the following:

- How many times the area had flooded
- Existing Reservoir
- Drainage
- Flood Risk

Clarification was given on the above points raised.

A proposal was moved and seconded to approve the application.

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

FOR	AGAINST	ABSTENTION
3	4	0

The motion was not carried and members reconsidered the original recommendation.

The Planning Manager informed members that should they consider a refusal, material planning reasons must be given.

Members continued to discuss, the loss of residential amenities, flood risk assessment and impact on other structures.

The Planning Manager reconfirmed that the reasons for refusal needed to be specific to material planning consideration.

A proposal was moved and seconded to refuse the application on the basis of:

- No demonstration of proper flood risk management/ assessment
- Impact on neighbour amenity (outline nature of the application potential for retaining wall structures)
- Contrary to PPG in respect of housing needs

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

FOR	AGAINST	ABSTENTION
3	3	1

The Chair used their casting vote and voted against the proposal.

The motion was not carried and members reconsidered the original recommendation.

A proposal was moved and seconded to defer to the next committee to look into drainage and flood risk and the concerns raised by Members.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was deferred to the next Development Control Committee to investigate further in relation to drainage and flood risk.

6. Application Number (Agenda Item B2) 2017/0253 – Land off Hareholme Lane, Cloughfold Full: Erection of 1no. three-bedroom dwelling with associated parking and gardens, and creation of an access off Hareholme Lane.

The Principal Planning Officer outlined the details of the report advising planning permission is sought for the construction of a new three-bedroom single storey dwelling on the site, the site relates to land on the west side of Hareholme Lane in Cloughfold, a narrow mainly unsurfaced track leading from Newchurch Road to Bacup Road. The site in question is an area of rough grassland, separate from the adjacent recreation ground to the north.

The Principal Planning Officer advised part of the land is unregistered but had confirmation from the agent representing the applicant that the person upon which notice had been served owned all of the land within the red edged application site.

The site is designated as Greenlands – areas designated and protected for their amenity, recreation and nature conservation value.

The recommendation was to refuse planning permission subject to the reasons in the report.

There were no speakers registered against the application.

Mr Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Access to site
- Condition of access road

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse 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 refused in line with the officer's recommendation.

7. Application Number (Agenda Item B3) 2017/0304 – The Croft, Newchurch Road, Rawtenstall, BB4 9HG. Erection of a stable block (comprising 4 no. stables, a tack room and feed store), construction of a riding arena and turn out area, and installation of a horse walker. Change of use of land from agricultural to equestrian.

The Principal Planning Officer outlined the details of the report and confirmed the applicant seeks permission for the erection of a new stable building on the site, along with a construction of a new riding arena, and installation of a horse walker. An area of hard standing to serve as a manure trailer store was also proposed.

The building would accommodate three horses with a separate tack room and feed storage room. The building would be surrounded by an area of hard standing.

Three letters of objection have been received, but no objections received from the Highways or Environmental Health.

The scheme is considered unacceptable in terms of visual amenity and countryside impact and is considered that the adverse impacts of the scheme in terms of the harm that would be caused to the character and appearance of the site and its wider countryside setting were not outweighed by other material considerations.

Therefore, recommendation was to refuse planning permission for the reasons set out in the Report.

Mr Martin Lewis spoke against the application.

Mr Peter Connolly spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Horse walker
- Access
- Excavation
- Location of the stables
- Horse manure/waste

Clarification was given on the above points raised.

A proposal was moved and seconded to refuse the application as per the Officer's recommendation, for the reasons set out in the report.

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

FOR	AGAINST	ABSTENTION
4	3	0

Resolved:

The application was refused in line with the officer's recommendation for the reasons set out within the Committee Report.

8. Application Number (Agenda Item B4) 2017/0423 – Land north of 112 Booth Road, Stacksteads. Outline application (including access and layout) for the construction of a single detached dwelling and double garage, with associated access works.

The Principal Planning Officer outlined the details of the report and that the application relates to outline planning permission for the construction of a single detached dwelling and double garage, with associated access works. The development represents inappropriate development within the Green Belt with no very special circumstances demonstrated.

Recommendation was to refuse planning permission for the reasons set out in the Committee Report

There were no speakers registered against the application.

Mr Hartley spoke in favour of the application.

Members asked questions for clarification purposes only.

Cllr Oakes spoke in favour the application.

In determining the application members discussed the following:

- Infill site
- The number of buildings proposed
- Greenbelt and Greenfield
- Set a precedent

Clarification was given on the above points.

The Planning Manager advised that the consideration for Members was whether they considered that the very special circumstances forwarded by the agent for the application outweighed the harm to the Green Belt.

A proposal was moved and seconded to grant outline planning permission contrary to 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 for outline planning permission was granted contrary to the officer's recommendation. Drafting of the conditions delegated to the Planning Manager in consultation with the Chair.

9. Application Number (Agenda Item B5) 2012/0588- Former Albert Mill Site, Site of Sunnyside Mill & Sunnyside Works, Market Street, Whitworth. Outline Application for the demolition of existing buildings & erection of up to 49 Residential Units, with access off Albert Street (Amended to omit vehicular access from Massey Croft and provide 6 additional parking spaces to rear of 1 Albert St)

The Planning Manager outlined the details of the report.

Recommendation was to approve outline planning permission subject to a Section 106 Agreement and for the reasons set out in the Committee Report.

There were no speakers registered against the application.

There were no speakers registered for the application.

No questions from Members.

A proposal was moved and seconded to grant outline planning permission subject to a Section 106 Agreement and the conditions set out on the Report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application for outline planning permission was granted in line with the officer's recommendation, subject to conditions in the Committee Report and Update Report.

The meeting commenced at 6.30pm and concluded at 8.30pm

Signed: (Chair)