

ENGINEERING AND PLANNING COMMITTEE

held 18th January, 1993  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Connolly, Cruise,  
Easton, Mrs Goldsworthy, Harding, Keogh,  
McShea, Neal, Pilling, Mrs Talukdar,  
Weeds and Wright

An apology for absence was received from  
Councillor Mellor.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

922 . Resolved that the Minutes of the meeting of the Committee held on 30th November, 1992 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

922 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 924 to 929 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/92/538 - Erection of Buildings for Manufacturing,

Storage and Distribution, together with offices with small retail sales area and ancillary car parking and service area, the development may affect the setting of Footpath No. 314 - Land off Newhallhey Road, Rawtenstall

922. Resolved that in view of the information now submitted to the Committee the application be deferred until a future meeting.

Application No. 14/92/496 - Temporary Use as Indoor Sunday Market (including some Bank Holidays) (12 month period)  
Bridge End Works, Tong Lane, Whitworth

922. Resolved (i) that the application be approved for a temporary period of 3 months for a total number of 25 stalls subject to the following conditions:-

1. The use authorised by this permission shall be limited to a total of 25 stalls and only be operated on Sundays and Bank Holidays for a period of 3 months beginning with the date upon which the use is first commenced, and after which the use shall be discontinued.
2. Before the use which is the subject of this permission is first instituted the car parking facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made available for use and thereafter retained for a period of 3 months beginning with the date upon which the use is first commenced, for those purposes.
3. The use which is the subject of this permission shall only be carried out between the hours of 0800 hours and 1600 hours.

(ii) that the applicants attention be drawn to the relevant provisions of the Shops Act, 1950 in relation to Sunday Trading.

Application No. 14/92/577 - Removal of condition No. 5 on planning permission 14/90/097 requiring gate No. 5 to be permanently closed, thereby facilitating continued use of gate No. 5 for goods vehicles, associated with selective demolition of existing buildings to form improved service area and access (amended scheme showing gate No. 5 widened from 13m to 15m and relocated a distance of 10.5m further along Stubbins Street)

at Stubbins Street, Stubbins, Ramsbottom

922 . Resolved that planning permission be granted subject to the following conditions:-

1. No development shall take place anywhere upon the site until such time as the proposed new permanent car park to the east side of Stubbins Lane as shown on drawing No. 28 has been constructed, surfaced, marked out and made available for use. The wall to the highway boundary shall not exceed 1 metre in height, and shall be constructed of local natural stone with a natural stone coping detail
2. Before any development (save that mentioned in 1 above) commences, the proposed temporary access to Stubbins Lane for contractors vehicles as shown on drawing No's 25a and 01A shall be constructed in accordance with those plans and made available for use. Only the two trees indicated as being within the carriageway of the temporary access road shall be permitted to be felled.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 there shall not at any time in connection with the development hereby permitted be erected or planted, or allowed to remain upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub, or other device which will obstruct the view above a plane 1m above the crown level of the adjoining highway.

The piece of land affected by this condition shall be that part of the site in front of a line drawn from a point 2.4 metres along the centre line of the proposed temporary access to Stubbins Lane from the continuation of the nearer edge of the carriageway of Stubbins Lane to the south eastern corner of the site.

4. The proposed temporary vehicular access to Stubbins Lane shall be permanently closed within 3 months of the substantive completion of construction operations on site, and the closure shall make provision for the immediate reconstruction of the adopted footway across the vehicular access.

5. Before the proposed new buildings and plant hereby permitted are first occupied or used the proposed principal permanent vehicular access into the site from Stubbins Lane shall be construction to provide a minimum width of 8 metres together with a minimum 12 metre radius kerb for both entry and egress
6. Before the proposed new buildings and plant hereby permitted are first occupied or used, all the proposed car parking and manoeuvring facilities within the site as shown on drawing no. 02 shall be constructed, surfaced, marked out and made available for use. Such parking and manoeuvring facilities shall, thereafter, be retained solely for those purposes for the duration of the development.
7. -----
8. Before any development is commenced there shall be submitted to and approved by the local planning authority a fully detailed scheme and programme of landscaping for the application site (including, as appropriate, proposals for the retention or enhancement of existing trees and other landscape features, and of any hard landscaped areas and/or screen walls, fences or other means of enclosure). The landscaping scheme shall, inter alia, include provisions such as will, as far as practicable, give effect to the mitigation measures in that behalf recommended in the Environmental Statement submitted with the planning application. The approved landscaping scheme shall, thereafter, be fully implemented no later than the 1st planting season after the buildings and plant hereby permitted are first occupied or used, and any trees or other plants which die or become seriously diseased or damaged within 2 years of planting shall be replaced in the next planting season, by the applicants with others of a similar size and species, unless the local planning authority gives written consent to any variation.
9. No other development (save that referred to in conditions 1 and 2 above) shall take place on site until such time as the applicant or his appointed agent has, in consultation with the local planning authority physically identified accurately on site the westerly extent of all building and

engineering work, and has marked out beyond that, by suitable and easily identifiable means, a line beyond which, to the west, the contractor or any of his sub-contractors will not be permitted to encroach. This line shall thereafter be suitable fenced for the whole of the construction period.

Any individual tree or trees, or groups of trees to be retained whether within the woodland area in the west or south of the site, or elsewhere, shall, if deemed necessary by the local planning authority, be individually or collectively protected by fencing or other suitable means against damage by contractor's plant or machinery during the construction period.

10. Other than those trees which it is hereby permitted to fell in pursuance of the planning permission hereby granted, no other trees including those protected by virtue of the Borough of Rossendale (Sterling Stubbins, Ramsbottom) Tree Preservation Order 1983, shall be wilfully damaged, or destroyed or uprooted, felled, lopped, or topped, or the roots thereof pruned or damaged, save in such a manner as shall have received the prior formal written consent of the local planning authority in that behalf.
11. Before any of the buildings and plant hereby permitted are first occupied or used the applicants shall have commissioned and produced a detailed woodland management plan as such including a further ecological study, in accordance with, and pursuant to the recommended mitigation measures contained in the Environmental Statement submitted with the application. The woodland management plan, a copy of which shall be forwarded to the local planning authority, shall include details of a programme and timetable for its implementation, to be agreed with the local planning authority, and shall thereafter be fully implemented by the applicants in accordance with the agreed programme and timetable.
12. None of the buildings or plant hereby permitted shall be occupied or used until such time as either:-
  - (i) the proposed new effluent treatment plant is fully constructed and operational, and is brought into use to serve the development hereby permitted.

or

(ii) other acceptable means of dealing satisfactorily with foul effluent from the development hereby permitted have been notified to the local planning authority, and are subsequently adopted or provided for use in that behalf.

13. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place anywhere within the application site curtilage other than within a building or the confines of a fenced compound (or other naturally screened area) especially designed to that end. Details of any such proposed arrangements for use of areas external to buildings for such purposes shall be submitted to and approved by the local planning authority before such facilities are provided.
14. The proposed new buildings identified on the submitted plans to be constructed of stone shall be so constructed in natural local stone coursed, as far as possible, to match existing adjoining buildings of stone construction.
15. Before any development is commenced samples of the proposed facing brickwork to those buildings comprising any element of external brick construction shall be submitted to and approved by the local planning authority, and those buildings shall not thereafter, be constructed other than with the materials so approved.
16. The proposed new building identified on the submitted plans to be constructed with a blue slate roof shall be so constructed in natural blue slate.
17. The plastic coated profiled metal cladding to all new buildings identified on the submitted plans to be so clad shall, as regards the walls to such buildings be of a dark green colour to match existing adjoining buildings, and as regards the roof thereof shall be of a dark grey colour to match the roof of the most recently constructed waste paper warehouse.

18. The widened and relocated gate No. 5 associated selective demolition of existing buildings to form an improved service yard and reinstated footway, kerbs and boundary wall hereby approved shall be provided and constructed in accordance with the details hereby approved within a period of six months from either 7th February, 1993 or the substantial completion of construction operations on site, whichever is the sooner, and the new gateway and yard so provided shall thereafter be retained.

Application No. 14/92/615 - Resubmission - outline for industrial uses B1, B2 & B8 (business/general industrial/storage & distribution) Holcombe Road, Helmshore. This development may affect the setting of Footpath No. 394 at Holcombe Road, Helmshore

922 . Resolved that subject to compliance with the Town and Country Planning (Development Plan and Consultation) Direction 1992, and Article 12B of the Town and Country Planning General Development Order 1988, the Council are minded to grant outline permission, subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design and external appearance of buildings, the means of access thereto and the landscaping of the site.

The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the buildings are first occupied for the purposes of this permission or at such other time as may be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planning shall be replaced by the applicant/developer by species of a similar type and size.

2. The sole means of vehicular access from the site to Holcombe Road shall be an estate road junction designed and located in accordance with the specification and requirements of the highway authority. No other vehicular or pedestrian access points to the class 2 highway (Holcombe Road) shall be permitted, save as may be required for the provision of a

footpath link along the top of the bank of the Ogden Brook on the southern site boundary.

3. Before any of the development hereby approved is commenced, the existing access/accesses from the site to Holcombe Road shall be permanently closed to the satisfaction of the Local Planning Authority, and such closure shall include a construction of an extension of the adopted footway along the site frontage across the access/accesses.
  
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 9 metres measured along the centre line of the proposed site access road from the continuation of the nearer edge of the carriageway of Holcombe Road to points measured 90 metres in each direction along the nearer edge of the carriageway of Holcombe Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

5. In accordance with the provision of policies E13 of the adopted Rossendale District Plan and E8 of the draft Rossendale District Local Plan, the landscaping scheme referred to in condition No. 1 above shall make provision, inter alia, for the planting of a 20 metre (mean) belt of trees along the periphery of the application site where it adjoins the countryside beyond. In the case of the western site boundary on Holcombe Road, the planting belt shall have a minimum width of 20 metres, save for any particular requirements arising out of condition No. 7 below. The landscaping scheme shall also make provision for:-
- (i) the retention and, where necessary, reinforcing by additional planting, of the existing hawthorn hedge along the western site boundary to Holcombe Road. The extent that part of such hedge may be affected by the requirements of condition No. 4 above, any section of hedge which requires to be removed shall be replaced by a newly planted hawthorn hedge immediately behind the visibility splay line.
  - (ii) the retention of existing planting, and its reinforcement where necessary, on the steeply sloping embankment between the former mill buildings and the course of the Ogden Brook,
  - (iii) the retention, protection and enhancement of the existing water area in the north east of the site and the adjoining wildlife habitat,
  - (iv) the temporary protection during construction operations by fencing or other suitable means of the existing landscape features mentioned at 5(i), (ii) and (iii) above.
6. Any subsequent submission for reserved matters approval or detailed permission shall be accompanied by a detailed and comprehensive scheme for the satisfactory treatment of site contamination. In particular measures to deal adequately with, and to protect the proposed development and future occupiers thereof from the effects of migrating landfill gas shall be incorporated into any development scheme, in accordance with the recommendations and conclusions of a detailed expert assessment and report in that behalf which shall accompany any such application. The

recommended remedial measures shall all be carried out before any buildings are used or occupied for the purposes of this permission.

7. Any subsequent submission for reserved matters approval or detailed permission shall be accompanied by a detailed independent expert ecological survey report and assessment relating to the 'lagoon' area and adjoining land which shall have regard, inter alia, to delineating in detail the boundaries and extent of the Important Wildlife Site, and to any measures reasonably required to ensure the continued protection of this habitat, and its enhancement. The recommendations and conclusions of such survey shall be fully incorporated into, and implemented together with the proposed development. Where found to be necessary in the interests of protection of this habitat the carrying out of development works may not be permitted on certain parts of the site within any period or periods which may be specified in the conclusions to the survey.
8. The use of the site and any buildings subsequently erected upon it shall be restricted to uses contained within Classes B1, B2 and B8 of the schedule to the Town and Country Planning (Use Classes) Order 1987.
9. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
10. No development shall take place until a scheme for the provision, laying out and surfacing of car parking, servicing and manoeuvring facilities within the application site has been submitted to and approved by the local planning authority; and no building/none of the buildings hereby permitted shall be occupied until the car parking, servicing in accordance with the scheme.
11. No buildings, plant or machinery shall be erected or placed upon that part of the site between the eastern site boundary and the course of the Ogden Brook, nor upon that part of the site comprising the existing lagoon/water

area and adjoining land of wildlife significance to the west up to the Holcombe Road site boundary both as indicated within a blue line on the attached plan.

Application No. 14/92/616 - Outline - residential development  
- Holcombe Road, Helmshore. This development may affect the setting of  
Footpath No. 394 at Holcombe Road, Helmshore

922 . Resolved that the application be refused for the follow reasons:-

1. The grant of permission for housing development on this site would be contrary to the provisions of the approved and adopted District Plan for Rossendale and the emerging Review (Deposit Edition) which indicate respectively that the site is largely allocated for industrial/employment purposes.
2. Sufficient land is already available elsewhere within the Borough to cater for future housing requirements in accordance with the provisions of the Development Plan and P.P.G.3.

Application No. 14/92/613 - Construction of  
4 No. town houses at land off Jubilee Road, Haslingden

922 . Resolved that permission be approved subject to the following conditions:-

1. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
2. No buildings/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land,

and details of any to be retained, together with measures for their protection in the course of development.

4. All planting, seeding or turfing comprised in the details of landscaping; to be approved by the local planning authority shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
5. No development shall take place until samples of the proposed artificial facing stone and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A to E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Planning Appeal Decisions

922 . The Borough Engineer and Planning Officer reported upon the results of appeal against the Council's decision to refuse planning permission in the following case.

Application 14/92/61 -  
Construction of Dormer 5 Co-operative Buildings, Cowpe Road, Waterfoot

Appeal allowed and permission granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this letter.
2. The development shall not be commenced before the details of the slates to be used for the roof of the dormer have been submitted to, and been approved in writing by the Local Planning Authority.

Resolved that the report be noted.

### Rossendale District Local Plan: First Review

922 . The Borough Engineer and Planning Officer reminded Members that they had previously received and approved a programme for considering the representation submitted about the deposit edition of the Plan. He pointed out that the programme of special meetings of the Committee culminating in a special Council Meeting prior to Christmas had been abandoned when it had become clear that because of the volume of representations it would not be possible to meet the agreed programme.

He advised the Committee that it was, however, still intended to pursue the same format of special Committee meetings followed by a special Council meeting and it was therefore now appropriate to agree a timetable for such meetings, starting in February, extending through to March and April.

He informed the Committee that once the Council had decided its stance with regard to each representation it would be necessary to publish a list of any possible agreed amendments and a list of any unresolved objections following which a date for a Public Inquiry could be set.

Resolved that a programme of special Engineering and Planning Committee meetings be held in February, March and April on dates to be agreed following consultation with the Chair and it be a recommendation to the Council that a special Council meeting be held as necessary following the special meetings of the Committee.

Standing Order No. 39(1)

922 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Dunne taking part in the discussion on the following item.

Bury's Unitary Development Plan - Consultation

922 . The Borough Engineer and Planning Officer reported that the Bury Metropolitan Borough Council had circulated the draft Bury Unitary Development Plan in December 1992 for public consultation purposes.

He advised the Committee that in accordance with previous practice with regard to consultations by other adjacent authorities he had prepared and submitted a response on the Council's behalf, a copy of which had been circulated to each Member of the Committee.

He also referred to the response submitted by the County Council, a copy of which had also been circulated to Members together with a copy of the responses submitted by the Edenfield Village Residents Association and the Irwell Vale Residents Association.

Resolved (i) that the report be noted

(ii) that in addition to the written response already made by the Borough Engineer and Planning Officer on the Council's behalf, Bury Metropolitan Borough Council be informed that this Council fully supports the comments made by the Edenfield Village Residents Association and the Irwell Vale Residents Association in their objections to the proposed identification of areas of mineral resources on Holcombe Moor and between Edenfield and Shuttleworth and expresses its serious concern and reservations about the inclusion of such areas since it considers that the inclusion of such areas will result in an extension of quarrying and waste disposal to the detriment of the amenities enjoyed by the residents

(iii) that Bury Metropolitan Borough Council be also informed that the Council would wish to see the appropriate development of Holt Mill, Whalley Road possibly for housing purposes

(iv) that the Borough Engineer and Planning Officer be requested to seek the support of the Lancashire County Council to the Council's response, and

(v) that in future when consultation documents are received from adjacent authorities, Members be informed accordingly so as to afford them an opportunity of inspecting the documents and in addition, if time permits, the Officers suggested response be brought to the Committee for consideration and approval.

#### New Roads and Street Works Act 1991

922 . The Borough Engineer and Planning Officer reported that the principal provisions of the above Act had come into force on the 1st January 1993.

In his report he advised the Committee that the Act contained various provisions relating mainly to the regulation of works by the various public utilities insofar as they affected the public highway. He pointed out that the Act also placed the duties of permanent reinstatement upon undertakers and the Council would be responsible for inspecting a representative sample of their work and for co-ordinating streetworks so as to minimise disruption to the public.

The undertakers would now be responsible for the condition of the opening for two years from the date of the reinstatement and for the repair of any reinstatements which fell below specified standard conditions.

He informed the Committee that the main principle behind the new legislation was that the undertakers would now take full responsibility for the effect of his works and accordingly all public complaints would be directed in the first instance to the respective undertaker.

He further advised the Committee that the new system would have implications for the Council's fee income, which would result in a reduction in the

reinstatement account fee income in 1994/95 although the reduction would not be significant during the transitional period in 1993/94.

Resolved that the report be noted with regret.

### Highways Report

922 . The Borough Engineer and Planning Officer submitted a report giving details of the works being carried out on highways throughout the Borough. He replied to Members' questions on items referred to in his report and matters relating to maintenance etc. and undertook to investigate queries and advise appropriate Members accordingly.

Resolved that the report be noted.

### Diversion of Footpath 491 - Bacup

922 . The Borough Engineer and Planning Officer reported that the above footpath had been impassable for some time due to fencing across the line of the path and following investigations it had proved difficult to verify the exact line of the path on the ground.

Accordingly it was felt that the most practical way to deal with the matter would be to divert the path along the route shown by a broken black line on the plan now submitted to the Committee, part of which crossed Council owned land and part of which crossed privately owned land.

He advised the Committee that the owner of the privately owned land was willing to allow the route to be diverted across his land and the Footpath Societies had been consulted and were satisfied with the proposed diversion.

Resolved that in accordance with the provisions of the Highway Act 1980, the Solicitor be authorised to arrange for the diversion of Footpath 491 along the route as indicated in the report and as shown on the plan now submitted to the Committee.

### Traffic Regulation Orders

Lord Street, Crawshawbooth

922 . (a) The Borough Engineer and Planning Officer reported that following the receipt of complaints and his observations at the above-mentioned location, he proposed to introduce traffic restrictions to improve safety in the area.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on Lord Street, Crawshawbooth as follows:-

South side - from the junction of Burnley Road, a distance of 14 metres in a north westerly direction

Goodshaw Avenue, Loveclough

(b) The Borough Engineer and Planning Officer reported that following complaints regarding parking on Goodshaw Avenue adjacent to the junction with Burnley Road observations had been carried out and in order to improve safety and facilitate the efficient operation of the bus service he was recommending the making of a Traffic Order to prohibit parking at the junction.

The Borough Engineer and Planning Officer referred to a suggestion which he had received from a resident in the area that the proposed parking restrictions should be extended onto Burnley Road at this junction to improve the sight lines for vehicles from Goodshaw Lane to turn right into Burnley Road. He reported that following this request a further inspection had taken place and he recommended that no further action should be taken on this matter at the present time but the situation be kept under review and if necessary a further report be brought to a future meeting.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to make an order prohibiting the waiting of vehicles at all times on Goodshaw Avenue as follows:-

Goodshaw Avenue - north side - from the junction with Burnley Road a distance of 18 metres in an easterly direction.

Goodshaw Avenue - south side - from the junction of Burnley Road a distance of 17 metres in an easterly direction.

#### Turton Hollow Road, Crawshawbooth

(c) The Borough Engineer and Planning Officer reported that following complaints, parking on Turton Hollow Road near the junction with Burnley Road had been reviewed. He advised the Committee that the unusual widened junction promoted parking which, coupled with parking on the gable of 696 Burnley Road prevented the free and safe passage of large articulated vehicles from the industrial estate. In the circumstances, therefore, he proposed to introduce traffic restrictions to improve safety in this location.

A Member of the Committee drew the Committee's attention to the erection of a residential property in the vicinity of the proposal and suggested that in the light of her comments the Borough Engineer and Planning Officer should carry out an inspection of the area prior to the Committee making a decision on the proposed traffic restrictions in the area.

Resolved that this matter be deferred until the next meeting for the reasons now outlined.

#### Hud Hey Road Junction with Carr Hall Street, Haslingden

(d) The Borough Engineer and Planning Officer reported that following complaints and after undertaking observations at the above location, he was recommending the making of a Traffic Regulation to prohibit parking on both sides of the junction in the interests of safety.

Resolved that this matter be deferred and further considered at the next meeting following a site visit by Members of the Committee.

#### Back Lane, Rawtenstall

(e) The Borough Engineer and Planning officer reported that parking was taking place on Back Lane in Rawtenstall thus restricting access from Bank Street and reducing safety for pedestrians and in the circumstances he was recommending the making of a Traffic Order to prohibit Parking.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles on Back Lane, Rawtenstall between the hours of 8.00 a.m. and 6.00 p.m. (Monday to Saturday) inclusive as follows:-

Back Lane - north side - from the junction with Bank Street a distance of 41 metres in a north easterly direction.

Back Lane - south side - from the junction with Bank Street a distance of 45.50 metres in a north easterly direction and also from the junction of Newchurch Road a distance of 18 metres in a south westerly direction.

#### Blackwood Road, Stacksteads

(f) The Borough Engineer and Planning Officer reported that following observations at the above-mentioned location it was apparent that parking was taking place on the narrow stretch of Blackwood Road seriously reducing safety and visibility. Accordingly, in the interests of safety, he was recommending the making of a Traffic Regulation Order to prohibit parking.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on Blackwood Road, Stacksteads as follows:-

Blackwood Road - west side - from a point 14 metres south of the junction with Newchurch Road a distance of 76 metres in a southerly then westerly direction.

Blackwood Road - east side - from a point 14 metres south of the junction with Newchurch Road a distance of 62 metres in a southerly direction.

### Patrick Crescent, Higher Cloughfold

(g) The Borough Engineer and Planning Officer reminded the Committee that at the November meeting it had been agreed, subject to the Housing Management and Services Committee agreeing to finance the construction of the turning head and subject also to the agreement of the Police and County Surveyor that a Traffic Regulation Order should be made for the stopping up of Patrick Crescent at its junction with Dobbin Lane to prohibit through traffic along Patrick Crescent.

He advised the Committee that the Housing Management and Services Committee had agreed that the works to stop-up Patrick Crescent at the Dobbin Lane End should be carried out as soon as possible and to fund such works from the Housing Revenue Account balances.

He advised the Committee that in accordance with the Committee's decision, he had undertaken further consultations with the Police and Highway authority on the matter, details of which he outlined to the Committee. He pointed out that they were not in favour of the proposal for the stopping up of Patrick Crescent at its junction with Dobbin Lane.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for the Chair, Vice Chair and Opposition Spokesperson and Ward Councillors together with three Members of the Housing Committee to visit the site with a view to determining the most appropriate traffic regulation scheme for this area and to submit a further report to be Committee thereon following the site meeting.

### Private Street Works

#### East Street, Rawtenstall

922 . (a) The Borough Engineer and Planning Officer reported that further to Minute No. 510 of the October meeting and in accordance with the Council's approved private street works procedure, a petition had been received from the residents of East Street, Rawtenstall requesting inclusion of that street in the private streetworks programme.

He pointed out the petition would be retained and the street would be included in the prioritisation and assessment procedure for consideration at the appropriate time in accordance with the approved procedure.

Resolved that the report be noted.

Back Industry Street, Facit, Whitworth

(b) The Borough Engineer and Planning officer reminded the Committee that the above street had been confirmed by the Council as its priority scheme for 1993/94 and accordingly he had prepared plans, specification and provisional apportionment for approval in accordance with the statutory procedure.

He advised the Committee that the standard apportionment procedure was for costs to be determined on a frontage basis that at this particular site alternate houses had large and small frontages although all of the premises had the same degree of pedestrian and vehicular access. Accordingly, after consultation with the County Surveyor, he proposed that the apportionment be approved on the "degree of benefit" basis, thus resulting in each property paying an equal proportion of the cost.

Additionally, in order to gain inclusion in the County Council Capital Programme it was necessary to provide tender details to the County Surveyor for consideration at the March meeting of the Highways and Transportation Committee and he therefore recommended that tenders be invited immediately whilst the statutory procedure was proceeding.

He advised the Committee that if the Committee were agreeable to the apportionment being on a "degree of benefit" basis, it would be necessary to rescind Minute No.942 of the February 1989 meeting for the reasons now outlined.

Resolved (i) that resolutions (i), (ii) and (iii) to Minute No.942 of 5th February, 1989 meeting be rescinded

(ii) that Back Industry Street, Facit, Whitworth in the Borough of Rossendale not being at the present time sewered, levelled, paved, metalled, flagged, channelled, made good and lighted to the satisfaction of the Council

(acting as agents for the Lancashire County Council) be sewered, levelled, paved, metalled, flagged, channelled made good and lighted under and in accordance with the provisions of the Private Street Works Code in the Highways Act, 1980

(iii) that in accordance with Section 207 of the Highways Act, 1980 the Council agrees to apportion the expenses having regard to the degree of benefit to be derived by the premises fronting the street and not according to the property frontages

(iv) that the Council, in accordance with the provisions of Section 205 of the Highways Act, 1980 approves the specification, plans, sections, estimates and provisional apportionments relating to such works as prepared by the Borough Engineer and Planning Officer and as now submitted to the Committee

(v) that the Borough Engineer and Planning Officer invite tenders for the works from a list of tenderers to be approved by the Development Control Sub-Committee, and

(vi) that the Chief Executive Officer be and he is hereby instructed to advertise this resolution and to serve copies thereof in the manner and on the persons as outlined by the Act.

### Safety Barrier at Graver Weir, Water: Residents Petition

922 . The Borough Engineer and Planning Officer reminded the Committee that in June, 1992, he had reported the receipt of a residents petition from Graver Weir expressing concern following a road traffic accident when one of the properties had been extensively damaged by a vehicle. He had proposed that a vehicular safety barrier be erected and following reports of further near misses, a safety barrier was erected the full length of the bend in December, 1992.

He advised the Committee that he had now received a copy of a petition from residents of the block of properties requesting the removal of the barrier and he outlined the reasons for the request.

He pointed out that the residents who had signed the most recent petition had not signed the original petition.

He submitted his observations on the matter and on objections which the residents had now raised.

Resolved that no action be taken to remove the vehicular safety barrier at the above location.

### Adoption of Highways

922 . The Borough Engineer and Planning Officer reported that the following highway had become an adopted highway on the 2nd December, 1992 following the satisfactory completion of the works in accordance with the terms of an Agreement made under Section 38 of the Highways Act, 1980 in respect thereof

Bay Tree Walk, Whitworth - for a length of 60 metres from its junction with Lloyd Street including service strips, lighting and ancillary works, together with highway drainage but excluding the mains drainage which will be vested in North West Water PLC

Resolved that the report be noted.

### Development Control Sub-Committee

922 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 4th December, 11th December, 18th December, 24th December, 1992 and 8th January, 1993 be noted (for Minutes see Appendices 'A' 'B', 'C', 'D' and 'E').

Bacup Town Centre Sub-Committee

922 . Resolved that the Minutes of the Bacup Town Centre Sub-Committee held 21st December, 1992, be noted (for Minutes see Appendix 'F').

Joint Leisure and Planning Sub-Committee

922 . Resolved that the Minutes of the meeting of the above Committee held on 18th December, 1992 be approved and adopted (for Minutes see Appendix 'G').

Road Closures - Neolith Site, Haslingden

922 . The Borough Solicitor reported that the owners of the land shown edged black on the plan submitted to the Committee and the proposed purchasers of the land had requested the Council to consider the closure of the highways shown hatched black on the plan and for the closure of the highway shown cross hatched black on the plan.

He submitted his observations on the request and advised the Committee that the Solicitors acting in the matter had confirmed that their clients would be prepared to pay the Council in connection with any application made to the Magistrates Court for an Order under Section 116 of the Highways Act, 1980 in connection with the closure of the highways.

Resolved (i) that subject to the landowners paying the Council's costs, the Borough Solicitor be authorised to apply to the Magistrates Court under Section 116 of the Highways Act, 1980 for the closure of the highways shown hatched black on the attached plan namely (a) part of Old Carr Mill Street, (b) part of Carr Mill Street and (c) Carr Street, and

(ii) that no action be taken with regard to the request for the closure of Back Carr Mill Street as shown cross hatched black on the plan submitted to the Committee.

Town and Country Planning Appeal and Enforcement Appeal  
- Little Tooter Hill Quarry, Bacup

922 . The Chief Executive reminded the Committee that the owner of the above Quarry had appealed against the County Council's refusal of planning permission for a plant yard at the above site and also against an Enforcement Notice issued by the County Council relating to the use of the land for the storage of waste and demolition materials, plant and equipment and other materials.

He stated that the Clerk of the County Council had advised him that although the appellants had indicated that he wished the appeals to be dealt with by written representations, the County Council did not consider this to be appropriate and had requested the Planning Inspectorate that both appeals should be heard concurrently at a Public Inquiry. He pointed out that confirmation had been received from the Inspector that the Appeals would in fact now be dealt with in this manner although the date for the Inquiry had not yet been fixed.

In view of the fact that the Council had made strong representations to the County Council, the Chief Executive of the County Council had now indicated his wish that this Council should feel able to fully support the County Council at the Public Inquiry and had also asked whether it would be the Council's intention to present a case at the Inquiry.

Resolved that the Council agrees to fully support the Lancashire County Council in this matter and to present a case at the Inquiry.

Sickness Report

922 . The Borough Engineer and Planning Officer referred to the report which had been circulated by the Director of Operating Services which gave details of sickness throughout the Departments of the Council for the period 1st April to 31st December, 1992.

Resolved that the report be noted.

Trans-Pennine Road Study

922 . The Chief Executive circulated a copy of a report which had been considered by the Lancashire County Council's Highways and Transportation Committee in relation to the above matter. He advised the Committee that following consideration of the report, the Highways and Transportation Committee had passed the following resolution

- "1. That the Committee expresses concern that
  - (a) the Trans-Pennine Strategy Report does not adequately address the options for improving road communications in North East Lancashire;
  - (b) there is a need to consider improvements to rail communications at the same time as the options for road improvements,and the attention of the Minister for Roads and Traffic be drawn to these concerns with a request that the issues be discussed with him at the proposed meeting with representatives of the Committee to discuss the Fylde Coast Easterly By-Pass.
2. That District Councils, MPs, MEPs, Chambers of Commerce, industry and trade and other appropriate organisations be advised of the County Council's concerns as set out in 1 above and they be asked to make appropriate representations and to advise the County Council accordingly.
3. A meeting be requested urgently between the Capital Programme Sub-Committee and the Department of Transport and their Consultants."

He stated that in accordance with resolution 2 above, the Chief Executive/Clerk of the County Council had formally written asking the Council to make appropriate representations and to advise the County Council of any representations which were made thereon.

Resolved that the Council agrees to support the views expressed by the Lancashire County Council on this matter and the Borough Engineer and Planning Officer be requested to inform the Minister for Roads and Traffic accordingly of the Council's views thereon.

Revenue Estimates, 1993/94

922 . The Chief Executive Officer submitted the Committee's draft estimates for 1993/94 for the Committee's consideration.

Resolved that the estimates as now submitted be noted and further considered at the next meeting prior to their submission to the Policy and Resources Committee.

THE MEETING CLOSED AT 8.40 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 22nd February, 1993,  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Connolly, Cruise, Easton,  
Mrs. Goldsworthy, Harding, Mellor, McShea,  
Neal, Pilling, Mrs. Talukdar Weeds and Wright.

Apologies for absence were received from  
Councillors Mrs. Goldsworthy and Keogh.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

79.10 Resolved that the Minutes of the meeting of the Committee held on the 18th January, 1993 be signed by the Chair as a correct record.

Item of Urgent Business

79.10 In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the need to take action on the matter as soon as possible in the interests of the public safety.

Standing Order No. 39(1)

79.10 Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Wilkinson taking part in the discussion on the following item.

### Provision of Street Lighting

79.10 A Member of the Committee referred to a recent incident in the Rising Bridge area when a lady had been attacked on her way home and requested that consideration be given to the provision of additional street lighting in the area in the interests of public safety. In addition he requested that funding for the provision of social street lighting might be increased to enable the Council to undertake similar work in other areas.

The Borough Engineer and Planning Officer submitted his comments thereon and reported that insofar as the current request was concerned, he was hopeful that the existing street lighting in the area could be upgraded and an additional light provided in the current year.

Resolved that the report be noted.

#### SECTION 'B' - FUNCTIONS DELEGATED

#### Town and Country Planning Act, 1990 Applications for consideration by the Committee

79.10 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1084 to 1092 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

#### Application No. 14/92/623 - Resubmission - Proposed Storage Unit for Groundsman's equipment at Sports Ground, off South Shore Street, Haslingden

79.10 Resolved that planning permission be granted subject to the following conditions:-

1. The use authorised by this permission shall be removed at the end of a period of four years beginning with the date of first commencement of

development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.

2. The Storage Unit shall be painted dark green to the satisfaction of the local planning authority
3. Before any development is commenced a fully detailed scheme of landscaping (including any hard surfaced areas and fencing/other means of enclosure) shall be submitted to and approved by the local planning authority. Such scheme as may be approved shall thereafter be fully implemented before any of the buildings are first occupied, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying or becoming diseased within two years of planting shall be replaced with others of a similar size and species

Application No. 14/92/631 - Proposed First Floor Extension to rear of existing Mosque to provide space for office and library use (Resubmission) at 2/4 Beaconsfield Street, Haslingden

79 . 10 Resolved that the application be refused for the following reasons:

1. The proposed development would by reason of its scale, mass and close proximity to adjacent dwellings opposite, result in the creation of a heightened sense of enclosure when viewed from adjacent dwellings opposite to the detriment of visual and residential amenities presently enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of these dwellings
2. The proposed development would entail the erection of a pitched roof which would parallel the existing pitched roof of the main building and abut this roof by means of a valley gutter. This roof design would compete with rather than compliment the existing traditional roof design of the main building and the overall scale and mass of the proposed development would ensure that the resulting incongruity of design would

also be intrusive when viewed from adjacent properties to the detriment of the visual amenities of the locality

Application No. 14/92/568 - Outline - Erection of 25 No. dwellings with access from Bury Road. This development may affect the setting of Footpath No. 269 at Dearden Clough Mill, Bury Road, Edenfield, Ramsbottom

79.10 Resolved that outline planning permission be granted subject to the following conditions:-

1. Before the development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, on site access, design, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the buildings are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size
2. There shall be no direct vehicular access between the site and Rochdale Road, all vehicular access being obtained from Bury Road
3. The proposed estate road and access between the site and Bury Road shall be constructed to at least base course before construction of any of the proposed dwellings is commenced
4. The walls of the dwellings hereby approved shall be faced entirely in natural stone

Application No. 14/92/538 - Erection of Buildings for Manufacturing, Storage and Distribution, together with offices with small retail sales area and ancillary car parking and service area. The development may affect the setting of Footpath No. 314 - Land off Newhallhey Road, Rawtenstall

79.10 Resolved that subject to the completion of a Section 106 Agreement for the making of a contribution of 50% of the cost of providing a roundabout on the By Pass, planning permission be granted subject to the following conditions:-

1. Before any development is commenced a fully detailed scheme of landscaping (including any hard surfaced areas and fencing/other means of enclosure) shall be submitted to and approved by the local planning authority. Such scheme as may be approved shall thereafter be fully implemented before any of the buildings are first occupied, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying or becoming diseased within two years of planting shall be replaced with others of a similar size and species
2. The colour of the roof cladding shall be Merlin Grey. The colour of the wall cladding shall be Moorland Green. The colour of any contrasting trim or other items (including rainwater goods and pedestrian doors/loading doors) shall be agreed in writing with the local planning authority before any development is commenced
3. Samples of the proposed facing stone shall be submitted to and approved by the local planning authority before any development is commenced
4. The use of the buildings hereby permitted shall be restricted to a use or uses within Class B.1 of Part B to the Schedule to the Town and Country Planning (Use Classes) Order 1987
5. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1988 (Part 2, Class A to Schedule 2) no fences, gates walls or other means of enclosure shall be erected within the site without the grant of express planning permission in that behalf
6. There shall be no outside storage of goods, raw materials or waste products, save in such a manner and in such location as may be agreed in writing with the local planning authority
7. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1988, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub, or other device

8. The car park shall be surfaced or paved in a manner to be agreed with the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative, and thereafter retained
9. The use of the proposed building for retail sales shall be restricted to goods manufactured on the premises, and to the ground floor area within the proposed office building shown on drawing no 2650-06A to be allocated for such purposes

Application No. 14/92/617 - Permanent Retention of Single Storey Relocatable building housing 4 No. Classrooms at Bacup and Rawtenstall Grammar School, Glen Street, Waterfoot

79.10 Resolved that the application be refused for the following reasons:-

1. The single storey relocatable building housing four classrooms which is the subject of this application was previously approved as an exception to policy E12 of the Deposit Edition of the revised Rossendale District Local Plan, which requires the use of local natural stone in new developments 'in areas where the use of natural stone in existing buildings predominates and forms a substantial part of the character of the built environment of the locality', on the basis that it would be located on site for a temporary period only. The proposed permanent retention of this relocatable building on site would accordingly be contrary to this policy and, due to the proximity of this relocatable building of non-traditional design and materials to the main buildings of Bacup and Rawtenstall Grammar School which are of traditional design and materials, would create an intrusive and incongruous feature in the locality which would be detrimental to visual amenity, harmony within the local built environment and well-planned development.
2. The proposed permanent retention of the single storey relocatable building housing four classrooms would, furthermore, if approved and implemented be conducive to the submission of further similar applications which would then be more difficult to resist thereby prejudicing the policy of the local planning authority in seeking to

safeguard visual amenity and secure orderly and well-planned development

Application No. 14/92/608 - Erection of Two Storey Office Block and single storey factory extension and associated roadworks. This development may affect the setting of Footpath No. 45 at Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom

79.10 Resolved that the application be refused for the following reasons:-

1. The northern and eastern portions of the site are shown to be located beyond the Urban Form Boundary in the approved and adopted District Plan for Rossendale - the Urban Form Boundary delineating the area within which it is anticipated that the majority of new development within the Borough will be accommodated during the Plan period: development beyond the urban boundary will generally be strongly resisted
2. The proposed development is contrary to provisions contained both within the approved Structure Plan for Lancashire and the approved and adopted District Plan for Rossendale wherein northern and eastern portions of the site are shown to be located within an area designated as Green Belt where in accordance with the provisions of MOHLG Circular No. 42/55, DOE Circular 14/84 and DOE Planning Policy Guidance Notes 2 (January 1988) planning permission will not be given for new development, except in very special circumstances, other than for the purposes of agriculture, forestry, or other uses appropriate to a rural area
3. The proposed development would entail the erection of a large factory extension which would significantly increase the scale and mass of buildings which comprise Stubbins Vale Mill. The erection of this extension, and the construction of associated parking and yard areas, would necessitate the removal of a disused railway embankment and the felling of a considerable number of mature trees which presently form a natural screen to Stubbins Vale Mill. While the proposed development would entail some replacement tree planting this would, due to the removal of the disused railway embankment and the physical constraints affecting the site, be at a lower ground level and at a lower density than at

present. Consequently, the proposed development would lead to a net reduction in the natural screening of Stubbins Vale Mill afforded by landscaping to the detriment of the visual amenities of the locality

Standing Order No. 39(1)

79.10 Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Neville taking part in the discussion on the following item.

Application No. 14/92/448 - Reserved Matters - Erection of 23 No. bungalows accessed off Rockcliffe Road, Landscaping of the land off River Street, The development may affect the setting of Footpath No. 486, Land at Rockcliffe Road, Bacup

79.10 Resolved that reserved matters planning permission be granted subject to the completion of a Section 106 Agreement, concerning the conveyance of a commuted ten year sum to the Council to fund the maintenance of the proposed landscaped areas, and the following conditions:-

1. No part of the development hereby approved, shall commence until a scheme for the construction of the site access and off-site works of highway improvement has been submitted to, and approved by the local planning authority and fully implemented in accordance with the approved scheme
2. Before any development is commenced a site investigation (or investigations) and assessment shall be carried out by the applicant/developer in relation to the suspected presence of methane gas from former landfill operations within (or beyond) the site, and the applicant/developer shall, thereafter, as appropriate, take such steps and carry out all such measures as may be required, following the assessment to deal satisfactorily with any methane gas still being generated within (or beyond) the site boundaries

3. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority
4. None of the dwellings hereby permitted shall be occupied until the drainage works referred to in condition No. 3 have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition
5. None of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevations, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Class A of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority

Application No. 14/92/615 - Resubmission - Outline for Industrial Uses

B1, B2 and B8 (Business/General/Storage and Distribution).  
This development may affect the setting of Footpath No. 394  
at Holcombe Road, Helmshore

79.10 Resolved that outline planning permission be granted in accordance with Minute No. 927 of the Engineering and Planning Committee of 18th January, 1993 presented to the Council on 3rd February, 1993 and subject to the conditions contained therein.

Planning Appeal Decisions

79.10 The Borough Engineer and Planning Officer reported on the results of three appeals against the Council's decisions to refuse planning permission in the following cases

Application No. 14/91/579 and No. 14/91/580LB

- Single storey conservatory at Waggoner Tunstead Farm, Tunstead Road, Stacksteads

Appeal dismissed

Application No. 14/92/262 - Conversion of outbuildings to provide 5 dwellings, internal alterations to an existing dwelling, garaging and septic tank on land at Cowm Top Farm, Facit, Whitworth

Appeal dismissed

Resolved that the report be noted.

Hyndburn District Council - Consultation on Deposit Edition  
of District Local Plan

79.10 The Borough Engineer and Planning Officer reported the receipt of the above document upon which the Council had been invited to make comments thereon. He advised Members of his draft response thereto for the Committee's consideration and approval.

Resolved that the draft response be approved as this Council's formal response to the above Consultation Document for submission to Hyndburn Borough Council.

### Minerals Planning Guidance - MPG3

79.10 The Borough Engineer and Planning Officer reported that at the February meeting of the Council the Chair had agreed that details of the above Document should be reported to this Committee for Members' information.

Accordingly he submitted a report thereon and advised Members that the above Document which was published in May, 1988, provided advice to mineral planning authorities on the exercise of planning control over open cast mining.

The MPG also gave details of open cast coal production, location of coal fields, planning decisions between 1983 and 1987, reserves of coal, national policy considerations and advice on handling specific development proposals including restoration and after care.

He also reminded Members that the Council was a signatory authority to the Coalfields Community Campaign's Open Cast Charter and that a Seminar on the review of the coal industry had recently been held. He drew Members' attention to the Charter's request for the withdrawal of MPG3 and the introduction of a new planning framework and pointed out that in July, 1992, the Government had announced a review of MPG3 but without making any commitment to any direction.

The Chief Executive Officer also referred to the document which had been prepared by Shamrock on this matter a copy of which had been circulated to each Member of the Committee.

The Committee discussed the matter in the light of all the information now presented to the Committee.

Resolved (i) that the report be noted

(ii) that the Borough Engineer and Planning Officer be requested to write to the Secretary of State urging him (a) to withdraw the presumption in

favour of Open Cast Mining in view of the environmental consequences and problems which this can cause, (b) to consider the economic waste of deep pit mines where there is still recoverable coal and to consider the social and economic effects on the communities which the closure of the pits will bring

(iii) that the Committee endorse the views of Shamrock as outlined in the document now submitted, but feel that their comments with regard to Parkhead should be expanded to encompass all pits, and

(iv) that the Borough Engineer and Planning Officer be requested to write to the Member of Parliament for Rossendale and Darwen seeking her support and views on the matter.

Haslingden Town Centre and  
Rawtenstall Town Centre Traffic Studies

79.10 The Borough Engineer and Planning Officer reported that following the presentation of the analysis of survey material to the Haslingden Town Centre Sub-Committee in August, 1992, officers had been engaged upon the preparation of a first draft of the Plan as a basis for formal public consultation. He pointed out that the draft was now nearing completion but the traffic issues and particularly those relevant to the proposed alternative market sites could not be fully assessed not could relevant draft policies be completed without additional detailed survey information.

Accordingly, therefore a report had been submitted to the January meeting of the Policy and Resources Committee for approval to utilise an amount of £10,000 from the Council's Capital Programme previously set aside for the relocation of Haslingden Market for the purposes of undertaking a transport survey.

He advised the Committee that the Policy and Resources Committee had however referred the request for the release of capital funding for the surveys back to this Committee so that he could report in more detail on the purpose, scope and content of the proposed consultancy work. Accordingly, he submitted for the Committee's information draft extracts (from the proposed tender documents for

the work) comprising the Consultant's brief, which gave details of the work proposed to be undertaken in connection with the survey.

He also pointed out that he proposed to take this opportunity to obtain prices for the investigation of those traffic issues in Rawtenstall Town Centre identified by the Council as being essential in order to meet the Rawtenstall Town Centre objectives. To this end, therefore, he submitted a similar design brief for Rawtenstall and recommended that tender be obtained for the traffic study so that the precise funding implications could be determined. He stated that the Revenue Estimates for 1993/94 included provision for an enhancement for the Rawtenstall Traffic Study.

Resolved (i) that a traffic study in Haslingden town centre be undertaken subject to the Policy and Resources Committee agreeing to provide capital funding in the sum of £10,000 from the current year's Capital Programme for the study

(ii) that a traffic study in Rawtenstall town centre be undertaken subject to finance being included in the Committee's approved revenue budget for 1993/94

(iii) that subject to (i) and (ii) above, tenders be obtained from Consultant engineers for traffic studies in Rawtenstall and Haslingden town centres as detailed in the Appendices to the report as now submitted, and

(iv) that the Development Control Sub-Committee be given delegated authority to approved a select list of Consultants drawn from those specialising in the transportation field.

#### Hurdles Quarry, Waterfoot - Acquisition of Land

79.10 The Borough Engineer and Planning Officer reported that as part of the Leeds-Liverpool Canal Rolling Programme initiative, the Council had targeted six quarry sites throughout the Borough for the purpose of reclamation, one of which was at Hurdles Quarry, Lench, Waterfoot, which the Department of the Environment had deemed to be derelict.

He advised the Committee that attempts to approach the present owner with a view to securing his agreement to dispose of his interest in the land to the

Council so that reclamation could take place had proved fruitless. Accordingly, he recommended the Committee to take the necessary steps to compulsorily acquire the land required for the scheme.

Resolved that a Compulsory Purchase Order be made under Section 89(5) of the National Parks and Access to the Countryside Act, 1949, for the acquisition of the land edged black on the plan now submitted to the Committee to enable the Derelict Land Reclamation Scheme to be implemented and the Borough Solicitor be authorised to do all things precedent and subsequent thereto.

### Tree Preservation Orders

79 . 10 The Borough Engineer and Planning Officer reminded Members that at the October meeting he had been authorised to investigate whether and to what extent, voluntary or other agencies might be willing and able to assist in the identification or preparation of Tree Preservation Orders.

In accordance with the decision, he had therefore contacted a number of voluntary organisations and submitted details of the responses which had been received.

Resolved that the matter be deferred until a future meeting to enable the Borough Engineer and Planning Officer to consult the organisation now mentioned.

### Highways Report

79 . 10 The Borough Engineer and Planning Officer submitted a report giving details of the works being carried out on highways throughout the Borough. He replied to Members' questions on items referred to in his report and matters relating to maintenance etc., and undertook to investigate queries and advise appropriate Members accordingly.

He also reminded the Committee that suggestions for small improvement schemes are submitted to the County Council each year for consideration for funding via the LCC Small Capital Improvements Programme and he submitted for the Committee's information details of a letter which he had received from the County Surveyor which set out the background to the consideration of the 1993/94

Programme which also listed a number of sites which he had submitted for analysis. He pointed out that he had not yet been advised of the rate of return threshold figure for 1993/94, below which schemes would not be considered and stressed that schemes listed were only for consideration and that very few were likely to be able to be funded given the very low levels of available capital resources.

Resolved that the report be noted.

Private Street Works - Waterbarn Lane, Stacksteads

79.1 The Borough Engineer and Planning Officer reported that residents had requested that a scheme be investigated to improve Waterbarn Lane, Stacksteads and accordingly a meeting had been held with residents when it was agreed that I would submit a list of scheme options to the frontagers for consideration.

Accordingly, he reported that he had written to each of the relevant frontagers, detailing the different options and costs.

He submitted details of the replies which he had received and advised the Committee that in view of the residents responses, there appeared to be no prospect of pursuing a scheme to improve the street to adoptable standards. However, having regard to the existence of a definitive footpath along the street, the County Council had a duty to maintain the street, but only up to a standard appropriate to a definitive footpath.

Resolved that the Borough Engineer and Planning Officer be requested to advise the County Surveyor of the residents views on the above matter and the County Council be requested to include a scheme in the 1993/94 Capital Programme for the improvement of the footways on Waterbarn Lane to a standard appropriate to an urban public right of way on foot.

Standing Order No. 39(1)

79.1 Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Winder taking part in the discussion on the following item.

### Car Parking in Rawtenstall

79.1 In accordance with Minute No. 783 of the November meeting, the Borough Engineer and Planning Officer submitted a further report upon car parking and traffic management in Rawtenstall. He advised the Committee that in accordance with resolution (iii) of the aforementioned Minute, formal consultations had been undertaken with the County Surveyor on the revised recommendations and informed the Committee that the County Surveyor had raised no objection to the car parking issues but had indicated that he would wish to be consulted further on traffic management, street lighting and cycling issues prior to publication of any proposals.

The Borough Engineer and Planning Officer also submitted details of three responses which had been received from members of the public in relation to the car parking proposals following the advertising of the revised recommendations in the local press in accordance with the Council's previous decision. The following points were made in the responses

- (a) The existing level of on-street parking on Ormerod Street was detrimental to residential amenity and ease of movement
- (b) Proposals should be considered for improving the Town Hall car park arrangements, perhaps by introducing a lower level
- (c) There are too many short stay spaces being made available and there are too many disabled spaces being made available

The Borough Engineer and Planning Officer in his report submitted his comments on the issues which had been raised by the public and he advised the Committee that Asda Stores Limited had indicated that they would not be prepared to permit the use of part of their car park for use by the Council's employees and he was not optimistic of gaining such an agreement with other private car park owners in the town centre.

The Committee discussed the matter in detail in the light of the information now presented to the Committee and in the light of the responses

which had been made following the advertising of the approved recommendations for action on car parking and traffic management in Rawtenstall.

Members expressed the view that consideration might be given to the removal of existing parking restrictions on certain town centre streets to provide additional on-street parking and to this end, suggested that a review of existing Traffic Regulation Orders should be undertaken.

Resolved (i) that the responses received to the consultation be noted and the Borough Engineer and Planning Officer be authorised to pursue the implementation of the various recommendations commencing with the regulation of the designated short stay car parks

(ii) that it be a recommendation to the Finance and Personnel Sub-Committee that the establishment of the Borough Engineer and Planning Section be amended by the creation of a post of part time car park attendant for Rawtenstall Town Centre on Scale 1

(iii) that it be a recommendation to the Finance and Personnel Sub-Committee that the vacant post of part time Car Park Attendant at Waterfoot be filled

(iv) that the Borough Engineer and Planning Officer be requested to prepare a report on the review of existing Traffic Regulation Orders within Rawtenstall town centre with a view to the amendment of existing Orders to provide additional on-street parking and the Development Control Sub-Committee be requested to consider the report and make recommendations to the Committee thereon, and

(v) that the Borough Engineer and Planning Officer be requested to organise a Member level meeting with the owners of the two private car parks now mentioned with a view to securing agreement to their use for public car parking.

Standing Order No. 39(1)

79.1 Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Lamb taking part in the discussion on the item relating to Farholme Lane, Stacksteads.

Traffic Regulation Orders

Woodlea Road, Waterfoot

79.1 (a) Further to Minute No. 773(a) of the November meeting, the Borough Engineer and Planning Officer submitted details of five further letters of objection which had previously been received but were not included in his original report to the Committee when it had been decided to proceed with the Order as originally proposed.

He submitted his observations on the points which had been raised by the objectors. A Member of the Committee also presented a petition which he had received objecting to the Committee's proposals for parking restrictions in this area.

Resolved that the Borough Engineer and Planning Officer be requested to make arrangements for the Chair, Vice Chair, Ward Councillors and Opposition Spokesperson to meet the residents in the above area to discuss the Council's proposals for traffic restrictions in this area and the background to such proposals.

Bury Road, Edenfield

(b) The Borough Engineer and Planning Officer reported the receipt of many letters of objection to the proposal to introduce traffic restrictions on Bury Road, details of which he outlined to the Committee.

He submitted his observations thereon and in addition informed the Committee that there was a possibility of the introduction of a mini roundabout at the junction of Bolton Road North and Bury Road and in view of this and having taken other factors into consideration, he suggested that the proposals for traffic restrictions on this length of Bury Road should be deferred at the present time.

Resolved that no action be taken to introduce traffic restrictions on Bury Road at the present time but the situation be monitored.

Disabled Parking - Rawtenstall Town Centre

(c) The Borough Engineer and Planning Officer referred to his report which had been considered earlier in the meeting regarding car parking and he submitted a further report with regard to his proposals for proposed disabled parking areas in Rawtenstall town centre.

He submitted plans showing the location of the proposed disabled parking areas at James Street and North Street, Rawtenstall and recommended the Committee to approve the making of Traffic Regulation Orders designating these two areas as parking places for disabled vehicles only.

Resolved (i) that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make Traffic Regulation Orders under the provisions of Part IV of the Road Traffic Regulation Act, 1984 for the designation of the following areas as parking places for the use of disabled badge holders only between the hours of 8.00 a.m. and 6.00 p.m.

James Street, Rawtenstall - parking places for 5 No. spaces

North Street and Lord Street, Rawtenstall - for a distance of 50 metres in a north westerly then north easterly direction

(ii) that the existing Traffic Regulation Orders limiting the waiting of vehicles on that length of North Street and Lord Street, Rawtenstall as outlined in (i) above be revoked.

Burnley Road East - Junction of Wales Road, Waterfoot

(d) The Borough Engineer and Planning Officer reported the receipt of a letter of objection with regard to the above Order and submitted his observations thereon.

Resolved that the Order be made as originally proposed in accordance with Minute No. 773(d) of the November, 1992 meeting.

Rawtenstall Town Centre - Disc Car Parking areas

(e) The Borough Engineer and Planning Officer referred to his report on car parking in Rawtenstall Town Centre which had been discussed earlier in the meeting and in accordance with the Council's decisions in relation thereto, he submitted plans showing his recommendations for the designation of areas within Rawtenstall town centre as Disc Parking Zones.

The Committee discussed the matter in detail

Resolved that the Chief Executive Officer be authorised to make Traffic Regulation Orders in accordance with the provisions of Part IV of the Road Traffic Regulation Act, 1984, for Disc Car Parking Schemes in respect of the car parks at the Town Hall, Rawtenstall, Kay Street, Rawtenstall, Bank Street (Phipps Buildings), Rawtenstall, Newchurch Road (opposite Market) as shown hatched in black on the location plans now submitted and the maximum stay to be limited to two hours between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Saturdays inclusive excluding Bank Holidays and Sundays with exemptions for motor cycles and disabled badge holders.

Hud Hey Road, Haslingden

(f) Further to Minute No. 937(d) of the January meeting, the Borough Engineer and Planning Officer submitted a further report thereon following the site inspection which had been undertaken by the Committee in accordance with the previous decision.

Resolved that no further action be taken on this matter.

Farholme Lane, Stacksteads

(g) The Borough Engineer and Planning Officer reminded the Committee that at the September meeting, it had been agreed that a site meeting should be arranged between Members of the Committee, Ward Councillors, the Police and

County Surveyor's representatives to discuss the proposed Traffic Regulation Orders in the above area.

He advised the Committee that a meeting had been held with all parties except the Police and accordingly the Police were present at the meeting to submit their observations on the matter prior to the Committee making a decision thereon in the light of the previous objections which had been received to the Council's proposals.

The Chair welcomed the Police Officers to the meeting and Chief Superintendent Bolton submitted his comments thereon and expressed his concern about the present situation.

Resolved that no further action be taken on the proposal.

Blackburn Road, Ewood Bridge, Edenfield

(h) The Borough Engineer and Planning Officer reported that concern had been expressed regarding the parking which took place on Blackburn Road, Edenfield in the area where the East Lancashire Railway crossed under the main road.

He stated that consultations had been undertaken regarding the implementation of a Traffic Regulation Order prohibiting parking in this area but he was awaiting further information in connection therewith.

Resolved that this matter be deferred until a future meeting.

#### Road Safety - District Road Safety Organiser

79.1 The Borough Engineer and Planning Officer submitted a report which gave details of the Road Safety Education and Training which had been carried out by the District Road Safety Organiser in Rossendale during the period September, 1992 to February, 1993.

He also advised the Committee that the Council had been asked for their views and comments on the road safety activities to be carried out by the District

Road Safety Organiser in Rossendale during 1993/94, details of which were outlined in his report to the Committee.

He advised the Committee that the Assistant County Road Safety officer and the District Road Safety Organiser were present at the meeting to answer Members questions on the proposals. Members of the Committee raised various matters in relation to the previous Programme and the proposals for road safety activities for 1993/94 and the County Officers responded accordingly.

Resolved that the 1993/94 programme of road safety activities to be undertaken in Rossendale be noted.

## SECTION 'B' - FUNCTIONS DELEGATED

### Street Naming and Numbering

79.1 The Borough Engineer and Planning Officer reported that the developer of the proposed industrial development off Knowsley Road, Haslingden had suggested certain names for the streets serving the above development for the Committee's consideration.

Resolved that the proposed road off Knowsley Road, Haslingden as shown on the submitted location plan be named Knowsley Park Way.

### Diversion of Footpath 58 - Rawtenstall

79.1 The Borough Engineer and Planning Officer reported that the diversion of the above footpath had been requested as part of the development of Bank Top Farm, Lumb. He advised the Committee that no substantial objections had been received as a result of consultations, although the Peak and Northern Footpaths Society had asked for additional information. He submitted a plan showing the route of the existing footpath and the route of the proposed diversion.

Resolved that a diversion of Footpath No. 58 - Rawtenstall along the route shown by a solid black line on the submitted plan be approved and the Borough Solicitor be authorised to proceed with the making of the Order for the diversion of the footpath under Section 257 of the Town and Country Planning Act, 1990.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Rossendale Way In A Day

79.1 The Borough Engineer and Planning Officer submitted a report upon the above event which was first inaugurated in 1990 as a means not only of publicising the Rossendale Way which was a long walk of some 45 miles but of publicising walking within the Rossendale Valley generally.

He submitted details of the number of participants for each walk since its inception together with the costs thereof.

He requested the Committee's views with regard to the continuation of the event and he put forward a number of options in relation thereto.

Resolved that the present arrangements for the Annual Rossendale Way in a Day event be continued.

### Report of meeting with Whitworth Town Council

79.1 Further to Minute Nos. 349, 350 and 351 of the August, 1992 meeting, the Borough Engineer and Planning Officer reported that a meeting had been held with Members of Whitworth Town Council to discuss three main points of concern, namely Milner Street, Whitworth, Whitworth Square and the concrete panel fencing on the promenade.

He submitted details of the discussions which had taken place at the meeting and stated that in addition to the above-mentioned matters, the Whitworth Town Council Members had raised two other matters, namely shopping and employment in Whitworth.

The Committee discussed the matter in detail

Resolved (i) that no action be taken with regard to the making up of Milner Street, Whitworth

(ii) that insofar as Whitworth Square is concerned, the Borough Engineer and Planning Officer be authorised to make arrangements for the carrying out of repairs to the duckstone pebbled areas

(iii) that the matter relating to the maintenance of the steps and paving within the St. Bartholomews Churchyard be referred to the Policy and Resources Committee for consideration in the light of their possible liabilities regarding the maintenance of this closed graveyard

(iv) that the Borough Engineer and Planning Officer be requested to arrange for repairs to be carried out to the concrete panel fencing on the promenade as now outlined to the Committee, and

(v) that the matters relating to shopping and unemployment as raised by the Whitworth Town Council Members be given consideration as part of the review of the Rossendale District Local Plan.

#### Development Control Sub-Committee

79.1 Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 15th January, 22nd January, 29th January, 5th February and 12th February, 1993 be noted (for Minutes see Appendices 'A', 'B', 'C', 'D' and 'E').

#### Planning Appeal - Higher Walls Farm

79.1 The Chief Executive Officer reported that a Member had commented that the residents in general and Mrs. D. Johnson in particular had put a great amount of time and effort in supporting the Council in its objections to the application for tipping in the above area.

Resolved that the thanks of the Council be conveyed to the residents in general and to Mrs. Johnson, in particular for the support given at the recent Public Inquiry in relation to the above.

#### Car Park, Haslingden Road, Rawtenstall

79.1 The Chief Executive reported that a Member had requested the Committee to consider the problem which had arisen in relation to the playing of ball games on the above car park and to consider what action the Council might be able to take to alleviate the problem.

Resolved that the report be noted.

### Highways Agency Agreement

79.1 The Chief Executive Officer reported that a revised agreement had been the subject of lengthy negotiations between Officers representing the fourteen District Councils and Officers representing the County Council which had now culminated in the submission of a draft Agreement for each District Council's approval. He referred to the draft Agreement which had been circulated to each Member and stated that if acceptable the Agreement would be backdated to the 1st April, 1992 and would be effective for seven years with provision for a review during the financial year 1994/95. He recommended the Council to approve the Agreement.

Resolved that the draft Agreement as now submitted be approved and the Borough Solicitor be authorised to enter into a revised Agency Agreement with the County Council on the terms as outlined in the draft.

### Sickness Report

79.1 The Borough Engineer and Planning Officer referred to the report which had been circulated by the Director of Operating Services which gave details of sickness throughout the departments of the Council for the period 1st April, 1992-31st January, 1993.

Resolved that the report be noted.

### Revenue Estimates, 1993/94

79.1 Further to Minute No. 948 of the January meeting, the Chief Executive Officer reported that the estimates as presented to the Committees totalled £8,193,410 as against a maximum amount which could be raised by Government grant, National non domestic rates and Council Tax of £7,230,000.

He pointed out that the difference between the two amounts together with any enhancements would have to be met by a combination of savings and money taken from the balances. Accordingly, he submitted to the Committee a list of savings for this Committee which the officers had recommended should be given consideration together with a list of enhancements. Also included in the report were details of the grants and subscriptions included in the Committee's estimates.

Resolved (i) that the list of savings identified by the officers for this Committee be referred to the Policy and Resources Committee for consideration

(ii) that the following additional item be included in the list of enhancements for consideration by the Policy and Resources Committee

Rawtenstall Town Centre Traffic Survey - £10,000

(iii) that it be a recommendation to the Policy and Resources Committee that in considering the list of savings for this Committee no reduction be made in the amount included in the estimates for social street lighting and roadside furniture in view of the concerns expressed earlier in the meeting.

THE MEETING CLOSED AT 10.15 P.M.

SPECIAL ENGINEERING AND PLANNING COMMITTEE

held 9th March, 1993  
at 7.00 p.m.

PRESENT: Councillor Harding (in the Chair),  
Councillors Bolton, Connolly, Easton, Mrs. Goldsworthy,  
Keogh, Mellor, McShea, Neal, Pilling, Weeds and Wright.

Apologies for absence were received from  
Councillors Cruise, Mrs. Talukdar and Quinn.

Rossendale District Local Plan: First Review  
Post Deposit Issues and Procedures

1194. The Borough Engineer and Planning Officer advised the Committee that following the expiry of the statutory deposit period for the Local Plan, it was now for the Council to give formal consideration to the representations which had been accepted as being duly made within the deposit period. The representations which had been made were either in the form of objections to or support for the inclusion of policies or proposals within (or their omission from) the Deposit Version of the Plan.

He referred to his report on the Post-Deposit Issues and Procedures, the purpose of which was (a) to outline to Members the next steps with approximate timetable in the process towards formal Plan adoption, (b) to give a broad summary overview of the principal issues raised by those who had made representations, (c) to propose an administrative mechanism and format for the subsequent consideration of all representations at the forthcoming meetings, and (d) to outline a number of other matters of general information which will be of relevance in considering specific issues and representations in due course.

Resolved that the report be noted.

Rossendale District Local Plan: First Review  
Employment Issues

1195. The Borough Engineer and Planning Officer referred to Report No. 2 entitled 'Employment' which had been circulated to each Member of the Committee. He advised the Committee that it was necessary for consideration to be given to the objections and representations submitted in relation to the employment issues in the Deposit Edition of the Rossendale District Local Plan: First Review.

He explained that the first part of the report aimed to set the subject of employment and economic development in a regional/sub-regional context and then in a local context. The subsequent sections dealt in more detail with the objections made to the Deposited Plan on the following basis, namely (a) general objections/those with Boroughwide implications, (b) objections to specific policies (but excluding Policy J3) and (c) objections to specific sites (Policy J3).

The report included a recommendation in respect of every objection/issue discussed and where recommendations were likely to have material implications for, or repercussions upon other areas of the Plan, these were identified therein and reference was made to other sections or policies likely to be affected.

The Committee then proceeded to consider each of the recommendations made in the report in relation to specific policies.

(a) Policy J1: Encouragement to existing new industry

Resolved that Policy J1 as a non-land use policy be deleted from the Plan, but that the relevant corporate statement or other issues be included by way of clarification or further explanation in the reasoned justification to Policy J3

(b) Policy J2: Diversion of Employment

Resolved (i) that Policy J2, as a non-land use policy be deleted from the Plan, but the relevant corporate statement or other issues be included by way of clarification or further explanation in the reasoned justification to Policy J3, and

(ii) that with particular reference to agriculture, the reasoned justification to Policy J3 in the context of diversification of the local economy to indicate explicitly the need to have regard to diversifying the rural economy.

(c) Policy J4: Service industries and offices

Resolved (i) that the range of appropriate uses for the Lower Mill site be extended to include leisure development

(ii) that the reasoned justification be amended in accordance with paragraph 2.5.15 of Report No. 2 as now submitted in relation to Lower Mill, and that specific reference be made to the need to be especially flexible in considering future uses for Holly Mount having regard to its listed status

(iii) that the sites at Higher Mill, Ilex Mill and Hardman's Mill be not included within the list at Policy J3

(iv) that residential uses be included within the range and mix of uses considered appropriate for Ilex Mill

(v) that no action be taken upon the provision of an additional alternative site for industry at Newhallhey, and

(vi) that the appropriate mix of uses applicable to the Newhallhey site be extended to include B.1 industry (this applies also to the objection to Policy No. 2 in the Rawtenstall Town Centre Management and Conservation Plan).

(d) Policy J5: Employment priority

Resolved (i) that the words "and in the allocation of improvement grants" be deleted from the policy, and that reference to improvement grants be also deleted from the reasoned justification, and

(ii) that the reasoned justification be not amended to accommodate the objection relating to the Lower Mill site.

(e) Policy J6: Employment Improvement Areas

Resolved that Policy J6 as a non-land use policy be deleted from the Plan, but that the relevant corporate statement or other issues be included by way of clarification or further explanation in the reasoned justification to Policy J5.

(f) Policy J8: Tourism

Resolved (i) that Policy J8 be amended to include a cross reference to Policy E9 for clarification of the words "normal development criteria" and to take account of the Committee's decision upon Policy J10, and

(ii) that in response to the other objection, the wording of the policy be not altered save pursuant to (i) above, and no additional policy be included.

(g) Policy J9: East Lancashire Railway

Resolved that Policy J9 as a non-land use policy be deleted from the Plan, but that the relevant corporate statement or other issues be included by way of clarification or further explanation in the reasoned justification to Policy J8.

(h) Policy J10: Tourist accommodation

Resolved (i) that as drafted Policy J10 be deleted from the Plan

(ii) that Policy J8 be amended by adding the following criteria

"in the case of permanent tourist accommodation in areas beyond the urban boundary, the Council will normally permit the re-use, conversion or adaptation of existing buildings, providing they otherwise comply with the requirements of Policy E30.

- in the case of new building beyond the Urban Boundary, the Council will require to be satisfied, first that there are no existing buildings available or reasonably able to be made available which could be used or converted to use for the purposes of permanent tourist accommodation,

and that a strong need or other exceptional circumstances exists which would justify the erection of a new building in the countryside".

(i) Policy J3: New Employment sites

**Site No. 1: Baxenden Chemical Works**

Resolved that no changes be made in response to the objections submitted

**Site No. 2: Newlock, Haslingden**

Resolved (i) that the cartographical error on the Proposals Map be rectified to show the area of land to the north west of Carr Hall Street to be located beyond the boundary of the employment site, and not within it

(ii) that an area of land about 0.18ha at the Blackburn Road/Hud Hey Road junction, as shown on the plan at Appendix No. 8 of the report be removed from the employment site designation.

**Site No. 4: Holden Vale**

Resolved that 3.4 hectares be designated for employment uses, namely the site included in planning approval No. 14/92/615 and the remaining 7 hectares be not allocated for employment.

**Site No. 7: Rosebank Mill, Stubbins**

Resolved that the site be deleted from the employment allocation.

**Site No. 8: Newhallhey, Rawtenstall**

Resolved that Site D at Newhallhey be deleted from the list of employment sites at Policy J3.

**Site No. 11: Lower Mill, Rawtenstall**

Resolved that the building known as Holly Mount be not removed from the designated Lower Mill employment site.

**Site No. 13: Todd Carr Road, Waterfoot**

Resolved that no change be made to the designation of the site as an employment site.

**Site No. 15: Ross Mill, Bacup**

Resolved that negotiations with the County Council continue as speedily as possible, and the matter be reported to a future meeting as soon as the formal views of the County Council upon the suitability of Moorlands Park as school site have been received.

**Site No. 16: Deansgreave, New Line, Bacup**

Resolved that the site be deleted from the list of employment sites at Policy J3.

**Site No. 17: Freeholds Mill**

Resolved that the site be deleted from the list of employment sites at Policy J3.

**Site No. 20: Spring Mill, Whitworth**

Resolved that no change be made to the designation of the site as an employment site.

**Site No. 21: Stubbins Vale Mill**

Resolved that the site be deleted from the list of employment sites at Policy J3.

**Site No. 22: Meadows Mill, Bacup**

Resolved that an area of 0.14ha of land within the boundaries indicated on the plan at Appendix No. 9 to the report be designated as an employment site to facilitate the expansion of the existing business at Meadows Mill.

(j) Provision of Employment Sites

Resolved (i) that consequent upon the above-mentioned resolutions to employment sites in Policy J3, the overall level of provision of employment sites for the Plan period up to 2001 be about 40ha, and

(ii) that the wording of Policy J3 be amended by adding the following

"that sufficient land would be made available for industrial and business uses, on a wide variety of types and sizes of site, in the following locations: ".

(iii) that the existing distribution of employment sites remain unchanged.

THE MEETING CLOSED AT 8.10 P.M.

SPECIAL ENGINEERING AND PLANNING COMMITTEE

held 15th March, 1993  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Connolly, Cruise, Easton,  
Mrs. Goldsworthy, Harding, Keogh, McShea, Neal,  
Mrs. Talukdar, Weeds and Wright.

Apologies for absence were received from  
Councillors Mellor and Pilling.

Rossendale District Local Plan: First Review  
Housing Issues

1196. The Borough Engineer and Planning Officer referred to Report No. 3 entitled 'Housing' which had been circulated to each Member of the Committee. He advised the Committee that it was now necessary for consideration to be given to the objections and representations submitted in relation to the housing issues in the Deposit Edition of the Rossendale District Local Plan: First Review.

He explained that the first part of the report was a technical outline of the basic factors which underlied the subject of housing. It firstly outlined the changes in the population of Rossendale and secondly described the changes to the stock of housing. He pointed out that the relationship between the two elements was the basis of the Structure Plan requirements which identified the need for new dwellings. The report also gave details of the existing level of commitments for new housing.

The subsequent sections of the report dealt in more detail with the objections and representations made to the Deposit Plan, firstly with regard to general issues and secondly upon a site-specific basis.

The report included a recommendation in respect of every objection/issue discussed and where recommendations were likely to have material implications

for or repercussions upon other areas of the Plan, these were identified therein and reference was made to other sections or policies likely to be affected.

The Committee then proceeded to consider each of the recommendations made in the report in relation to the specific policies and sites

(a) Policy H1: Improvements of older housing areas

Resolved that Policy H1 as a non-land use policy be deleted from the Plan but that the relevant corporate statement be included by way of clarification or further justification for Policy H10.

(b) Policy H2: Improvements of dwellings

Resolved that Policy H2 as a non-land use policy be deleted from the Plan but that the relevant corporate statement be included by way of clarification or further justification for Policy H10.

(c) Policy H3: Back to back houses

Resolved that Policy H3 as a non-land use policy be deleted from the Plan but that the relevant corporate statement be included by way of clarification or further justification for Policy H10.

(d) Policy H4: Development by Housing Associations

Resolved that Policy H4 as a non-land use policy be deleted from the Plan but that the relevant corporate statement be included by way of clarification or further justification for Policy H10.

(e) Policy H5: Funding for LA Loans

Resolved that this Policy be deleted.

(f) Policy H6: Living over the Shop

Resolved (i) that the following amended wording be adopted

"In designated Town Centres (see Policy S1) planning permission for the conversion of the upper floors of premises for residential purposes will normally be granted providing that they meet the requirements of policies E9, E14 and E24 and will not normally be subject to Policy T6"

(ii) that subject to (i) above no further change be made to this Policy.

(g) Policy H7: Funding for House Improvements

Resolved that this Policy be deleted.

(h) Policy H9: Improvement of Garage Colonies

Resolved that Policy H9 as a non-land use policy be deleted from the Plan but that the relevant corporate statement be included as a reasoned justification to Policy H8.

(i) Policy H11: Residential Caravans

Resolved that the wording of the Policy be amended to read as follows:-

"The siting of permanent residential caravans, mobile homes and static holiday caravans shall be within the Urban Boundary and particularly well screened as well as being in accordance with Policy E9 and other appropriate Development Policies".

(j) Policy H12: Residential Amenity

Resolved that this Policy be deleted.

(k) Policy H10: Sites for New Housing

Resolved (i) that a Housing Position Statement be placed on deposit for consideration at the Inquiry

(ii) that the Council resolve to provide 2,000 new dwelling sites in the Rossendale District Local Plan

(iii) that the wording of Policy H10 be amended to read as follows:-

"Sufficient land is available within the Urban Boundary (see Policies E1 and E2) to accommodate housing needs in the Borough. The land is allocated (insofar as existing commitments permit) in locations which

conform to the overall strategy of concentrating development in the main urban areas of Bacup, Haslingden and Rawtenstall and to allow for the consolidation and small scale expansion of Whitworth".

(iv) that the Borough Engineer and Planning Officer be requested to report back further on the need for reference in the Policy relating to 'affordable' housing.

(1) Specific Sites in Bacup

**Site No. 7: Tong Clough**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 57: Stack Lane**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 63: Warcock Farm**

Resolved that negotiation be undertaken with the objector and his agent along the lines now indicated by the Borough Engineer and Planning Officer.

**Site No. 69: Heald Lane**

Resolved that the school site as shown edged black on the plan now submitted and shown at Appendix 13 to the report be taken out of the housing area.

**Site No. 76: Step Row**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 83: Tunstead Brook**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 87: Windermere Road**

Resolved that consideration of this site be deferred pending consideration of the report on Urban Boundary issues.

**Site No. 93: Weir**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 94: Nun Hills**

Resolved that the eastern part of the site as outlined in black on the submitted plan and shown as Appendix 14 to the report be reallocated for housing.

**Site No. 98: Deansgreave**

Resolved that the site be reallocated for housing.

(m) Specific Sites in Edenfield

**Site No. 47: Irwell Vale Green**

Resolved that this site be not allocated for housing.

**Site No. 48: Mushroom House**

Resolved that this site be removed from the Urban Area and not allocated for development.

**Site No. 51: Dearden Clough**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 52: Lodge Mill, Turn**

Resolved (i) that the changed circumstances in this area justify the proposed amendment in the Plan and therefore no change be made to the status of this site from that indicated in the Deposit Edition of the Plan, and

(ii) that the additional area of development west of Lodge Mill Road be not allocated for housing.

**Site No. 55: Lane End**

Resolved that the site be not allocated for housing development.

**Site No. 74: Church Lane**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 80: Water Lane**

Resolved that consideration of this site be deferred pending consideration of the report on Green Belt Issues.

**Site No. 88: Esk Avenue**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 92: Pinfold**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 99: Rosebank**

Resolved that the site be allocated for housing

(o) Specific Sites in Haslingden

**Site No. 39: Syke Mill**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 44: Free Lane**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 46: Alden Rise**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 54: Swinnell Brook**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 72: Longshoot**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 73: Greens Lane**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 79: Clough End**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 85: Moorland Rise**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 89: Bent Gate**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 96: Meadows Avenue**

Resolved that the lower part of this school site as shown edged black on the plan submitted to the Committee at Appendix 19 to the report, surplus to education needs be reallocated for housing.

THE MEETING CLOSED AT 8.05 P.M.

SPECIAL ENGINEERING AND PLANNING COMMITTEE

held 16th March, 1993  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Connolly, Cruise, Easton  
Mrs. Goldsworthy, Harding, Keogh, Mellor, McShea,  
Neal, Mrs. Talukdar, Weeds and Wright.

An apology for absence was received from  
Councillor Pilling.

Standing Order No. 39(1)

1197. Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Winder taking part in the discussion on the following item insofar as it relates to site 101: Hurst Lane.

Rossendale District Local Plan: First Review  
Housing Issues

1198. Further to Minute No. 1196 of the meeting held on the 15th March, 1993, the Committee gave consideration to the objections and representations which had been made in relation to the specific sites in Rawtenstall and Whitworth which were included in the Addendum to Report No. 3.

(a) Specific sites in Rawtenstall

**Site No. 35: Loveclough Fold**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 53: Piercy**

Resolved that no change be made pending the consideration of the objection under E34.

**Site No. 56: Hillside**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 58: Haslingden Road**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 59: Goodshawfold**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 66: Hollin Lane**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 68: Townsendfold**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 70(a): Constablelee**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 70(b): Hollin Way**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 75: Shadlock Cote**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 81: Limy Water**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 82: Cowpe Brook**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 84: Cribden View**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 86: Sunnyside**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 90: Waingate**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 91: Johnny Barn Farm**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 97: Hugh Mill**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 101: Hurst Lane**

Resolved that the site be not allocated for housing and that boundary be considered when the report on Urban Boundary issues is discussed at the Special Meeting of the Committee.

**Site No. 106: Heightside Farm, Crawshawbooth**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 64: Dean Lane, Water**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

(b) Specific sites in Whitworth

**Site No. 4: Waingap**

Resolved that the site be not allocated for housing.

**Site No. 13: Meadowhead**

Resolved (i) that the Committee agree that upon housing grounds alone, very limited amounts of development is acceptable at the ends of Meadowhead Avenue, Tonacliffe Way, Horsefield Avenue and Belle Isle Avenue and that a detailed decision will have to relate to the green Belt issue, and

(ii) that no new development be allowed off Moorland Crescent.

**Site No. 62: Mill Street**

Resolved that the Committee agree that upon housing grounds alone, there would be no objections to the minor additional area proposed by the applicant but a decision would have to relate to the Green Belt issue namely that exceptional circumstances will have to be proven beyond doubt.

**Site No. 65: Long Acres**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 67: Spring Mill**

Resolved that this site be not reallocated for Housing.

**Site No. 71: Tonacliffe**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 77: Troughgate**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 78: Freeholds Mill**

Resolved that the site be reallocated for housing.

**Site No. 99: Orama Mill**

Resolved that negotiations be held with the objector to see if they are able to provide satisfactory information on the two issues referred to in the Borough Engineer and Planning Officer's report on this site.

**Site No. 100: Market Street, Shawforth**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 107: Thorneylea**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 108: Cleggs Yard**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 109: Grange Road/Edward Street**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 110: Highgate Lane, Healey**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 111: Horsteads Farm, Shawforth**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

(c) Specific sites in Bacup

**Site No. 102: Tong Farm**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 61: Chapel Villas**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

**Site No. 103: Lower Stack Farm**

Resolved that the Urban Boundary be moved and it be further considered in detail under Policy E1 - Sites Specific.

**Site No. 104: Sheephouses Reservoir**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

(d) Specific sites in Haslingden

**Site No. 105: Rising Bridge Road**

Resolved that no change be made to the status of this site from that indicated in the Deposit Edition of the Plan.

Rossendale District Local Plan: First Review  
Sites for new housing

1199. The Borough Engineer and Planning Officer reminded the Committee that at its previous meeting it had, in relation to Policy H10, in the Deposit Edition of the Plan, resolved to provide 2,000 new dwelling sites in the Rossendale District Local Plan. He advised the Committee that as a result of the decisions which had been made in relation to specific sites throughout the Borough, there would be a shortfall in the number of new dwellings to be provided over the Plan period and he indicated how this shortfall might be overcome.

Resolved that the Borough Engineer and Planning Officer be requested to present a report to the next Special Meeting on the above matter including revised Appendices giving details of the revised total of new dwelling sites to be provided consequent upon the Committee's decision in relation to specific sites.

THE MEETING CLOSED AT 8.05 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 29th March, 1993,  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Connolly, Cruise, Easton,  
Mrs. Goldsworthy, Harding, Keogh, Mellor,  
McShea, Neal, Pilling, Weeds and Wright.

An apology for absence was received from  
Councillor Mrs. Talukdar

Minutes

239.1 Resolved that the Minutes of the meeting of the Committee held on the 22nd February, 1993 be signed by the Chair as a correct record, subject to the deletion of Councillor Mrs. Goldsworthy's name from the list of persons present at the meeting.

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

239.1 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1241 to 1243 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/93/040 - Change of use from wholesale footwear  
to beer, wine and spirits retail with subsidiary wholesaling  
1-3 Gaghills Road, Waterfoot

239.1 Resolved that permission be granted subject to the following conditions:-

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
2. The use which is the subject of this permission shall only be carried out between the hours of 10.30 a.m. and 9.00 p.m. weekdays and Saturdays and 12.00 noon and 9.00 p.m. on Sundays

Application No. 14/92/538 - Erection of buildings for manufacturing, storage and distribution, together with offices with small retail sales area and ancillary car parking and service area - Land off Newhallhey Road, Rawtenstall

239 . 1 Resolved that planning permission be granted subject to the following conditions:-

1. Before any development is commenced a fully detailed scheme of landscaping (including any hard surfaced areas and fencing/other means of enclosure) shall be submitted to and approved by the local planning authority. Such scheme as may be approved shall thereafter be fully implemented before any of the buildings are first occupied, or at such other time as may subsequently be agreed in writing with that authority.

Any trees or shrubs dying or becoming diseased within two years of planting shall be replaced with others of a similar size and species

2. The colour of the roof cladding shall be Merlin Grey. The colour of the wall cladding shall be Moorland Green. The colour of any contrasting trim or other items (including rainwater goods and pedestrian doors/loading doors) shall be agreed in writing with the local planning authority before any development is commenced
3. Samples of the proposed facing stone shall be submitted to and approved by the local planning authority before any development is commenced
4. The use of the buildings hereby permitted shall be restricted to a use or uses within Class B.1 of Part B to the Schedule to the Town and Country Planning (Use Classes) Order 1987
5. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1988 (Part 2, Class A to Schedule 2) no fences, gates walls or other means of enclosure shall be erected within the site without the grant of express planning permission in that behalf
6. There shall be no outside storage of goods, raw materials or waste products, save in such a manner and in such location as may be agreed in writing with the local planning authority
7. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1988, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub, or other device
8. The car park shall be surfaced or paved in a manner to be agreed with the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative, and thereafter retained

9. The use of the proposed building for retail sales shall be restricted to goods manufactured on the premises, and to the ground floor area within the proposed office building shown on drawing no 2650-06A to be allocated for such purposes

Application No. 14/93/324 - Extension to existing Special School (Amended Scheme) - Bamford Road, Turn, Ramsbottom, Nr. Bury

239.1 Resolved (i) that subject to compliance with the provisions of the Town and Country Planning (Development Plans and Consultation) Direction, 1992 and the Town and Country Planning General Development Order, 1988 (as amended) Article 12B(2)(b) the Council are minded to grant planning permission subject to the following conditions:-

1. No development shall take place until samples of the proposed natural facing stone and roof slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials
2. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development

3. All planting, seeding or turfing comprised in the details of landscaping to be approved by the local planning authority shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority given written consent to any variation
4. No dumping or storing of raw materials, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
5. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.
6. The building hereby approved shall be used solely as a school building and for no other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provisions equivalent to that Class in any statutory instrument revoking and re-enacting that order
7. The temporary classrooms that exist on the site shall be removed before any portion of the building hereby approved is first used in association with the school

(ii) that the applicant be requested to enter into an agreement with the Council under Section 106 of the Town and Country Planning Act 1990 to ensure that the proposed building remains as a school building and is not subsequently sub-divided or altered to provide an alternative use.

239.1 The Borough Engineer and Planning Officer reported on the results of two appeals against the Council's decisions in the following cases

Refusal of application No. 14/92/181 - provision of two bedrooms and bathroom above existing garage - 12 Chatterton, Stubbins, Ramsbottom

- Appeal Dismissed

Application No. 14/92/230 - Variation of a condition on planning approval

14/87/091 - New Barn Farm, Hollin Lane, Rawtenstall

- Appeal granted to vary the planning permission granted in May, 1987 to read as follows

1. The development hereby permitted shall be commenced not later than 30th April, 1997.

Resolved that the report be noted.

### Scheme of Delegation - Planning Applications

239.1 The Borough Engineer and Planning Officer reminded the Committee that the Scheme of Delegation as agreed at the Annual Council Meeting was amended by the Council in June, so as to enable the Development Control Sub-Committee to consider requests for applications from Part A of the Agenda to be referred to the Engineering and Planning Committee if the request was accompanied by a written statement signed by at least three Members or if the Committee themselves so decided. Such applications to be determined by the Engineering and Planning Committee in precisely the same way as applications removed from Part B of the Development Control Sub-Committee Agenda.

He also advised the Committee that at the August, 1992 meeting the publicity for planning applications had been amended as a result of the introduction of amendments to the Town and Country Planning General Development Order. The amendments allowed that for householder and minor developments, publicity should be achieved by individual notifications and that for all other developments, publicity should be via site notices and newspaper advertisement where the General Development Order so required.

He informed the Committee that it had also been agreed that these alterations should be reviewed at this meeting so that consideration might be given to any changes for the next Municipal Year and he submitted his observations thereon.

The Committee discussed the matter in detail

Resolved that no changes be made to the Scheme of Delegation for planning applications or the publicity procedure with regard to planning applications.

### Holcombe Moor

239.1 The Borough Engineer and Planning Officer reported the receipt of a letter from the Ministry of Defence which inter alia, indicated that the Ministry were pursuing a possible private sale of the land to the National Trust. In addition

the Ministry had indicated that they would not be compensating Local Authorities or objectors for their costs in connection with the Inquiry.

Resolved that the report be noted and the Borough Engineer and Planning Officer be requested to write to the National Trust on behalf of the Council urging them to proceed with the purchase of the above land from the Ministry of Defence.

Bacup Town Centre  
Proposed Direction under Regulation 7 of the  
Town and Country Planning (Control of Advertisements) Regulations, 1992

239 . 1 The Borough Engineer and Planning Officer reminded the Committee that at the January meeting concern had been expressed that in the Town Centre Conservation Areas appropriate advertisement signage should be secured. It was resolved, inter alia, that a Direction under Regulation 7 of the Advertisement Regulations should be proposed in respect of the Bacup Town Centre Conservation Area. Accordingly, he informed the Committee that he had, in accordance with the Regulations and advice contained in Circular 5/92 and Planning Policy Guidance Note PPG19, proposed to the Secretary of State that a Direction be made to the effect that express consent should be required for the display in the Bacup Town Centre Conservation Area of advertisements falling within Classes 2, 5 and 14 of the Regulations and documents in support of the proposal had been submitted to the Secretary of State.

He advised the Committee however that Officers of the Department of the Environment had indicated that, in their opinion, it was unlikely that the Secretary of State would make the proposed Direction and he outlined the reasons given for this view.

In view of the above information, the Borough Engineer and Planning Officer stated that there would appear to be four options which the Council might now wish to consider , details of which he outlined to the Committee.

The Committee discussed the matter in detail

Resolved (i) that the report be noted and no further action be taken on this matter pursuant to Minute No. 886 of the January meeting, and

(ii) that the Borough Engineer and Planning Officer in conjunction with the Heritage Officer be requested to produce sketches and designs of the types of signage which it is considered would be appropriate for use in Town Centre Conservation Areas and for distribution to shopkeepers and other persons seeking advice about advertisements in Town Centre Conservation Areas.

Former Quarry, off Tonacliffe Road, Whitworth

239.1 The Borough Engineer and Planning Officer reported that approaches had been made to the owner of the above site with a view to the Council acquiring an interest in the land forming the site of the above quarry for the purposes of carrying out reclamation works.

He pointed out that agents acting on behalf of the owners had indicated that their client was unwilling at this stage to make any commitment with regard to the site.

Resolved that the report be noted.

Amenity Tree Planting/Maintenance Programme, 1992/93

239.1 The Borough Engineer and Planning Officer submitted a comprehensive report upon the implementation of the Council's approved Tree Planting/Maintenance Programme for 1992/93.

He indicated in his report that £15,000 had been allocated by the Council for the 1992/93 Programme which comprised of three components, namely (a) amenity tree planting, (b) Rossendale Borough Council grants, and (c) maintenance. Included in the report were details of the work carried out in respect of each component.

He stated that the programme had been very effective and the Department's two pronged approach of planting by contract in tandem with awarding Council grants had meant that over 33,000 trees had been planted.

He pointed out that the Council's own direct tree planting operations had attracted over £7,650 to the Borough and more significantly the Council grants to landowners had meant that in excess of £11,000 had come to Rossendale from outside bodies. For the second year running the Council's grant had proved a very cost effective means of planting trees in that for every pound spent on grants by the Council, 15 trees had been planted.

Resolved that the report be noted.

### Highways Report

239.1 The Borough Engineer and Planning Officer submitted a report giving details of the works being carried out on highways throughout the Borough. He replied to Members' questions on items referred to in his report and matters relating to maintenance etc., and undertook to investigate queries and advise appropriate Members accordingly.

Resolved that the report be noted.

### Grimewatch, 1993 Launch

239.1 The Borough Engineer and Planning Officer reported that the Grimewatch organisation had recently contacted the Chief Executive to ascertain whether Rossendale would wish to host the launch of the 1993 campaign.

He pointed out that hosting the event would involve providing a location, possibly organising and erecting a suitable marquee and organising suitable parking for up to 200 delegates with appropriate funding as necessary from the Street Cleansing budget.

He stated that the organisation had suggested one possible location and he was in the process of currently investigating others.

Resolved that the Council agree to host the 1993 launch of the Grimewatch campaign and the Borough Engineer and Planning officer be requested to make the necessary arrangements along the lines now outlined to the Committee.

### Traffic Regulation Orders

#### Lever Street, Rawtenstall

239.1 (a) Further to Minute No. 773(e) of the November meeting, the Borough Engineer and Planning Officer reported that an objection had been received to the proposal to make an Order prohibiting driving along Lever Street, Rawtenstall, details of which he outlined to the Committee.

The Committee discussed the matter in the light of the objection which had been received.

Resolved that the Order be made as originally proposed in accordance with Minute No. 773(e) of the November, 1992 meeting.

Blackburn Road, Ewood Bridge

(b) The Borough Engineer and Planning Officer reported that following the receipt of complaints and observations it had become apparent that parking on Blackburn Road was causing some problems and in the circumstances therefore he recommended the making of a Traffic Regulation Order to prohibit parking in the area to alleviate the problems.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order prohibiting the waiting of vehicles at all times on Blackburn Road, Ewood Bridge as follows:-

Blackburn Road - South site from a point 57.0 metres east of the junction with Irwell Vale Road a distance of 311.0 metres approximately in a south easterly then southerly direction

## Stubbins Street, Stubbins

(c) The Borough Engineer and Planning Officer recommended that in order to enable safe entry and egress from the new loading area of Sterling Stubbins, it would be necessary to prevent the parking of vehicles on both sides of Stubbins Street and therefore recommended the making of a Traffic Regulation Order to give effect to his recommendation.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Traffic Regulation Order prohibiting the waiting of vehicles at all times on Stubbins Street as follows:-

Stubbins Street - west and east side - from the junction with Bolton Road North a distance of 47.0 metres in a north westerly direction

### On Street Parking in Rawtenstall

239.1 Further to Minute No. 1102 of the February meeting, the Borough Engineer and Planning Officer submitted a plan illustrating the existing Traffic Regulation Orders in Rawtenstall Town Centre. He reminded the Committee that he had been asked to prepare a report on the review of existing Traffic Regulation Orders within Rawtenstall Town Centre with a view to the amendment of existing Orders to provide additional on street parking and the Development Control Sub-Committee had been requested to consider the report and make recommendations to the Committee thereon. However, he stated that having regard to the date of the next meeting he felt it appropriate that the matter should be considered by this Committee in the current cycle of business.

He pointed out in his report that Traffic Regulation Orders were made on the grounds of highway safety and ease of movement and reminded Members that he had previously recommended extensions of restrictions in various areas and indeed continued to receive complaints from residents in the town centre. He therefore did not feel able to recommend any relaxation of existing Orders.

Resolved that the report be referred to the Rawtenstall Town Centre Sub-Committee and their recommendations thereon be reported to the next meeting of the Committee for consideration.

### Parking on Footways

239.1 Further to Minute No. 776 of the November, 1992 meeting, the Borough Engineer and Planning Officer submitted details of the consultation responses which he had received from the Police and County Surveyor regarding the problem of parking on the footways. He advised the Committee that the Council's own powers to regulate the parking of vehicles on footways were limited to the erection of bollards to physically prevent footway parking or the making of Traffic Regulation Orders to regulate the parking. He stated that the options for clearing vehicles from pedestrian crossing points were either to make Traffic Regulation Orders covering each and every crossing point which would mean each terminal point requiring a post and sign or to accept that most crossing points were at junctions and to make or extend Traffic Regulation Orders to clear junctions and adjacent crossings of parked vehicles. In addition the Council could also decide to take no action until the new edition of the Traffic Signs Regulations were brought into effect when a marking to the proposed diagram 1026.1 could be installed.

The Committee discussed the matter in detail

Resolved (i) that no general action be taken regarding parking on footways, but each site be examined as the problems arise and each case treated according to its particular circumstances, and

(ii) that no action be taken to make Traffic Regulation Orders covering pedestrian crossing points pending the publication of the revised Traffic Signs Regulations.

### Holme Lane, Rawtenstall

239 . 1 The Borough Engineer and Planning Officer informed the Committee that a Member had requested that a progress report be submitted to the Committee regarding the problem of the private road and structures giving access to properties off Holme Lane, Rawtenstall.

He advised the Committee that in March, 1991 the Committee had considered a request from the County Council for this Council to include a scheme in its Private Street Works Programme for 1991/92 for the unadopted length of Holme Lane including Holme Terrace, The Square, Holme Bridge and other structures. The Council had decided that the matter, however, should be referred back to the County Council for their further consideration and that they also be requested to consider the viability of a minimum scheme to enable access to be achieved over Holme Bridge without unnecessary additional expenditure on surfacing and other works.

He informed the Committee that following this decision, outline estimates were prepared and a meeting had been held with residents from the Holme Lane area at which detailed information was given relating to the condition of the road and bridge and also the costs involved in bringing the road and bridge up to adoption standards. It was determined that formal consultation with all affected frontagers was necessary and accordingly the Council resolved that he should prepare initial estimates and apportionment for the two schemes and that a further report be presented to the Committee in due course and that details of the method of payment available to frontagers be incorporated as part of the consultation process.

He stated that work had been progressing on other Private Street Works schemes and it had not been possible to prepare a scheme with costs for Holme Lane but he now anticipated that since work on the other Private Street Works schemes was now finalised, he would be in a position to submit estimates and apportionments for Holme Lane in accordance with the Council's previous decision to the June, 1993 meeting.

Resolved that the report be noted and the Borough Engineer and Planning Officer be requested to prepare estimates and apportionments for a Private Street Works scheme at Holme Lane, Rawtenstall and that the details be reported to the June meeting of the Committee.

#### Compulsory Competitive Tendering - Street Cleansing

239 . 1 The Borough Engineer and Planning Officer reported that the current street cleansing contract would expire on the 31st March, 1994 and he set out in his report the proposals for administering tendering procedures to enable a new contract to be implemented with effect from 1st April, 1994.

Resolved (i) that the amendments to the contract documents as outlined in Appendix 'F' attached hereto be approved in principle and details of the sites, etc. be presented to the next meeting of the Committee for final approval.

(ii) that the timetable of events as outlined in Section 2 of the Borough Engineer and Planning Officer's report be approved, and

(iii) that the duration of the Contract be for a period of four years commencing on the 1st April, 1994.

### Rawtenstall Traffic Survey

239 . 1 Further to Minute No. 1096 of the last meeting, the Borough Engineer and Planning Officer reported that the Council had decided not to include an amount in the Committee's Revenue Budget for 1993/94 for the carrying out the Rawtenstall Traffic Survey.

He advised the Committee however that it might be possible to carry out the survey by utilising an amount which had been included in the Committee's 1993/94 Revenue Budget for setting up the Contaminated Land Register which was not now required following the Government's recent announcement that Local Authorities would no longer be required to produce such Registers. He stated, however that if the Committee were minded to take this action, it would require the approval of the Policy and Resources Committee.

Resolved that this matter be deferred until the next meeting and the Borough Engineer and Planning Officer be requested to submit a further report thereon for the Committee's consideration.

### Street Lighting Night Inspections

239 . 1 The Borough Engineer and Planning Officer reminded the Committee that he had been advised by the County Council that the night inspections to locate street light faults could not be carried out by the same contractor who repaired any faults found, which in the Council's case was the Highways DLO.

He stated therefore that it was necessary to make other arrangements for the night inspections which were currently carried out by the Highways DLO and he submitted details of various options which the Committee might wish to consider with regard to the carrying out of this work.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to negotiate a Contract with Rossendale Valley Training for (a) street lighting inspections, and (b) the administration of the highlight street inventory, and

(ii) that the Development Control Sub-Committee be given authority to award the Contract.

### Capital Programme

#### Capital Programme, 1992/93

239.1 (a) The Borough Engineer and Planning Officer reported that the approved Capital Programme for 1992/93 included approval for the Capital Allocation cover the ERDF Town Centre Improvements. The ERDF Grant Aid was attracted from the LCC funding for highway footway enhancements, a county condition being that the grant was used on highway improvements. He stated that the remaining element of the ERDF application for Waterfoot was the completion of the Warth Old Road scheme to

the rear of Bacup Road. He submitted a plan which illustrated the scheme and stated that it comprised service diversions, completion of footways and hard and soft landscaping works necessary to the stopping up of the old sett paved highway.

The Committee discussed the matter in detail

Resolved that the scheme to complete the Warth Old Road area improvement be included in the Committee's list of priorities for submission to the Policy and Resources Committee for inclusion in the Council's Capital Programme for 1993/94.

#### Capital Programme, 1993/94

(b) The Borough Engineer and Planning Officer submitted a schedule of schemes for consideration for inclusion in the Council's Capital Programme 1993/94. He advised the Committee of those schemes which had been accepted for ERDF or English Heritage Grant Aid.

He advised the Committee that the Policy and Resources Committee at its next meeting would be considering the overall Capital Programme for the Council for 1993/94 and it was therefore necessary for the Committee to prioritise those schemes in his report which the Committee felt should be put forward to the Policy and Resources Committee for inclusion in the Capital Programme.

Resolved that the following schemes be put forward to the Policy and Resources Committee as this Committee's priorities for inclusion in the Council's 1993/94 Capital Programme

(a) Warth Old Road	-	£15,000
(b) Bacup Town Centre	-	£17,000
(c) Floodlighting Forest House	-	£1,000
(d) Market Street Parking Bay	-	£10,000
(e) Slater Street Paving/Car Park	-	£1,500
(f) Tong Lane sitting area	-	£2,000
(g) Healds Seating Area	-	£1,500
(h) Edison Street Car Park	-	£10,000
(i) Roundabout Newhallhey	-	£175,000

(j) Newchurch Road, Stacksteads		
(Contribution to LCC footway works)	-	£2,000
(k) Bacup Road Advertising Site (seating area)	-	£5,000
(l) Market Street, Whitworth black paving		
(Contribution to LCC)	-	£6,000
(m) Victoria Way, Cloughfold	-	£85,000
(n) Haslingden Environmental Improvements		
- Blackburn Road/Manchester Road	-	£20,000

(ii) that in addition to the above the other schemes shown in the report on the Capital Programme be submitted to the Policy and Resources Committee for consideration for inclusion in the 1993/94 Capital Programme.

### Sickness Report

239 . 1 The Borough Engineer and Planning Officer referred to the report which had been circulated by the Director of Operating Services which gave details of the sickness throughout the departments of the Council for the period 1st April, 1992-31st January, 1993.

Resolved that the report be noted.

Development Control Sub-Committee

239.1 Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 19th and 26th February, 1993 and 5th, 12th and 19th March, 1993 be noted (for Minutes see Appendices 'A', 'B', 'C', 'D', and 'E').

The Borough of Rossendale (Footpath No. 170  
Carrs Industrial Estate, Haslingden) Public Path Diversion Order, 1993

239.1 Further to Minute No. 360 of the August meeting, the Chief Executive Officer reported that the above Order had been made under Section 257 of the Town and Country Planning Act, 1990, details of which were outlined to the Committee together with a plan showing the route of the proposed diversion.

He stated that no objections had been made to the making of the Order.

Resolved that the above-mentioned Order be confirmed as an unopposed Order.

THE MEETING CLOSED AT 8.20 P.M.

SPECIAL ENGINEERING AND PLANNING COMMITTEE

held 6th April, 1993  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Connolly, Cruise, Easton,  
Mrs. Goldsworthy, Harding, Keogh, Mellor, McShea,  
Neal, Pilling, Mrs. Talukdar, Weeds and Wright.

Rossendale District Local Plan: First Review  
Environment Issues

347.1 The Borough Engineer and Planning Officer referred to Report No. 4 entitled 'The Environment' which had been circulated to each Member of the Committee. He advised the Committee that it was necessary for consideration to be given to the objections and representations submitted in relation to the Environment Issues in the Deposit Edition of the Rossendale District Local Plan: First Review.

He explained that the first part of the Report was intended to give Members a general background to the topic and he pointed out that all development plans were now required by statute to include policies for the improvement of the physical environment and also to include policies in respect of the conservation of the natural beauty and amenity of land.

The report included a recommended in respect of every objection/issue and where the recommendations were likely to have material implications for or repercussions upon other areas of the Plan, these were identified therein and reference was made to other sections or policies likely to be affected.

The Committee then proceeded to consider each of the recommendations made in the report in relation to specific policies

(a) Policy E1: Wording of Policy

Resolved that no change be made to the wording of the Policy as indicated in the Deposit Edition of the Plan.

(b) Policy E2: Concentration of Development

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Local Plan.

(c) Policy E2: Open Breaks

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Local Plan in relation to the above matter.

(d) Policy E2: Skyline Development

Resolved that objective No. 3 of the above Policy be amended to read

'To ensure that future development is not on the skyline when seen from the main roads, established settlements and other well used vantage points'.

(e) Policy E2: Countryside Development

Resolved that the list of objectives under Policy E2 be extended by the addition of the following after objective No. 1

'To protect the countryside for its own sake'.

(f) Policies E1 and E2: Specific Sites in Bacup

Status of Weir

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site.

Lee Mill

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site.

Site 57 - Stack Lane

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site.

Stubbylee Park

Resolved that the Urban Boundary be extended to include the proposed replacement St. Saviour's School Site in Moorlands Park and the adjacent developed areas.

Other sites

Resolved (i) that the Urban Boundary be extended at J3/18 - Meadows Mill and 103 - Lower Stack Farm

(ii) that no changes be made to the Urban Boundary at the following sites

61 Chapel Villas

76 Step Row

83 Tunstead Brook

87 Windermere Road

93 Weir

104 Sheephouses Reservoir

(g) Specific Sites Eden Ward

Edenfield Recreation Ground

Resolved that the Urban Boundary be moved to exclude the recreation ground at Edenfield.

Other Sites

Resolved (i) that the proposal to extend the Urban Boundary at Stubbins Vale Mill be not accepted

(ii) that the objections with regard to the Urban Boundary at Esk Avenue (Site 88) and at Lodge Mill, Turn be considered with regard to the Green Belt (Policies E3 and E4)

(iii) that no changes be made with regard to the Urban Boundary at the following sites

55 Lane End  
74 Church Lane  
80 Water Lane  
92 Pinfold

(iv) that the Urban Boundary be made to include the Mushroom Farm Site.

(h) Specific Sites in Haslingden

Hazel Mill, Acre

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the status of the above site.

Other Sites

Resolved that no changes be made to the Urban Boundary at the following sites

54 Swinnel Brook  
72 Longshoot  
73 Greens Lane  
79 Clough End

85 Moorland Rise  
89 Bentgate  
105 Rising Bridge Road

(i) Specific Sites in Rawtenstall

Status of Crawshawbooth

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above.

Higher Booths Lane, Crawshawbooth

Resolved that the Urban Boundary be extended to the top edge of the slope as shown on the plan now submitted to the Committee.

Wolfenden Green, Waterfoot

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site and the site remain within the Urban Boundary.

Goodshawfold Village

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site.

Newhallhey

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site.

Sunnyside, Reedsholme

Resolved that the Urban Boundary be moved so as to incorporate the northern half of the site only as now indicated to the Committee.

Site 101, Hurst Lane

Resolved that the Urban Boundary be amended from that shown in the Deposit Edition of the Plan to the boundary of the rear gardens of the existing properties.

Other Sites

Resolved that no changes be made to the Urban Boundary at the following sites

- 56 Hillside
- 58 Haslingden Road
- 59 Goodshawfold Road
- 64 Dean Lane, Water
- 66 Hollin Lane
- 68 Townsendfold
- 70 Constablelee
- 75 Shadlock Cote
- 81 Limy Water
- 82 Cowpe Brook
- 84 Cribden View
- 90 Waingate
- 91 Johnny Barn Farm
- 106 Heightside Farm

(j) Specific Sites in Whitworth

Development Plan Status of Whitworth

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above matter.

Site No. 4 Waingap

Resolved that the above site be removed from the Urban Area.

Site No. 13 Meadowhead

Resolved that with regard to the question of the Urban Boundary upon its own, limited amounts of development be allowed at the ends of Meadowhead Avenue, Tonacliffe Way, Horsefield Avenue and Belle Isle Avenue.

Site No. 65 Longacres

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site.

Site No. 71 Tonacliffe

Resolved that no change be made to the Policy as indicated in the Deposit Edition of the Plan insofar as it relates to the above site.

Other Sites

Resolved (i) that no changes be made to the Urban Boundary at the following sites

77 Troughgate  
107 Thornylea  
111 Horsteads Farm, Shawforth

(ii) that decisions be made with regard to the Urban Boundary after the consideration of the Green Belt Issues at

62 Mill Street  
110 Highgate Lane and Gandy Brow

(k) Policy E3: Green Belt

Resolved (i) that no change be made to the above Policy in the Deposit Edition of the Plan in response to the objections that the Green Belt is too restrictive

(ii) that the word 'agricultural' be removed from the Policy

(iii) that no change be made to the Policy insofar as the objection in relation to the exemption of Statutory Undertakers is concerned.

(1) Policy E3: Specific Sites in Bacup

Fearns High School

Resolved that the proposed extension of the green Belt be not confirmed and the site be removed from the Green Belt.

Site 83 Tunstead Brook

Resolved that no change be made to the Deposit Edition of the District Plan insofar as it relates to the above site.

(m) Policy E3: Specific Sites in Edenfield

Edenfield Recreation Ground

Resolved that the Green Belt be extended to cover the above site.

Site 88 Esk Avenue

Resolved that the site be excluded from the Green Belt.

Stubbins Vale Mill

Resolved that the above site be not removed from the Green Belt.

Fletcher Bank and Scout Moor Quarries

Resolved that no change be made to the Deposit Edition of the District Plan insofar as it relates to the above sites.

Housing Sites in Edenfield

Resolved that no change be made to the Deposit Edition of the District Plan insofar as it relates to the following sites:-

Site 55 Lane End

Site 74 Church Lane

Site 80 Water Lane

Site 92 Pinfold

Minor Changes - Edenfield

Resolved that the Green Belt boundary at Edenfield be returned to that shown on the District Plan as adopted in 1982.

(n) Policy E3: Specific Sites in Haslingden

Longshoot/Kirk Hill

Resolved that no change be made to the Policy in the Deposit Edition of the Plan insofar as it relates to the above site.

Irwell Vale Road

Resolved that the Green Belt boundary be returned to that shown on the District Plan adopted in 1982.

Haslingden High School

Resolved that the Green Belt boundary be returned to that shown on the District Plan adopted in 1982.

Site 73 Greens Lane

Site 79 Clough End

Site 85 Moorland Rise

Site 89 Bent Gate

Site 105 Rising Bridge Road

Resolved that no change be made to the Policy in the Deposit Edition of the Plan insofar as it relates to the above-mentioned sites.

Green Belt between Haslingden and Rising Bridge

Resolved that the Green Belt boundary be returned to that shown on the District Plan adopted in 1982.

Green Belt south of Haslingden

Resolved that in all cases the 1982 Green Belt boundary be adopted insofar as the above area is concerned.

(o) Policy E3: Specific Sites in Rawtenstall

Rossendale General Hospital

Langwood Lodge

Townsendfold

Site 58 Haslingden Road

Wolfenden Green

Resolved that no change be made to the Policy in the Deposit Edition of the District Plan insofar as it relates to the above sites.

Green Belt at Hugh Mill

Bury Road, Rawtenstall

Resolved that the Green Belt boundary changes in the above areas be returned to that shown on the District Plan as adopted in 1982.

(p) Policy E3: Specific sites and matters relating to Whitworth

Status of Whitworth

Resolved that no changes be made to the Green Belt in Whitworth.

Site No. 13 Meadowhead

Site No. 4 Waingap

Site No. 110 Highgate Lane, Healey

Resolved that the above sites be not excluded from the Green Belt as adopted in 1982.

Site No. 65 Longacres

Site No. 71 Tonacliffe

Site No. 77 Troughgate

Site No. 100 Market Street

Site No. 107 Thorneylea

Site No. 111 Horsteads Farm, Shawforth

Resolved that no change be made to the Policy in the Deposit Edition of the District Plan insofar as it relates to the above-mentioned sites.

Site No. 62 Mill Street, Whitworth

Resolved that the 'exceptional circumstances' of ensuring that the important wildlife site in this area is not lost and justifies amending the Green Belt at this point and accordingly the area of land now indicated be removed from the Green Belt.

Other sites

Resolved that in the following cases the Green belt boundary be returned to that shown on the District Plan as adopted in 1982

1. Bar Terrace
2. Tonacliffe School
3. Spring Mill
4. Whitworth Square
5. Cowm Reservoir
6. Shawforth

(q) Policy E4: Inset Village

Resolved (i) that Pinfold be shown as being part of the inset village of Edenfield as indicated on the Proposals Map in the 1982 District Plan

(ii) that the following words be added to the justification 'development within them will be limited to the use of infill and vacant sites, the re-use of buildings and proposals which contribute to the solution of particular local problems'

(iii) that Turn Village be excluded from the Green Belt as an inset village under Policy E4

(iv) that the area of the inset be reduced to exclude the land for additional houses to the south west of Lodge Mill Lane.

(r) Policy E5: Development outside the Urban Boundary and Green Belts

Resolved (i) that with regard to objections (i), (ii) and (iv), no change be made to the Policy within the Deposit Edition of the Plan, and

(ii) that all the words in the Policy between the word 'buildings' and the word 'provided' be removed.

(s) Policy E6: Countryside Areas

Resolved that the wording of the justification for this Policy be amended to read 'this Policy is intended to protect those parts of the countryside not subject to Green Belt, Moorlands or Local and Special Landscape Policies'.

(t) Policy E7: Local Landscape

Resolved (i) that the site specific recommendations previously identified be confirmed

Meadows Mill  
Step Row  
Windermere Road  
Church Lane  
Water Lane  
Pinfold  
Longshoot

Greens Lane  
Moorland Rise  
Townsendfold  
Long Acres  
Fletcher Bank Quarry  
Irwell Vale Road  
Rossendale General Hospital

(ii) that no change be made to the wording of the Policy within the Deposit Edition of the Plan.

(u) Policy No. E8: Area of Special Landscape

Resolved that no change be made to the above Policy.

(v) Policy E9: Development Criteria

Resolved that no change be made to this Policy.

(w) Policy E10: Landscaping

Resolved (i) that the wording of Policy E10 be amended by the addition of the following

"and in the case of new developments on the periphery of the urban area, the Council will expect, in all appropriate cases, the provision of a landscaping scheme which creates a distinctive and clearly apparent woodland zone as a transition between the development and the open countryside beyond"

(ii) that the reasoned justification to the policy be amended by deleting all the words from para. A onwards

(iii) that supplementary planning guidance be prepared to cover inter alia the items referred to paragraph 4.3.10 of the report.

(x) Policy E11: Public Open Space

Resolved (i) that the wording of the Policy be not altered, and

(ii) that the reasoned justification be amended to take account of the possibility, in appropriate cases, of developers agreeing to improve existing areas of open space.

(y) Policy E12: Materials

Resolved (i) that the Policy should be redrafted and amended to read as follows:-

"Local natural stone (or an alternative acceptable natural substitute which matches as closely as possible the colour, texture, general appearance and weathering characteristics of local natural stone) will normally be required for all new development in selected areas. Within those areas roofs shall normally be clad in natural stone slab or Welsh blue slate, or in appropriate cases, with good quality substitute slates".

(ii) that criteria (B) should be amended by adding the words 'and the site is visible from public vantage points', and

(iii) that criteria (A) (B) and (E) be not deleted.

(z) Policy E13: Advertisements

Resolved that the policy be redrafted to read as follows:-

"Applications for advertisement consent will be determined having regard to the issues of amenity and public safety as required by the Town and Country Planning (Control of Advertisement) Regulations 1992, and generally in the interests of maintaining attractive urban townscape and rural landscape, devoid of unnecessary clutter".

(aa) Policy E.14: Dormers

Resolved that the above Policy be not amended.

(bb) Policy E.15: Wind Energy

Resolved (i) that the Policy be redrafted to read as follows:-

"The Council will normally support proposals for wind farms and individual generators provided they can meet the following criteria:-

- (A) They are not on or adjacent to ridge top locations or elsewhere where they would form prominent features against the skyline
- (B) They do not have an adverse impact upon the setting of buildings or structures of architectural or historic importance, or scheduled monuments
- (C) They do not result in a significant increase in risk or nuisance to the public arising from turbine safety, shadow flicker or electro-magnetic interference or radio interference
- (D) Their location creates no unacceptable highway safety problems or amenity or noise problems for local residents
- (E) Connections to the national or local grid distribution system or user building shall normally be located underground, subject to the provisions of Policy E26

Developments within Areas of Special Landscape, Moorlands Areas, Important Wildlife Sites, Local Nature Reserves or sites of Special Scientific Interest will only be permitted when

- (i) alternative suitable sites are unavailable elsewhere, and
- (ii) any adverse impact upon the environment and landscape has been minimised and reduced to an acceptable level

(cc) Policy E.16: Reinstatement after Wind Turbines

Resolved that Policy E16 is deleted and that the question of imposition of conditions relating to reinstatement etc. be covered by reference to amendment of the reasoned justification to Policy E15.

(dd) Policy E17

Resolved that Policy E17 be deleted and that the issues relating to conditions or obligations seeking the removal of existing overhead lines be covered in the reasoned justification to Policy E15.

(ee) Policy E20: Landfill Sites

Resolved that the policy be not altered but that the reasoned justification be amended to make specific reference to the issues raised by the objector as described above.

(ff) Policy E21: Caravan Sites

Resolved that the Policy be redrafted to read as follows:-

"Towing and transit caravans and camping sites will normally be permitted providing there are

- (a) within close proximity to a class I or class II road and where local approach roads are at least 6m wide with suitable additional pedestrian provision, and of suitable alignment, with gradients generally no greater than 1 in 7
- (b) unobtrusive in the landscape and capable of being effectively screened either by existing landscape features, and/or by the provision of suitably designed new planting
- (c) close to an existing settlement providing service facilities without detracting from its character or adversely affecting the interests of the local community
- (d) outside the green belt and Important Wildlife Sites
- (e) making provision for up to a maximum of 50 caravans

(gg) Policy E23: Noise Sources

Resolved (i) that the Policy be not altered.

(hh) Policy E24: Shop Fronts

Resolved that the Policy be not altered.

(ii) Policy E25: Development restriction in large grounds

Resolved that the Policy be not altered.

(jj) Policy E26: Overhead lines

Resolved that Policy E26 be amended as follows:-

"The routing of overhead lines up to and including 132 KV. capacity, will normally be permitted except where they are located

On land on or above the 240 metre contour line  
Within a Conservation Area

Within visual proximity of a Conservation Area and would be detrimental to the character of that area

In such a manner as to affect adversely a Listed Building or its setting

Within an area designated as being of local or Special Landscape Value, or as a Moorland Area

Within close proximity to large concentrations of people in Urban Areas

Within such areas overhead lines may be permitted if it can be demonstrated that:-

A (i) It would be technically impractical or inadvisable on safety grounds to underground cables or

(ii) That it would be totally uneconomic to do so, or

(iii) That to avoid such areas would result in a longer or more circuitous re-routing with additional numbers of towers or poles, or would otherwise result in conditions which would be comparatively less acceptable in environmental terms, and providing

B That the visual effect of new overhead power lines is minimised.

(ii) that negotiations continue with National Grid in relation to the matter.

(kk) Policy E30: Redundant or disused buildings

Resolved that the introduction and first part of the present policy up to and including E30B be redrafted as follows:-

"Rural Areas

Reuse and adaptation of rural buildings

There are often opportunities for re-using or adapting existing rural buildings for new uses such as residential, commercial, industrial and tourism. Such re-use or adaptation can help to reduce demands for new building in the countryside, can encourage new enterprises and can provide jobs needed in rural areas.

In many instances, the conversion of disused barns to residential use can be successfully achieved and enhances the environment of a settlement. In more isolated locations, conversions to a residential use can cause a gradual loss of the rural nature of the area and remove a potential source of buildings for employment generating or tourism related uses

E30 Proposals for the re-use and adaptation of rural buildings will normally be permitted and will be considered on the basis of the

criteria set out in Policy E9 particular attention will be paid to the following:-

(A) That the building form, bulk and general design are in keeping with their surroundings

(B) In the Green Belt the building must be genuinely surplus to the present and foreseeable needs of agriculture

- That criteria C to H remain unchanged

- That the justification be amended by - adding "or adaptation of rural" after "re-use" in the first line - replacing "conversions or redundant" (2nd sentence 2nd para) with "the re-use of" - add "In the Green Belt" before "The" in 3rd para beginning - replace "redundancy" (3rd line 3rd para) with "re-use" - replace "to be converted" (1st line 6th para.) by "to be re-used or adapted" .

(ll) Policy E.31: Agricultural Land Protection

Resolved that no change be made to this Policy.

(mm) Policy E32: Alternative Farm Income

Resolved that no change be made to this Policy.

(nn) Policy E33: Environmental Eyesores

Resolved (i) that Policy E33 as a corporate statement be deleted from the Plan but that the relevant statements be included by way of clarification and further explanation in the reasoned justification of Policy E37 Environmental Improvements with the following sentence substituted for the existing policy:-

"The Council will take action to clear eyesores, fly tipping etc. in the countryside by using appropriate powers and encouraging the County Council and others to do likewise".

(oo) Policy E34: Greenlands

Resolved (i) that no change be made with respect to ecological surveys of Greenlands, and

(ii) that in response to the objections received the following words be now adopted as the Policy:-

"The Council will seek to protect and enhance the Greenlands - a comprehensive network of public and private land - within urban areas and linking with the countryside and other recreational features, where only development appropriate to the functions of the Greenlands will be permitted".

and in addition the following be added to the beginning of the justification:-

"These Greenlands respond to the need to prevent town cramming and to retain valuable open space in the Borough. Parks, playing fields, informal open spaces, allotments etc. are of great importance to the character of a neighbourhood. They can provide particularly valuable opportunities for recreation in urban areas. The Council seeks to achieve a reasonable balance between the need to make adequate provision for development and the need to protect open land from development. This policy distinguishes some of those sites which need to be retained for amenity, recreation and nature conservation purposes.

In order to maintain the open character of these areas the Council will protect these areas from development, particularly urban type development that will detract from the open character. However, a limited amount of development will be allowed where the retention of the open character of the land will still predominate and the development being in all cases ancillary to the use of the land. For example - extension to school buildings; new changing facilities on a sports field; creation of recreational routes; car park; picnic site".

(pp) Policy E34: Greenlands - Site Specific Objections

Resolved (i) that insofar as the objections received in relation to the undermentioned areas are concerned, no changes be made to Policy E34 of the Deposit Edition of the Plan

- (a) Land at Bridge Street, Waterfoot
- (b) Land at Hollin Way
- (c) Land at Rising Bridge (Playground Northfield Street)
- (d) Lower Stack Farm
- (e) Land between Douglas Road and Peel Drive, Bacup
- (f) Land at Holden Vale Bleachworks, Haslingden
- (g) Land between Mercer Crescent and Holden Vale Bleachworks

(ii) that the area of land at Meadows Avenue, Haslingden as indicated on the plan at Appendix 38 of the report be removed from the Greenland

(iii) that insofar as the objection from the Rawtenstall Civic Society is concerned, the Greenland at Newhallhey be extended to include the Groundwork Countryside Centre on the south side of the river as indicated on the plan at Appendix 39 of the report

(iv) that the Edgeside Greenland be extended to include the land shown on the plan at Appendix 40 to the report

(v) that insofar as the objection from the Rockcliffe Residents Action Group is concerned, the existing Greenland at Rockcliffe Meadows be extended to include the existing Greenland to the 'bottom meadow' alongside the River Irwell at the end of River Street as indicated on the Plan at Appendix 41 to the report

(vi) that the Irwell Vale Village Green be included in Greenlands

(vii) that the proposed school site in Moorland Park be excluded from the Greenland and the Stubbylee Park Site be included in Greenland

(viii) that the following sites be omitted from Greenlands

Stonefold School Playing Field, Rising Bridge

Part of St. Veronica's School Playing Field, Helmshore  
Recreation Ground, Edenfield  
Tonacliffe School Playing Field and adjacent land, Whitworth

(ix) that part of Fearn's High School Playing Field and the land adjacent to Millgate Playing Field be shown as Greenlands.

(qq) Policy E35: Valley Way

Resolved (i) that the redrafted wording be adopted as the Policy:-

The Council will protect, improve and extend the valley ways:-

Major linear routes along the main river valleys serving as a key open space linking towns and country

They will provide:-

- A recreational route with footpaths, and where possible bridleways, cycleways and with links to the local rights of way network
- A wildlife corridor and links to enable the movement of wildlife (see Policy E47)
- A landscape spine to be conserved and, where appropriate, enhancing the landscape, natural features and habitats

(ii) that the following words be added to the justification after "and nearby countryside" the following words - "Use of these routes by motorised vehicles will be discouraged because such a use would severely detract from people's quiet enjoyment, their safety and be incompatible with a wildlife corridor".

(rr) Policy E36: Protection of Recreation Areas

Resolved that Policy E36 be amended as follows:-

(i) "Proposals for development within or on recreation areas will only

be allowed if the following criteria can be met

- The proposed development will contribute positively to recreational opportunities provided
  - Will not change the predominantly open character of the area
- (ii) Add to justification after replacement site 'the words' in terms of size and quality which is close to the existing user
- (iii) Include as Recreation Areas:-
- Sharneyford and Northfield Street Playgrounds, and Staghills Playing Field
- (iv) Show Millgate Playing Field and Hill Street Playing Field as a Greenland
- (ss) Policy E37: Environmental Improvements

Resolved that the policy be redrafted as follows:-

The Council will reclaim and treat environmental improvement areas which will be identified on the Proposals Map. These areas will consist of derelict, neglected, vacant, unsightly and underused land and buildings and the subject of former quarrying, waste disposal and ancillary activities.

These sites will be treated by the Council itself and by supporting others to reclaim or treat sites to ensure a beneficial after use for housing, industry, commerce, recreation, tourism, open space, amenity, nature conservation or landscape improvements.

The reclamation and treatment of these sites will need to take account of their existing wildlife, archeological and heritage interest.

The Council will extend this treatment to other sites which are both too small to indicate upon the Proposals Map or have yet to be identified.

(ii) that the following sites be added to the list of sites identified on the Proposals Map:-

Brow Edge Quarry, Balladen  
Hurdles Quarry, Lench  
Pinner Quarry, Crawshawbooth  
Thurns Head Quarry, Whitworth

(iii) that the following words be added to the justification after the word 'Woodlands' at the end of the first paragraph, 'When proposed schemes are being investigated other policies of the Plan must be considered and in particular those relating to nature conservation and archaeological matters', and

(iv) that the reference to 'Environmental Eyesores' from the deleted Policy No. 33 be added to this Policy.

(tt) Access to the Countryside

Resolved (i) that the following redrafted wording is adopted as the Policy:-

E38 Proposals to develop and extend the rights of way network will be allowed if they:-

- Improve opportunities to gain access to the countryside particularly those areas close to towns already popular or heavily used

- Are existing routes such as the Valley Way, Rossendale Way and other self guided trails by the Council
- Improve the signposting and waymarking
- Create permissive or concessionary routes

(uu) E39: Pennine Bridleway

Resolved (i) that the following redrafted wording is adopted as the Policy:-

"The Council will protect the route of the proposed Pennine bridleway and will encourage the development of the route and other major sub-regional routes that link with it"

(vv) Policy E40: Countryside Recreation Facilities

Resolved (i) that the following redrafted wording is adopted as the Policy:-

"Proposals to develop or extend facilities for countryside recreation will be considered upon the basis of the criteria set out below:-

- Any improvements to Footpaths, Bridleways or Concessionary routes for walkers, horseriders or pedal cyclists;
- They should be well related to the Valley or Rossendale Ways, horseriding networks or Open Space networks;
- Their impact upon the landscape;
- Their impact upon nature conservation;
- Whether the proposal gives rise to the need for any additional car

parking, accesses, picnic sites or seating;

- Whether any car parking accesses etc. generated can be satisfactorily accommodated

(ii) that the following words be added to the reasoned justification at the end of the first paragraph after 'areas' - 'and recognises that the countryside is also somewhere for people to relax, enjoy the peace and quiet'.

(ww) Policy E41: Waterbased Activities

Resolved that the following redrafted wording is adopted as the Policy:-

"Proposals to protect, develop or extend waterbased recreational activities or facilities will be assessed against the following criteria:-

- Any adverse impact on residential amenity
- The impact of any ancillary development or other works necessary to meet safety and security requirements
- The impact on the existing landscape
- The impact on nature conservation
- Whether the proposal gives rise to the need for any additional car parking, accesses, picnic sites or seating
- Whether any car parking, accesses etc. generated can be satisfactorily accommodated

The Council will encourage the protection and preservation of existing water areas".

(ii) that after 'Management Plan' the following words be included 'for the Recreation Management Zone' and include after 'intensive' - 'use for the informal'.

(xx) Policy E42: Co-operative Working

Resolved that Policy E42, as a non-land use policy be deleted from the Plan, but that the relevant corporate statement or other issues be included by way of clarification or further explanation in the reasoned justification to Policy E40.

(yy) Policy E43: Use of Derelict Land for Recreation

Resolved that this Policy E43 be deleted and the relevant corporate statement or other issues be included by way of clarification or further explanation in the reasoned justification to Policy E37.

(zz) Policy E44: Woodlands

Resolved (i) that the following redrafted wording is adopted as the Policy:-

"Proposals for the protection, improvement of existing woodlands or the planting of new woodlands, particularly within woodland priority areas will be assessed against the following criteria:-

- The Council's new Forest of Rossendale Initiative to create a multi-purpose forest
- A scale and form which respect the existing settlement pattern and land form
- Not to plant in moorland areas
- The impact upon watercourses
- The impact upon an important wildlife sites and important archaeological sites".

(ii) that the following words be included in the reasoned justification at the end of the first paragraph 'In Moorland Areas the Council wish to retain their special open character and wildlife value therefore the planting of

trees, in particular blanket afforestation, would not be acceptable'. And at the start of the second paragraph the following - 'The Council's long commitment to tree planting is shown in the New Forest of Rossendale initiative which aims to create a blend of wooded areas, open countryside and farm lane that will improve the landscape and provide opportunities for leisure and recreation; create wildlife habitats, create employment and, in time, timber production (and related small woodland industries).'

(aaa) Policy E45: Woodland Protection and Priority Areas

Resolved (i) that after the word 'groups' in the last sentence of the justification add the following words 'and promote the substantial Forestry Authority Woodland Grants', and

(ii) that in respect of the site specific objections no changes are made.

(bbb) Policy E46: Tree Preservation

Resolved (i) that the following redrafted wording is adopted as the Policy and that it is relocated after E10

"The Council will implement Policy E10 by protecting existing trees, woodlands and hedgerows, from development and other changes, by designating Tree Preservation Orders".

(ii) that after 'T.P.O.'s' and in the reasoned justification add the words 'if and when they become available', and

(iii) that at the end of the reasoned justification the following sentence be added 'Before giving consideration to creating new T.P.O.'s on extensive areas of woodland and in administering existing T.P.O.'s on woodland the Council will consult the Forestry Authority.

(ccc) Policy E47: Nature Conservation

Resolved (i) that the redrafted words below be adopted as the Policy and printed as separate policies:-

E47(A) Development proposals and other schemes will normally be allowed

providing

- They increase the number size and diversity of areas of nature conservation importance, particularly, by environmental improvement schemes
- Will not have any adverse effect upon habitats of special importance such as ancient woodlands, peatlands, wetlands, species rich grasslands and heather moorlands

E47(B) Development will not normally be permitted which would destroy or adversely affect, directly or indirectly, a designated or

proposed site of special scientific interest, local nature reserve or important wildlife sites

E47(C) The Council will seek all opportunities to consolidate and strengthen identified wildlife corridors. The Council will ensure that new development within or adjacent to identified wildlife corridors or other wildlife links contributes to their operation through appropriate landscaping

(ii) that part of the policy in the Deposit Edition E47(c,d,h,i) as a corporate statement be placed in the reasoned justification at the beginning:-

There is in the community a growing awareness of the value of wildlife, the need to protect it and a wish to understand it better. Nature conservation will succeed in direct relation to peoples knowledge and concern about it. For these reasons the Council will endeavour to promote the significance and encourage the appreciation of, wildlife in the Borough. They will encourage individuals, groups and organisations to participate in the creation, enhancement, management and interpretation of sites and features of value for nature conservation. The Council will also promote the co-existence of native plant communities and wildlife alongside other land uses and encourage developers to integrate existing habitats in their overall proposals. The Council itself, will endeavour to create and conserve wildlife habitats in schemes for countryside recreation, environmental improvement, land reclamation and, where appropriate, in the management of open land and urban recreation including trying to diversify its own land management practices e.g. in parks and managed open spaces.

(iii) that the following be included as Important Wildlife Sites - Sunny Fields, Lower Cockham, Setting Barn - Whittaker Clough, Gin Clough, Cribden Moor and Haslingden High School Playing Field

(iv) that Important Wildlife Site at Haslingden Grane Meadow be deleted, and

(v) that negotiation with CPRE on wildlife corridors and links be reported further to the Committee.

(ddd) Policy E48: Access to Wildlife

Resolved that the following redrafted wording is adopted as the Policy:-

"In the consideration of development proposals the Council will only encourage access to sites of wildlife interest where it can be shown that such access would not be detrimental to the wildlife interest or land use of a specific area."

(eee) Policy E49: Moorland Areas

Resolved (i) that the following redrafted wording is adopted as the Policy:-

"Proposals for development within the moorland areas (as identified on the Plan) will be assessed against the following criteria

- The impact upon their special open character
- The impact upon the value of these moorland habitats for wildlife
- The existing management practices which effectively give rise to the moorland habitat as existing shall not be adversely affected by any development

(ii) that part of the Policy as a corporate statement be placed in the reasoned justification as follows:-

- After 'blanket afforestation or' insert 'the extraction of peat'
- After 'deteriorate further' insert 'and therefore proposals which would affect the open character and moorland habitat will be resisted

The Council will seek to encourage measures to properly manage the

areas and to regenerate moorland vegetation including heather cover. Thus in all appropriate cases seek to encourage developers to enter into planning obligation with the aim of ensuring that future management of the site is beneficial to wildlife

(fff) Policy E50: Listed Buildings and Conservation Areas

Resolved (i) that the following redrafted wording is adopted as the Policy and be printed as separate policies:-

Listed Buildings and Structures

E50(A) (i) The Council will safeguard Listed Buildings and structures by strict control of development proposals in relation to such buildings or structures, and development on neighbouring sites

(ii) The Council will not normally grant Listed Building Consent for the demolition of a Listed Building other than in the most exceptional circumstances

(iii) The Council will normally permit external or internal alterations or additions to a Listed Building except where they would have an adverse effect on its architectural or historical character

Conservation Areas

E50(B) (i) Proposals for development within Conservation Areas will be assessed against the following criteria

- Townscape features and roofscape
- Views within and out of the Conservation Area
- The effect upon the character of any space or spaces within or adjacent to the Conservation Area

- Any trees or importance to the character of the area
- and complies with Policy E12

- (ii) That all designated Conservation Area boundaries are shown on the plan
- (iii) that 'consultations will take place with appropriate organisations and groups' is added to the justification

(ggg) Policy E52: Ancient Monuments and sites of archaeological value

Resolved that this Policy in the Deposit Edition be adopted with no changes except that the justification has this new paragraph added

"As well as individual buildings Rossendale has a landscape that gives the Borough a distinctive character of which some are the result of peoples activities in the past which as part of our heritage deserve to be known as important and these are - a small old part of Lee Quarry, Cheesden Lumb to Washwheel Mill, Musbury deer park ditch, Cloughfold scrubbing mill site and quarry incline, Back Cown scrubbing mill and flagstone walling, Near and Far Cowclough, Cow; Bridge Clough Mills site and chimneys Whitewell Bottom Rooley Moor Road, Facit Quarry incline, a Top tramway network, Cowpe Lowe - Cragg Quarry tramway network".

(hhh) Policy E53: Pollution

Resolved (i) that the following redrafted wording is adopted as the Policy and that it is relocated to the 'Development Policies' section

"In determining a planning application for development the Council will expect, in addition to the development criteria contained in E9, the proposals to reduce pollution to the highest standards available from any source by

- (a) Refusing proposals which are likely to increase in any significant way the levels of pollution

- (b) Securing in conjunction with North West Water and the National Rivers Authority improvements to the water quality of rivers and waters (and resisting any development that may lead to a significant increase in water pollution)
- (c) Requiring developers of any proposed waste disposal site to satisfy the Council that the site is safe from pollution leaching into watercourses or ground water and will remain so in the future
- (d) Requiring air pollution levels to comply at least with the air quality standards in the European directives
- (e) Compliance with Policies E22 and E23

(ii) that in the reasoned justification the last sentence is removed and the following is substituted 'There is a continuing need to prevent pollution of the environment, particularly so as to improve the air and water quality'.

(iii) Policy E54: Minerals and Local Plan

Resolved (i) that the policy be deleted, and

(ii) that a statement be included in the Plan (though not forming part of it) in accordance with that outlined at para 4.9.6 of the report.

(jjj) Policy E55: New Sites

Resolved that the Policy be deleted.

(kkk) Policy E56: Landscape Improvement Areas

Resolved (i) that Policy E56 be deleted

(ii) that reference to the issue of treatment and restoration of former/abandoned mineral workings, landfill sites, etc. within Landscape Improvement areas be instead included in an amendment to Policy E37, and

(iii) that the amendment to Policy E37 also refers to desirability of taking appropriate account in reclamation proposals of wildlife, archaeological and heritage interests.

(lll) Objection 665: Policy omission - Benefits of waste disposal by landfill

Objection 694: Policy omission- lack of reference to recycling of waste

Objection 903: Policy omission - improvements to the physical environment

Objection 904: Policy omission - the 'precautionary principal'

Objection 905: Policy omission - Energy Conservation

Objection 907: Policy omission - Environmental appraisal

Objection 908: Policy omission - Conservation of mineral resources

Objection 1334 and 1353 - Policy omission - Absence of policies to facilitate developments by statutory undertakers

Resolved that no action be taken in relation to be above-mentioned objections.

(mmm) Objection 643: Policy omission - New agricultural dwellings

Resolved that a new Policy be included in the Plan to read as follows:-

"Agricultural buildings (excluding dwellinghouses) and plant which require planning permission will normally be permitted providing they are sited and designed in such a manner as to:-

(a) Minimise their visual impact on the landscape, and

- (b) Relate well to existing farm buildings, and
- (c) Have no adverse impact on amenities of any neighbouring dwellings unconnected with the farm, and
- (d) Comply with the requirements of Policy E12
- (nnn) Objection No. 716: Policy omissions - Major telecommunication developments

Resolved that a new Policy be included in the Plan to read as follows:-

"Planning permission for telecommunications development will normally be granted where

- (1) More satisfactory alternative sites for such developments are genuinely unavailable elsewhere
- (2) There is no reasonable possibility sharing existing facilities, or adapting them to facilitate sharing
- (3) In the case of radio masts there is no reasonable possibility of erecting antennas on an existing building or other structure

Any development should be sited and designed so as to minimise its visual impact upon the landscape or townscape".

(ooo) Objection No. 909: Policy omission - Implications of development upon water resources

Resolved that two new Policies be included in the Plan to read as follows:-

- "(i) In considering proposals for new development regard will be had to the desirability of protecting groundwater resources to ensure that such resources are not adversely affected or otherwise damaged, nor their use prevented by such new development

(ii) Subject to other Policies in this Plan, planning permission for new development will normally be permitted providing the availability of any necessary water resources to serve the proposed development has been demonstrated, the use or provision of which has no detrimental effect upon the environment."

(ppp) Objection No. 1010: Status of Town Centre Plans for Rawtenstall and Bacup

Resolved that the printed Rawtenstall and Bacup Town Centre Plan policies be removed from the reverse side of the Proposals Map, that they be afforded the status of supplementary planning guidance, and that appropriate reference be made in this respect in the Written Statement.

(qqq) Objections No. 622, 770, 774 and 775: Policy omission - Community facilities

Resolved that a new Policy be incorporated in the Plan stating

"That land allocated for Community Facilities on the Proposals Map will be protected for the following schools

Waterfoot C.P. School, Waterfoot  
Haslingden C.P. School, Haslingden  
St. Anslems R.C. P. School, Whitworth  
Northern C.P. School, Weir  
St. Mary's Rawtenstall C. of E. P. School  
St. James the Less R.C. P. School  
St. Saviour's C. of E. P. School

Rossendale District Local Plan: First Review  
Shopping Issues

347.1 The Borough Engineer and Planning Officer referred to Report No. 5 entitled 'Shopping' which had been circulated to each Member of the Committee. He advised the Committee that it was now necessary for consideration to be given to the objections and representations submitted in relation to the shopping issues in the Deposit Edition of the Rossendale District Local Plan: First Review.

He informed the Committee that the first part of the report was a technical outline of the basic factors which underlied the subject of shopping. It also gave a brief outline of the shopping pattern within Rossendale together with brief details of the three main town centres, namely Rawtenstall, Bacup and Haslingden.

The subsequent sections of the report dealt in more detail with the objections and representations made to the Deposit Edition of the Plan and included a recommendation in respect of every objection/issue discussed. The Committee then proceeded to consider each of the recommendations made in the report in relation to the specific policies concerned

(a) Policy S1: Major Retail Developments outside main town centre

Resolved (i) that Policy S1 as drafted be deleted

(ii) that a replacement policy be inserted to read as follows

"Retail development which is intended to serve a wide catchment area or which might have a significant effect on local shopping patterns will be located on sites

1. Within or adjacent to the main shopping centre of Rawtenstall
2. Within or adjacent to other existing town shopping centres if the development would be appropriate in scale and character to the requirements of the areas which such centres serve
3. Elsewhere within the urban area as determined by Policy S2

Provided that any resultant diversion of trade likely to result from the development, and from other recent and proposed retail developments in

the locality would not have an unacceptable impact upon the vitality or viability of existing town shopping centres as a whole".

(b) Policy S2: Major retail developments in urban areas

Resolved (i) that Policy S2 as drafted be deleted

(ii) that a replacement Policy be inserted to read as follows

"Within the urban area retail development requiring a substantial adjacent customer car park and either a large single floor area or large external sales storage area will be acceptable on sites outside existing town centre shopping areas when

1. There is no suitable site within or adjacent to existing town centres, and
2. There is no adverse impact upon the vitality and viability of existing town centres as a whole from the proposed development and other recent and proposed developments in the locality; and
3. There is no adverse environmental impact; and
4. The site is accessible by public as well as private transport".

(c) Policy S4: Hot Food Shops

Resolved (i) that the Policy be redrafted to read as follows

"Applications for hot food shops will be judged in terms of their acceptability by reference to existing provision, environmental impact and neighbourliness, and having regard to the following criteria

- A. That the proposed use or development should not be situated within an area, terrace or frontage of shop properties which are presently predominantly within the A1 Shop Classification of the Schedule to the Town and Country Planning (Use Classes) Order 1987;

- B. That the proposed use or development would not have any material or significantly detrimental affect upon the environment of the locality
- C. That the proposed use or development would not cause demonstrable harm to other interests of acknowledged importance, including the amenities of occupiers or dwellinghouses or flats in the town centre, shopping or residential locality, and highway safety

(ii) that clarification of the words "existing provision" be contained in the reasoned justification.

(d) Policy S5: Local Shops

Resolved that the Policy be redrafted to read as follows

"Planning permission for small scale convenience local shopping facilities will normally be granted providing

- A. There are no adverse highways implications
- B. The nature and scale of such facilities would not have an adverse effect upon residential amenity".

(e) Policy S6: Improvements to Shops

Resolved that no action be taken on the objection received in relation to this Policy.

Rossendale District Local Plan: First Review  
Transportation Issues

347.1 The Borough Engineer and Planning Officer referred to Report No. 6 entitled 'Transportation' which had been circulated to each Member of the Committee.

He again advised the Committee that it was necessary for consideration to be given to the objections and representations submitted in relation to the Transportation Issues in the Deposit Edition of the Rossendale District Local Plan: First Review.

He explained that the first part of the report aimed to set the subject of transportation in a regional and sub-regional context and then in a local context. The subsequent sections dealt in more detail with the objections made to the deposited plan on a policy by policy basis.

The report included a recommendation in respect of every objection/issue discussed. The Committee then proceeded to consider each of the recommendations made in the report in relation to the specific policies where objections had been received thereto.

(a) Policy T1: Road Network Hierarchy

Resolved that Policy T1, as a non-land use policy be deleted from the plan, but that the relevant corporate statement or other issues be included by way of clarification or further explanation in the reasoned justification to a new Policy T1 arising from a revision of Policy T2.

(b) Policy T2: Siting of Major Developments

Resolved that Policy T2 as a non-land use policy be deleted from the Plan and replaced by a revised policy renumbered as Policy T1 together with a reasoned justification containing the corporate statement of the original policy T1. The revised Policy T1 and reasoned justification would be as follows:-

T1 Major land use proposals will be expected to be located in close proximity to the primary road network or linked to it by high quality distributor roads

(c) Policy T3: Site Access Improvements

Resolved (i) that Policy T3 as a non-land use proposal be deleted from the Plan and replaced by a revised Policy T3 and renumbered as Policy T2, together with a reasoned justification as detailed below

T2 The Council in considering development proposals involving the expansion or redevelopment of sites where the existing access does not comply with planning guidance will seek to secure access improvements to the following existing or proposed sites of major development in order to improve traffic flow and circulation, increase road safety and improve environmental conditions for drivers, cyclists, pedestrians and local residents.

(a) Employment sites

(i) Taylor Holme, Stacksteads

Improvement to the A681 Newchurch Road junction, together with the improvement and upgrading of Baldwin Street and Railway Street

(ii) Carrs Industrial Estate, Haslingden

Improve access to primary road network, including the improvement of Commerce Street and the construction of a new link to the B6232 Grane Road via an extension of St. Crispins Way. Pedestrian links to Haslingden remain unsatisfactory, particularly the continued existence of an at-grade crossing movement on the A56(T) Haslingden By-Pass

(iii) Holden Vale, Haslingden

Improvements are necessary to the B6235 Holcombe Road to cater for the increased turning movements and the pedestrian traffic likely to be generated by any development of the site

(iv) Waterside Road, Haslingden

Upgrading of the existing unadopted highway of Waterside Road, Haslingden

(v) New Hall Hey, Rawtenstall

Construction of an all-purpose junction with the A682 "by-pass link road" so as to enable restriction of the growth of commercial traffic on New Hall Hey Road and through the Queens Square roundabout

(vi) Ross Mill, Bacup

Improvement of Lane Ends Road, Bacup, and the construction of a purpose built industrial access road to the A6066 New Line, Bacup via the existing roads on the New Line Industrial Estate

(vii) Baxenden Chemicals, Rising Bridge

Construction of an access to the A680 Blackburn Road to replace the existing access to the unclassified Rising Bridge Road

(b) Housing Sites

(i) Constablelee, Rawtenstall

Improvements to junctions on the A682 Burnley Road and Hollin Way, together with localised improvement to Hollin Way to improve facilities for pedestrians and public transport

(ii) Fairview, Bacup

Improvements to junctions on the A671 Rochdale Road and Pennine Road

(iii) Alden Rise, Helmshore

Improvements to Alden Road and the junction of  
Helmshore Road and Holcombe Road

These sites have been identified as those requiring improved access where the existing access may restrict development, constrain expansion, give rise to inefficient operation or cause local environmental and traffic related problems

(ii) that no changes be made in respect of the objections to subsections T.3a.viii; T.3.a.ix or T.3.a.v.

(iii) that the Baxenden Chemicals employment site be added to the schedule of sites where access improvements are desirable, and

(iv) that the Alden Rise, Helmshore, housing site be added to the list of sites requiring access improvements, having regard to objections received in respect of housing site No. 46.

(d) Policy T4: Control of Goods Vehicle Movements

Resolved that Policy T4 as a non-land use policy be deleted from the Plan, but that the relevant corporate statement or other issues be included by way of clarification or further explanation to the revised policy T1.

(e) Policy T5: Control of Goods Vehicle Parking

Resolved that Policy T5 as a non-land use policy be deleted from the Plan, and replaced by a revised Policy T5, renumbered as Policy T3 and as detailed below together with its reasoned justification

T3 Proposals for industrial/commercial development will normally be required to provide, usually within the curtilage of the site, the appropriate quantity of operational space for the parking of the number of commercial vehicles using the site, together with space to

meet the requirement for non-operational space

### Justification

'The parking of large commercial vehicles in town centres, residential areas, conservation areas and public car parks introduces an alien element into these environments with attendant problems of noise, fumes and damage to roads and footways. Furthermore, the increase in on-street parking together with the resultant obstruction of the carriageway, is detrimental to road safety and emergency vehicle access. The Goods Vehicles Regulations 1984 (as amended 1986) require that Goods Vehicle Operators provide an operating centre and it is considered that all overnight parking of commercial vehicles should be at the appropriate operating centre.

The standards for operational and non-operational space will be published in supplementary planning guidance'.

### (f) Policy T6: Off Street Parking

Resolved that Policy T6 as a non-land use policy be deleted from the Plan, and replaced by a revised Policy T6, renumbered as Policy T4 as detailed below together with its reasoned justification:-

T4 Development proposals will normally be required to provide, usually within the curtilage of the development, sufficient space to meet both operational and non operational parking requirements

### Justification:-

'On-street parking causes obstruction and congestion on the roads and network and it detrimental to road safety. The County and District Authorities have accordingly evolved a system of Car Parking Standards which are applied to all new developments such that new development does not contribute to, and increase, the existing problems associated with on-street parking.

The detailed way in which the policy will be applied will be set out in separate supplementary planning guidance documents. These standards are designed firstly, to ensure adequate on-site provision and secondly, to restrict the number of new individual unco-ordinated spaces in town centres.'

(g) Policy T7: Public Transport

Plan. Resolved that Policy T7 as a non-land use policy, be deleted from the

(h) Policy T8: Road Safety

Plan. Resolved that Policy T8, as a non-land use policy, be deleted from the

(i) Policy T9: Facilities for Cyclists

Resolved that Policy T9 as a non-land use policy be deleted from the plan and replaced by a revised Policy T9 renumbered as Policy T5 as set out below:-

T5 The Council will normally require development proposals and highway improvements to take account of the needs of cyclists in the Borough and accordingly developments which

1. Provide cycle routes to segregate cyclists from vehicular traffic
2. Provide parking facilities for cyclists in new developments, including shopping centres, schools, colleges and other public buildings
3. Seek to incorporate facilities for cyclists in highway improvement and traffic management schemes

Will normally be allowed

Justification:-

'Accident studies have shown that cyclists are a high risk group in terms of their involvement in road traffic accidents. Furthermore, encouraging trips by cycle on purpose built cycleways can ease congestion on the road network and generally reduce the environmental impact of motor vehicles.

Rossendale's topography, with its associated road network, generally renders the provision of an independent cycleway network impracticable and improvements would be largely restricted to the conversion of highway verges to cycleways and/or the provision of shared surface cycle/footways where practicable. Provision will also need to be made for the safe storage of cycles in car parks and other town centre improvement schemes'.

(m) Policy T10: Pedestrian Movement

Resolved that Policy T10, as a non-land use plan be deleted from the plan and replaced by a revised policy renumbered as Policy T6 as set out below together with its reasoned justification

T6 The Council will normally require development proposals and highway improvements to take account of the needs of pedestrians in the Borough and accordingly

- (a) Development proposals generating significant volumes of pedestrian traffic will normally be required to provide appropriate facilities for pedestrians, both within the curtilage of the site, and on the surrounding highway network where the existing level of provision is inadequate to meet the increase in pedestrian traffic generated by the development
- (b) Pedestrian priority schemes will be provided, where practicable, within the town centres of Bacup, Haslingden, Rawtenstall and Waterfoot

Justification:-

'In the interests of highway safety, it is generally desirable that pedestrians and vehicles are segregated, and that appropriate pedestrian crossing facilities are established on principal roads at points which coincide with 'desirable lines' for the major pedestrian movements generated by new development.

The Council will, in conjunction with Lancashire County Council seek to provide facilities for improved pedestrian movement.

The various town centre developments generating major pedestrian movements will be linked by highways maintained and lit to an appropriate standard and incorporating measures to improve the environment for pedestrians such as footway widening, separate vehicle/pedestrian routes, traffic calming, the provision of pedestrian crossings, and the use of materials appropriate to the surrounding environment.

Selected streets may be pedestrianised, where appropriate having regard to:-

- (i) The need to make adequate alternative provision for the displaced traffic
- (ii) The need to provide access for service and delivery vehicles'
- (n) Policy T11: Facilities for Persons with Restricted Mobility

Resolved that Policy T11, as a non-land use policy, be deleted from the Plan to be replaced by a revised Policy T11 renumbered as Policy T7 as set out below together with its reasoned justification

T7 The Council will normally require development proposals and highway improvements to take account of the needs of people with restricted

mobility for access to public and educational buildings, leisure establishments and places of work

Justification:-

'The Council places high priority on equality of opportunity and is concerned to provide access to jobs and opportunities for all of the Borough residents. The needs of disabled people can normally be met by the provision of appropriate facilities within buildings, on the highway network and in car parks and other public open spaces.

Although the provision of such facilities is not within the scope of current planning legislation, the Council can assist in encouraging developers to provide facilities for disabled people, and can provide advice to developers on regulations for handicapped facilities in relation to the design of new buildings.'

(o) Policy T12: Rights of Way

Resolved that Policy T12, as a non-land use policy, be deleted from the Plan.

(p) Policy T13: Traffic Management

Resolved that Policy T13, as a non-land use policy, be deleted from the Plan and replaced by a revised policy renumbered as Policy T8 as follows:-

T8 Development proposals requiring multiple private direct frontage access points to the primary road network will not normally be allowed

Justification:-

'The ability of the Boroughs road network to accommodate traffic growth is unlikely to be enhanced by major road improvements due to the topography of the Borough and the historical growth pattern of ribbon development. Therefore road capacity will be maintained by preventing

obstruction by parked vehicles where practicable and restricting turning movements (where practicable) from frontage developments.

New development proposals, where direct frontage access is practicable, will be required to provide access of a standard sufficient to enable safe, unconstrained means of access/egress to the highway'.

(q) Policy T14: Bus Lay-Bys

Resolved that Policy T14 as a non-land use policy be deleted from the Plan.

(r) Policy T15: Traffic within Town Centres

Resolved that Policy T15, as a non-land use policy be deleted and replaced by a new policy numbered T9 to address the issue of off-street public car parking, the Policy and its reasoned justification as set out below:-

T9 Proposals for off-street car parking will normally be permitted subject to the following criteria

1. The proposal does not adversely affect the environment of the local area or the amenity of nearby residents
2. The proposal has suitable access to the existing road network
3. That measures are incorporated for the security of users of the car park, including adequate levels of illumination and the provision of purpose built areas for the parking of cycles and motorcycles together with the provision of security hoops
4. That the layout and design of the car park is satisfactory

Justification:-

In order to secure the success and economic viability of the commercial and retail centres of the Borough, it is essential that the provision of car parking is appropriate in relation to the existing shopping facilities.

The Council will seek to maintain existing car parking levels and will provide, where practicable, additional public car parks within the Borough and seek to improve their use via appropriate schemes of regulation and management'.

(s) Policy T16: Traffic in Residential Areas

Resolved that Policy T16 as a non-land use policy be deleted from the Plan.

(t) Policy T17: Residential Road Design

Resolved that Policy T17, as a non-land use policy be deleted from the Plan.

(u) Highway Improvement Schemes

Resolved that a new Plan Policy, numbered T10 under the revised numbering scheme, be added to the Plan, together with its reasoned justification as detailed below:-

T10 The Council will safeguard land, as defined on the proposals map, necessary for the construction of a new road to by pass Waterfoot Town Centre

Justification:-

'There are no County Council schemes included, for Rossendale in the Lancashire Structure Plan, and the existing road network will, in general, be required to meet the main highway requirements of the Borough during the Plan period. Increases in traffic growth will therefore need to be met via increases in capacity through localised improvements, traffic management measures and appropriate land use policies.

However, peak hour congestion on the A681 Rawtenstall to Bacup road is now common, particularly at its junction with the B6238 Burnley Road East at Waterfoot. The congestion is exacerbated by the high level of pedestrian crossing movements at the existing signal controlled junction, and the junction is the main factor restricting the capacity of the road. A major highway improvement could be made to by-pass the Waterfoot shopping area utilising an industrial access road constructed by the Council.

The precise route of the proposed road is not known, therefore the Proposals Map defines the area of land over which the Council intends to apply a safeguarding policy'.

#### Rossendale District Local Plan: First Review - Housing

347.1 The Borough and Engineer Officer referred to Minute No. 1199 of the Special Meeting held on the 16th March, 1993 when he had been requested to present a report to this meeting on the implications of the decisions previously made about the housing issues together with revised Appendices giving details of the revised total of new dwelling sites to be provided consequent upon the Committee's decisions in relation to specific sites.

He stated in the report that the structural plan requirement for housing sites for 1986-1996 was 1,650 which represented a need for 2,000 dwellings for the full calendar years 1990-2001 covered by the Rossendale District Local Plan.

He reminded the Committee that they had at their previous meeting resolved to make a number of changes to the provision of housing sites indicated in the Deposit Edition of the Rossendale District Local Plan, details of which were outlined in the report. He advised the Committee that this in essence had meant a reduction in the number of housing sites from 1942 to 1903.

As requested therefore, he put forward in his report suggestions as to how this shortfall in the number of new dwellings to be provided over the planned period might be overcome. One of the suggestions put forward was for the Council to consider adopting a policy with regard to affordable housing and this together

with the 'windfall sites' would, it was felt address the shortfall in the number of new dwellings to be provided over the Plan period.

The Committee discussed the matter in detail in the light of the information now submitted to the Committee.

Resolved (i) that the Committee's decisions on all the sites previously considered as outlined in Minute No. 1196 and 1198 of the meetings held on the 15th and 16th March, 1993, which resulted in a total of 1,903 new dwelling sites be confirmed

(ii) that the following Policy relating to affordable housing be adopted by the Council

H\* In order to ensure a variety of house types and sizes are built, a limited number of suitable sites will be required to be developed at a minimum density of at least 40 dwellings to the hectare

Acre Mill, Stacksteads  
Baltic Mill, Waterfoot  
Freeholds Mill, Whitworth  
Kilnholme Mill, Stacksteads  
Orama Mill, Whitworth

Rossendale District Local Plan: First Review  
Consideration and Determination of Outstanding Issues

347.1 The Borough Engineer and Planning Officer reminded the Committee that there was still a relatively small number of matters remaining to be considered as a result of decisions taken by the Committee at the previous Special Meetings, details of which he outlined to the Committee.

He stated that before the Council's proposed modifications were formally advertised, in accordance with the statutory requirements following the Council meeting on the 21st April, it would be desirable that as far as possible such remaining issues be considered and determined. He put forward his suggestions as to how these matters might be dealt with by the Council.

Resolved that the Council be requested to delegate the consideration and determination of the remaining issues and other relevant matters in relation to the Rossendale District Local Plan: First Review to the Development Control Sub-Committee.

THE MEETING CLOSED AT 9.10 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 1st June, 1993,  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Cruise, Easton, Mrs. Goldsworthy,  
Harding, Keogh, Mellor, McShea, Pilling, Mrs. Talukdar,  
Weeds, Wilkinson and Wright.

An apology for absence was received from  
Councillor Neal.

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

12 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 13 to 26 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports and in addition he reported that Application No. 14/93/148 (Conversion of a partially demolished disused storage barn and outhouse and the erection of the cleaned site of a detached two storey dwelling - Sowclough Farm, off Sowclough Road, Stacksteads, Bacup) had been withdrawn by the applicant.

Application No. 14/93/052 - Alterations and Conversion of Existing  
Structure to Create One Dwelling, Crawshaw Hall, Burnley Road, Crawshawbooth

12 . Resolved that outline planning consent be granted subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely the siting, design and external appearance of the building(s) and the means of access thereto, and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences and other means of enclosure) and shall be fully implemented to the satisfaction of the local planning authority before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer to the satisfaction of the local planning authority by species of a similar type and size.
2. The outer face of the development hereby approved shall be constructed of natural coursed local stone and the roof laid with natural slate samples of which shall be submitted to and approved by the local planning authority before development is commenced and the development shall not thereafter be built other than with the approved materials.
3. The existing vehicular access from the site to Burnley Road shall be widened to a minimum width of 5.5 metres with 6 metre radius kerbs, before the buildings hereby approved are first occupied.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree shrub or other device which will obstruct the view above a plane 1 metre above the crown level of the adjoining highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from a point 4.5 metres measured along the centre line of the site access road from the continuation of the nearer edge of the carriageway of Burnley Road to points measured 90 metres in each direction along the nearer edge of the carriageway of Burnley Road from the intersection of the centre line of the site access road.
5. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.
6. None of the buildings hereby permitted shall be occupied until the drainage works referred to in Condition No. (5) have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.
7. The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds. Reason: In order to enable the investigation and recording of archaeological remains to take place pursuant to the provisions of the Ancient Monuments and Archaeological Areas Act 1979.

Application No. 14/93/053 - Refurbishment and Alteration of Outbuilding to  
Form Residential Accommodation, Crawshaw Hall, Burnley Road, Crawshawbooth

12. Resolved that planning permission be granted subject to the following conditions:-
  1. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
  2. No development shall take place until samples of the proposed natural coursed stone and natural slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
  3. Car parking, servicing and manoeuvring facilities shall be provided within the application site, and thereafter laid out and surfaced to the satisfaction of the local planning authority before any building which is hereby permitted is first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority.
  4. Before any development is commenced, a fully detailed scheme of landscaping (as such included tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to

and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 14/93/054 - Alterations and Conversion of Existing Structure to Create One Dwelling, Crawshaw Hall, Burnley Road, Crawshawbooth

12 . Resolved that planning consent be granted subject to the following conditions:-

1. The existing wall on the highway frontage of the site to Burnley Road shall be reduced to and permanently maintained at a height not greater than 1 metre above the crown level of the carriageway of Burnley Road, before the development hereby permitted becomes operative.
2. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with one of the examples indicated on the attached plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use.
3. Any gates remaining or erected at the existing access form from the site to Burnley Road shall open away from the highway.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express permission in that behalf by the local planning authority.
5. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 14/92/593 - Proposed 3 No. Bedroomed Detached Dwelling, Footpath No. 314 May Affect the Development - Land Adjacent to 140 Haslingden Road, Rawtenstall, Rossendale

12 . Resolved that this application be approved subject to the following conditions:-

1. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear, and such provisions shall be laid out in accordance with the approved revised site plan dated January 1993, and the vehicular turning space shall be laid out and be available for use before the development is brought into use.

2. The proposed access from the site to Haslingden Road shall be constructed to a minimum width of 3.5 metres and this width shall be maintained for a minimum distance of 3.5 metres measured back from the nearside edge of the carriageway.
3. The existing access shall be physically and permanently closed and the existing footway and kerbing of the vehicular footway crossing reinstated with the formation of the new access.
4. No development shall take place until samples of the proposed natural stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
5. No development shall take place until samples of the proposed stone have been submitted to and approved by the local planning authority and the outer face of the retaining walls to the parking and turning areas shall not be constructed other than with the approved materials.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
7. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 14/93/132 - Outline - Erection of 1 No. dwelling. The development may affect the setting of footpath No. 176 - Land at New Brighton, off School Street, Whitewell Bottom

12. Resolved that outline planning consent be refused for the following reasons:-
  1. The site which is the subject of this application is shown to be located beyond the Urban Form Boundary in the approved and adopted District Plan for Rossendale the Urban Form Boundary delineating the area within which it is anticipated that the majority of new development within the Borough will be accommodated during the Plan period: development beyond the urban boundary will generally be strongly resisted.
  2. The proposed development would be contrary to the provisions of the approved and adopted District Plan for Rossendale which indicates that the application site is located within an area designated as being of Special Landscape Value where new development will not as a rule be permitted except where it can be shown to be in the national interest or essential to the local

economy or social well being. In the interests of safeguarding the natural beauty and landscape character of this area it is considered that this proposal should be strongly resisted.

3. Access to the proposed development would be gained by means of a road which under its present condition of being generally narrow and in parts, steep and unmade, is unsuited to serve any increase in development which would generate an increase in traffic flows along it. Furthermore, if consent is granted, it would then be more difficult to resist any future applications for residential development which, if approved, would further increase the pedestrian and vehicular flows along the site access road.

Application No. 14/93/045 - Retention and completion of partially constructed agricultural storage building. The development may affect the setting of footpath No's 438 and 439 - Warcock Farm, Warcock Lane, Bacup

12. Resolved (i) that planning permission be granted subject to the following condition:-

1. No development shall take place until samples of the proposed natural stone facings and artificial grey slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

(ii) that a note be included on the approval notice to the effect that for the avoidance of doubt the application is approved for agricultural storage only.

Application No. 14/93/096 - Change of use from Bank Premises at ground floor to Class A3 Use (sale of food or drink for consumption on the premises or hot food for consumption off the premises) - 286 Newchurch Road, Stacksteads, Bacup

12. Resolved that planning permission be granted subject to the following conditions:-

1. This permission shall relate to the ground floor only of the premises.
2. The premises shall only be used for the purposes hereby permitted between the following hours  
9.00 a.m. to 12.00 midnight - Sundays to Thursdays  
9.00 a.m. to 1.00 a.m. - Fridays and Saturdays
3. The making of any material alteration to the external appearance of the premises shall be the subject of a further application for detailed planning permission in that behalf.
4. The construction or provision of any plant, machinery or similar erections necessary and appropriate as a means of ventilating cooking or related odours from the premises shall, to the extent that such provision materially affects the external appearance of the building, be the subject of a further application for detailed planning permission in that behalf to be submitted both before the use hereby permitted is commenced and before any such ventilation equipment is provided.

Application No. 14/93/014 - Outline - Erection of 1 No. 3 bed detached bungalow with integral garage (resubmission) - Land off Sunnybank Road, Helmshore

12 . Resolved that planning permission be granted subject to the following conditions:-

1. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the application/developer by species of a similar type and size.
2. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C,D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. The existing trees within the application site shall be retained for the duration of the development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the next planting season with trees of similar size and species, unless the local planning authority gives written consent to any variation.

Application No. 14/93/055 - Proposed two storey extension at rear -  
16/18 Peter Street, Rawtenstall

- 12 . Resolved that planning permission be granted.

Application No. 14/93/142 - Change of use of industrial use category B1/B2  
(the production of metal powders from Copper Alloy Swarf) and alterations  
to the North West facing elevation of the works and installation of two  
stainless steel flues which would rise to 3m above the existing  
roofline of the works - Bridge End Works, Tong Lane, Whitworth

- 12 . Resolved that planning permission is granted subject to the following conditions:-

1. This permission shall not be exercised by any person, group of persons or company other than the applicant P.B.W. Metal Products Ltd and the use hereby permitted shall be discontinued on the date when the aforesaid applicant ceases to occupy the premises.
2. The premises shall be used for the production of metal powders from copper alloy swarf and for no other purpose (including any other purpose in Class B4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
3. No noisy operations shall take place anywhere within the application site outside the hours 08.00 and 18.00 weekdays, 08.00 and 14.00 on Saturdays and at anytime of Sundays and Bank Holidays.
4. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.

Application No. 14/93/090 - Proposed exterior refurbishment of slaughterhouse  
including formation of a new hipped roof clad in blue slate, recladding of  
retained roofs in blue slate, demolition of part of external south  
elevation and rebuilding in bradstone and stone painting of  
retained brick and rendered walls to match bradstone -  
land at Farholme Lane, Bacup

- 12 . Resolved that this application be approved subject to the following conditions:-

1. Prior to the commencement of the development hereby approved, the colour of paint to be used as a finish to existing brick and rendered surfaces shall be agreed in writing with the local planning authority and thereafter only the agreed colour of paint shall be used in the painting of these surfaces.

Application No. 14/93/150 - Proposed self-contained annexe extension to

existing dwelling and greenhouse extension attached to existing garage -  
Cribden View, Haslingden Old Road, Rawtenstall

12 . Resolved that planning permission be granted subject to the applicant entering into a Section 106 Agreement and to the following conditions:-

1. No development shall take place until samples of the proposed brickwork and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988, no development which would otherwise be permitted by virtue of the provisions of Classes A-E of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/93/086 - Proposed extension at first floor level to create two  
additional single bedroom in existing rest home - 22 Church Street, Newchurch

12 . Resolved that planning permission be refused for the following reasons:-

1. The proposed extension would by reason of its size, mass and close proximity to the principal elevation of the adjoining dwellinghouse reduce the current levels of daylight and sunlight to the detriment of the amenities presently enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of the adjoining dwellinghouse.

Application No. 14/93/105 - Outline - residential development comprising 41 No.  
houses and 22 No. flats site of former Baltic Mill, Schofield Street, Waterfoot

12 . Resolved that outline planning permission be granted subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, design, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

2. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provision of Classes A,B,C,D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. No development shall take place until samples of the proposed natural local stone and artificial slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
4. Sole vehicular access to the development shall be via Schofield Street and no vehicular access shall be connected with the proposed development either during or after construction from Baltic Road.
5. Before any of the dwellinghouses and flats hereby approved are first occupied the residents car parking indicated on approved drawing no. Baltic O1A shall be constructed, permanently surfaced and marked out in accordance with details to be submitted to and approved by the local planning authority before the commencement of development.

THE MEETING CLOSED AT 7.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 14th June 1993  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillor Cruise, Mrs Goldsworthy, Harding,  
McShea, Pilling, Mrs Talukdar, Weeds, and Wilkinson

APOLOGIES: Councillors Bolton, Easton, Keogh, Mellor and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

83 . Resolved that the Minutes of the meetings of the Committees held on 9th, 15th, 16th, 29th March and 6th April 1993 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

83 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 14 to 16 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/93/095 - Outline - Erection of 3 No. detached dwellings - Guide Saw Mills, Market Street, Edenfield

83 . Resolved that outline planning permission be granted subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely the siting, design and external appearance of the building(s), and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences and other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer to the satisfaction of the local planning authority by species of a similar type and size.
  
2. No part of the housing development hereby permitted shall commence until a scheme for the construction of the site access and the off-site highway improvement has been submitted to and approved by the local planning authority, and such scheme has subsequently been carried out and completed in accordance with the details so approved.

3. The external walls of the proposed dwellings shall be constructed of local natural stone. The roofs to the dwellings shall be clad in natural blue slate or a suitable substitute acceptable to the local planning authority.
4. The existing flag-on-edge and natural stone boundary walls to the application site shall be repaired and retained within the proposed development. Details of any other additional proposed means of enclosure or boundary demarcation shall be the subject of submission for reserved matters approval.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/93/181 - Change of Use from Engineering Works to 3 No. Cottages - Pinfold Works, Burnley Road, Edenfield

- 83 . Resolved that permission be granted subject to the following conditions:-
1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
  2. There shall be no direct pedestrian or vehicular access between the site and Burnley Road, all vehicular and pedestrian access being obtained from Moorlands View.
  3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes, A, B, C, D and E of

Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/93/178 - Construction of 2 No. spectator stands and 2 No. turnstiles with kiosks. Repositioning of 1.8m timber fencing to perimeter of pitch. Provision of green pvc coated steel chain link 1.8m high fence to river boundary and revised access to comply with conditions 2 and 3 (approval 93/006). The setting of footpath No. 306 may be affected - Land off Manchester Road, Ewood Bridge

83 . Resolved that planning permission be refused for the following reason:-

1. Haslingden Football Club's Ground has been the subject of a considerable amount of development involving the erection of new buildings and structures. The character of the Ground, the whole of which forms the application site, has, accordingly, progressively altered over time from that principally of an open green field site to an enclosed and partially built up site. The Ground is within the Haslingden, Rawtenstall and Edenfield Green Belt

and so its further development on a cumulative basis, as proposed would inevitably lead to greater urbanisation of its open character and would thus be at variance with the green belt objective of safeguarding the open character of land between settlements and preventing urban sprawl. The proposed spectator stands would thus amount to over-development and unacceptable urbanisation of the green belt and as such would be contrary to established green belt policy as set out, inter alia, in PPG.2 and policy E.3 of the Rossendale District Local Plan.

### Planning Appeal Decisions

83 . The Borough Engineer and Planning Officer reported upon the results of 5 appeals against the Council's decisions to refuse Planning Permission as follows.

#### Application No. 14/92/283

Side extension to existing ski club headquarters, Ski Rossendale, Haslingden Old Road, Rawtenstall

Appeal allowed and permission granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.
2. No development shall take place before details and samples of the materials to be used on the external surfaces of the building have been submitted to and approved by the local planning authority.

#### Application No. 14/92/229

Change of use of part of basement to a launderette at rear of 414 Holcombe Road, Helmshore

Appeal allowed and permission granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
2. The launderette hereby approved shall only operate between the hours of 0800 hours to 1800 hours Mondays to Saturdays and between the hours 0930 hours and 1800 hours on Sunday.
3. Before the use becomes operative a car parking area shall be surfaced and laid out in accordance with a scheme to be submitted to and approved by the local planning authority.
4. The first 10m of the access from Station Road shall be surfaced in accordance with a scheme to be submitted to and approved by the local planning authority before the use hereby approved is commenced.
5. Details of adequate means for the extraction and discharge of fumes















Application No. 14/92/386

Outline for Residential Development - Land off Cowm Park Way South, Whitworth

Appeal allowed and permission granted subject to the following conditions:-

- 1a Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority.
- 1b Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this letter.
2. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this letter, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
3. Before any development is commenced a site investigation and assessment shall be carried out by the applicant to determine the presence of contaminated land or contaminants within the boundary of the application site, a copy of the report and assessment together with any recommendation shall be sent to the local authority and the applicant shall, thereafter, carry out the requirements and recommendations of the report and assessment to deal with and if necessary remove any contaminants or contaminated material from the application site before any of the proposed buildings are first occupied.

Application No. 14/92/466 - Outline for the Erection of 8 dwellings - Graver Weir, Burnley Road East, Lumb

Appeal Dismissed.

Application No. 14/92/350 - Two storey side extension - 181 Newchurch Road, Higher Cloughfold

Appeal allowed and permission granted subject to the following condition:-

That the development shall be begun before the expiration of 5 years.

Trees rear of 111 - 129 Rochdale Road, Bacup

83 . Further to Minute No. 132 of the June 1992 meeting the Borough Engineer and Planning Officer reminded the Committee that he duly commissioned Rossendale Groundwork to draw up a Management Plan for the above site following which the plan was implemented by Groundwork volunteers and local residents.

He submitted details of work which had been undertaken together with details of the costs of the implementation of the Management Plan.

He advised the Committee that since the implementation of the Management Plan, the local residents had asked that further works be carried out and Rossendale Groundwork had submitted preliminary proposals which involved the seeding of an area behind 111-129 Rochdale Road, Bacup together with the surfacing of the track at the rear of the properties at an estimated cost of £1,040.

He advised the Committee that funds were not available within the Council's budget for the carrying out of these works.

Resolved (i) that the above scheme as now outlined by the Borough Engineer and Planning Officer be not carried out by the Council,

(ii) that the Committee have no objection to the residents carrying out the proposed works, and

(iii) that the Borough Engineer and Planning Officer be requested to write to the residents suggesting that they examine the possibility of forming a residents association with a view to exploring the possibilities of attracting grant aid for the project with the assistance of Rossendale Groundwork.

### Open Cast Coal Extraction and Review of the Coal Industry

83 . The Borough Engineer and Planning Officer referred to his report on Open Casting and the Review of the Coal Industry which he had submitted to the February meeting of the Committee together with an extract of documents prepared by the Coalfield Communities Campaign.

He reported the receipt of correspondence from the Confederation of the United Kingdom Coal Producers who were closely associated with open cast operations whose Members they maintained would be disadvantaged should the Government decide to adopt the views of the Coal Field Communities Campaign. He also drew Members' attention to the document from the Confederation entitled "Surface Mining and the Review of the Coal Industry" which had been circulated to each Member of the Committee.

Resolved (i) that the Committee recognise the Members' of the Confederation of UK Coal Producers common interest in the extraction of coal for profit,

(ii) that the Committee recognises the Coalfield Community Campaign as a Federation mainly of Local Authorities who have the interest of the whole community at heart,

(iii) that the Borough Engineer and Planning Officer in conjunction with the Coalfields Community Campaign identify any open cast sites operated by Members of the Confederation where problems had been encountered, and

(iv) that the Borough Engineer and Planning Officer be requested to inform the Coalfield Communities Campaign of the Council's views on this matter and a copy thereof be sent to the Confederation of UK Coal Producers.

## Highways Report

83 . The Borough Engineer and Planning Officer submitted a report giving details of the works being carried out on Highways throughout the Borough and replied to Members questions on items referred to in his report and matters relating to maintenance etc, and undertook to investigate queries and advise appropriate Members accordingly.

Resolved that the report be noted.

## Compulsory Competitive Tendering Procedures - Street Cleansing

83 . The Borough Engineer and Planning Officer referred to Minute No. 1256 of the April meeting when the Committee had approved a set of principles to be followed in preparing the contract documents for the second street cleansing contract which was to commence in April 1994.

He advised the Committee that in order to comply with the statutory timetable it was now necessary for the specification for the works to be approved by the Council which would thereafter be published and publicised in advertising for companies seeking to be included on a select list of tenderers for the works.

He advised Members that copies of the proposed contract documents had been placed in the Members' Library and circulated to Members and appended to his report was a schedule of sites and streets where it was proposed that enhancements to service should be incorporated into the Contract.

Resolved (i) that the specification for the Street Cleansing Contract as now submitted to include the incorporation of the enhancements to service as detailed in the Appendix to the report be approved,

(ii) that the Borough Engineer and Planning Officer be requested to advise all Members of the Council that if they wished to make any amendments to the list of enhancements, they should submit details to him by 2nd July 1993 and

(iii) that if necessary the Development Control Sub-Committee at its meeting on 2nd July 1993 be given authority to approve any amendments to the specification in the light of requests from Members.

Victoria Way Culvert, Cloughfold

83 . The Borough Engineer and Planning Officer advised the Committee that the assessments of the above Council owned structure had identified works which were necessary to bring the bridge upto adoption standards.

He pointed out that it was now necessary to design and supervise the bridge works, in conjunction with the County Surveyor and Bridgemaster and he recommended that the existing consultancy agreement with L G Mouchell and Partners be extended at the rates and prices contained in the original assessment agreement so as to expedite the matter and maintain continuity of the engineering involvement.

He advised the Committee that the estimated cost of the scheme was £107,000 and would be met by ERDF Grant and from within the Council's Capital Programme. He pointed out that he was currently awaiting final ERDF approval to the project.

Resolved (i) that the Policy and Resources Committee be requested to include the scheme in the Council's Capital Programme,

(ii) that subject to the inclusion of the scheme in the Council's Capital Programme and to the receipt of final approval for ERDF Grant Aid the Borough Engineer and Planning Officer be authorised to appoint L G Mouchell and Partners to design the programme works and prepare contract documents for the strengthening of the Victoria Way Culvert at rates and prices extended from the consultant's current agreement with the Council, and

(iii) that insofar as resolution (ii) is concerned Standing Orders relating to Contracts be suspended for the reasons outlined by the Borough Engineer and Planning Officer.

### Fallbarn Road, Rawtenstall

83 . The Borough Engineer and Planning Officer reported that following the closure of Lever Street and the completion of the Victoria Way extension consideration could now be given to the closure of Fallbarn Road the effect of which would remove through traffic and improve road safety.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to make a Traffic Regulation Order for the prohibition of driving on Fallbarn Road, Cloughfold from a point 12m east of the gable of No. 19 Union Terrace to a point 14m to the east of the said gable, a distance of 2 metres.

### Diversion of Footpaths

#### Footpath 459 - Bacup

83 . (a) The Borough Engineer and Planning Officer reported that the above footpath had been blocked for some time where it passed through the farm yard to Dry Corner Farm and the present owners had applied for a diversion of the footpath along a route so as to avoid the farmyard and he outlined the reasons for this request.

He pointed out that consultations had not yet been carried out with the Footpaths Society but difficulties were not anticipated since the new route was no less convenient than the present route and new stiles and signs would be erected.

Resolved that a diversion of Footpath 459 along the route shown by a broken black line on the submitted plan and marked "proposed diversion" be approved and the Borough Solicitor be authorised to proceed with the making of the order for the diversion of the footpath under Section 257 of the Town and Country Planning Act 1990.

#### Footpath 114 - Ramsbottom

95. (b) The Borough Engineer and Planning Officer reported the receipt of a request for the diversion of the above footpath from the owner of 39 Robert Street and he outlined the reasons for the request.

The Borough Engineer and Planning Officer advised the Committee that the Pennine Paths Protection Society had been consulted and had expressed the views that the new path should be properly surfaced and drained and any supporting walls properly maintained.

Resolved that a diversion of footpath 114 - Ramsbottom along the route shown by a broken black line and marked "proposed new route for footpath" on the submitted plan be approved subject to the owner agreeing to surface and drain the new footpath and the Borough Solicitor be authorised to proceed with the making of the Order for the diversion of the footpath under Section 257 of the Town and Country Planning Act 1990.

#### Footpath 121 - Rawtenstall

95. (c) The Borough Engineer and Planning Officer reported that the diversion of the above footpath had been requested to take the footpath around the farmyard at Laund Farm which would offer a more convenient access to Cribden Lane at Point A on the plan and still allow for the original route to be followed from Point B onwards. He stated that no objections had been received following consultation with the footpath societies.

Resolved that the diversion of footpath 121 - Rawtenstall along the line shown by a solid black line on the submitted plan be approved and the Borough Solicitor be authorised to proceed with the making of the Order for the diversion of the footpath under Section 257 of the Town and Country Planning Act 1990.

#### North View, Crawshawbooth

83. The Borough Engineer and Planning Officer reminded the Committee that Planning Approval No. 14/90/643 for the construction of a new bungalow at North View, Crawshawbooth was subject to a condition which required that the access road to the site from Burnley Road should be resurfaced. He advised the Committee that the applicant had sought his advice as to the works required having regard to the site circumstances and he had advised the applicant of the works which he felt were necessary in order to comply with the planning condition.

He submitted a progress report upon the work which had been carried out by the applicant in order to comply with the planning condition and to complaints which he had received from residents in the area with regard to the carrying out of the work.

He stated that he had contacted the developers agent but he had not yet received a response to the applicant's proposals for completing the works or his opinions regarding the problems which he might have encountered in seeking to complete the specified works.

He suggested that before pursuing enforcement action to secure the completion of the works which had been specified he felt it might be appropriate for the Committee to consider the objections of the residents of the neighbouring properties, details of which were circulated to the Committee together with a Schedule of the works which he considered were necessary in order to satisfy his previous requirements with regard to the implementation of the condition attached to the consent together with a list of outstanding defects.

Resolved that the Committee approve the schedule of works as outlined in the report as being the works necessary to secure compliance with the planning conditions on planning approval No 14/90/643.

(THE CHAIR VACATED THE CHAIR IN FAVOUR OF COUNCILLOR  
HARDING)  
COUNCILLOR HARDING IN THE CHAIR)

Litter Bins in Town Centres

83 . The Borough Engineer and Planning Officer submitted a report upon the above matter.

He advised the Committee that he had yet to receive advice from the relevant Government Department or the Association of District Council on the matter, although he understood that the Home Office were to undertake trials of protective litter bins later in the year and the results of such trials would be circulated to Local Authorities.

Resolved that the report be noted.

Private Street Works - Holme Lane, Rawtenstall

83 . Further to Minute No. 1255 of the April meeting the Borough Engineer and Planning Officer as requested submitted details of a scheme and apportionment for a Private Street Works Scheme on Holme Lane, which he suggested might form a basis of discussion at a meeting with residents.

Resolved (i) that the Borough Engineer and Planning Officer be requested to arrange a public meeting to be attended by Officers and Members of the Borough & County Council and frontagers to the unadopted portion of Holme Lane and discuss the problems of access and a possible future private streetworks scheme,

(ii) that the Chair, Vice-Chair and Opposition Spokesperson together with Ward Councillors be appointed as the Council's representatives at the above meeting,

(iii) that the Borough Engineer and Planning Officer be requested to write to the Department of Transport to ascertain whether they could assist in the matter in the light of their previous involvement when the by-pass was constructed and for the reasons now outlined and to invite a representative to attend the meeting, and

(iv) that the Borough Engineer and Planning Officer be requested to advise the M.P. of the problem and invite her attendance at the meeting.

Weight Restriction - Station Road, Helmshore

83 . The Borough Engineer and Planning Officer reported that the current weight restriction order on Station Road, Helmshore which had been made in 1972 for structural purposes was now obsolete and he had received enquiries regarding the procedures for a new order.

He pointed out that any weight restriction orders imposed for structural purposes fell to be made by the Highways authority and accordingly he had consulted the County Surveyor regarding the problem.

He stated that he was inviting the County Surveyor's views thereon.

Resolved that the report be noted and the matter further considered when the County Surveyor's response has been received.

(THE VICE-CHAIR VACATED THE CHAIR IN FAVOUR OF COUNCILLOR  
QUINN)  
COUNCILLOR QUINN IN THE CHAIR

Naming of Streets and Numbering of Dwellings

Moorland Rise

83. (a) Resolved that the Culs-de-sac off Moorland Rise, Haslingden be also named Moorland Rise as indicated on the submitted plan.

Development at Rosebank Mill, Edenfield

100. (b) Resolved that the road at the Rosebank Mill development Edenfield be named Rosebank and the legend "for Edenwood Lane" be incorporated in the street name plates.

Development at Cowpe Road, Waterfoot (North British Housing Association)

100. (c) Resolved that the above development be named Bridge End House, Waterfoot but in the event of this name already being used elsewhere in the Borough the Development Control Sub-Committee be given authority to choose an alternative name from the list now submitted.

Development of Former Barclays Bank Premises, Waterfoot

100. (d) Resolved that the above development be named St Peters Parade.

Adoption of Highways

83. The Borough Engineer and Planning Officer reported that the streets detailed below had been the subject of Section 38 Agreement Under the Highways Act 1980 and they had now been completed satisfactorily. Accordingly, they had now become adopted highways.

(i) Spodden Fold, Whitworth - from its junction with Hall Street to the end of the cul-de-sac including the turning head, service strips, lighting

and ancillary works but not including the landscaped area or the river retaining wall on the south side of Spodden Fold.

(ii) Causeway Head, Helmshore - from its junction with Helmshore Road to the end of the cul-de-sac including the turning head, service strips, lighting and ancillary works.

Resolved that the report be noted.

### Rawtenstall Town Centre Sub-Committee Minutes

83 . Resolved that the Minutes of the above Committee held 24th May 1993 be approved. (see Appendix 'K').

### Traffic Regulation Orders

Mount Avenue, Waterfoot

83 . (a) The Borough Engineer and Planning Officer reported that after receiving complaints and following observations at the above location it was apparent that parking in the turning head in the adjacent highway was causing

severe problems in that vehicles were having to reverse the full length of the street. Accordingly, in the interest of safety he was recommending the making up of a Traffic Regulation Order to prohibit parking.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive be authorised to make an Order prohibiting the waiting of vehicles at all times on Mount Avenue as follows:-

Mount Avenue - North Side - from a point 80.0m east of the junction with Millar Barn Lane a total distance of 43.0m through the turning head.

#### Bright Street, Rawtenstall

103. (b) The Borough Engineer and Planning Officer reported that Bright Street was used as an alternative access to Back Lane Car Park (Phipps Building) he stated that parking was taking place on the street and subject to any amendments to the parking arrangements would require regulating to remove long term parking.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive be authorised to make an Order prohibiting the waiting of vehicles between the hours of 8.00 a.m. to 6.00 p.m. Monday to Saturdays inclusive on both sides of Bright Street from the junction of Barlow Street to the junction with hall Street a distance of 29.0m approximately.

#### Back Street Rear of No's 64-72 Bank Street

103. (c) The Borough Engineer and Planning Officer stated that to enable safe deliveries and to prevent long term parking consideration should be given to removing parking on the unregulated length of highway adjacent to the Phipps Buildings Car Park.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive be authorised to make an Order prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. Monday to Saturday inclusive on both sides of the Back Street rear of No's 64-72 Bank Street from its junction with Back Lane a distance of 22.0m approximately in a south easterly direction.

Burnley Road, Rawtenstall

103. (d) The Borough Engineer and Planning Officer reported that following observations and after taking into account the development work being undertaken at the above location he considered that some form of Traffic Order was required to maximise the use of the layby.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to make an Order as follows:-

Burnley Road - East Side - prohibiting the waiting of vehicles at all times - from a point 22.0m north of the junction with Newchurch Road a distance of 24.0m in a northerly direction and from a point 57.0m north of the junction with Newchurch Road a distance of 17.0m in a northerly direction.

Burnley Road - East Side - limiting the waiting of vehicles to one hour in any two hours Monday to Saturday inclusive - 8.00 a.m. to 6.00 p.m. return prohibited within 1 hours - on the east side from a point 46.0m north of the junction with Newchurch Road and distance of 33.0m in a northerly direction.

### Schofield Street and Burnley Road East, Waterfoot

103. (e) The Borough Engineer and Planning Officer reported that following the application and development of Baltic Mill consideration needs to be given to the prohibition of waiting on Schofield Street particularly in the vicinity of the junction with Burnley Road East and also to the removal of vehicles from Burnley Road East to clear the sight lines for emerging traffic.

Resolved (i) that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive officer be authorised to make an Order prohibiting the waiting of vehicles at all times on Schofield Street and Burnley Road East as follows:-

Schofield Street - south side - from the junction with Burnley Road East a distance of 18.50m in a westerly direction.

Schofield Street - north side - from the junction with Burnley Road East a distance of 26.50m in a westerly direction.

Burnley Road East - west side - from the junction of Schofield Street a distance of 15.0m in a southerly direction and from the junction with Schofield Street a distance of 15.0m in a northerly direction.

(ii) that the existing Traffic Regulation Order limiting the waiting of vehicles on Burnley Road East between the hours of 8.00 a.m. to 6.00 p.m. Monday to Saturday inclusive along the same terminal points in (i) above be revoked.

### Proposed Yellow Box Markings - A681 Bacup Road, Cloughfold

103. (f) The Borough Engineer and Planning Officer reported that when the Pelican crossing was introduced it would be necessary in order to maintain traffic flows to introduce yellow box markings at the area of the junction of Bacup Road with Peel Street and Hill End Lane.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to make a

Traffic Regulation Order for the creation of a box junction on Bacup Road, Cloughfold over a distance of 25.0m covering both west bound and east bound carriages as follows:-

From the centre line of Peel Street for a distance of 10.0m in an easterly direction and also from the centre line of Peel Street a distance of 15.0m in a westerly direction.

#### Rawtenstall Town Centre - Disc Car Parking Areas

103. (g) The Borough Engineer and Planning Officer reported the receipt of 135 letters of objection on the proposals to make Traffic Regulation Orders in accordance with provision of Part IV of the Road Traffic Regulations Act 1984 for Disc Car Parking Schemes in respect of the car parks at the Town Hall, Rawtenstall, Kay Street, Rawtenstall, Bank Street (Phipps Building) Rawtenstall, Car Park, Newchurch Road (opposite the market), Rawtenstall. He referred to the appendix to his report which gave a summary of the objections which had been received together with his observations thereon.

The Committee discussed the matter in detail.

Resolved (i) that subject to the receipt of the formal consent of the County Council under Section 39 of the Road Traffic Regulation Act 1984, Orders be made as originally proposed under the provisions of Part 4 of the Road Traffic Regulation Act 1984 for Disc Car Parking Schemes in respect of the Car Parks and the maximum stay to be limited to two hours between the hours of 8.00 a.m. and 6.00 p.m. Monday to Saturday inclusive excluding Bank Holidays and Sundays with exemptions for Motorcycles and disabled badge holders:-

Bank Street (Phipps Buildings) Car Park

Newchurch Road (opposite market) adjacent to Bank Street and Back Lane

Town Hall (Upper Car Park) adjacent to Lord Street

(ii) that no action be taken to introduce traffic regulation order in accordance with part IV of the Road Traffic Regulation 1984 for a disc car parking scheme in respect of the Kay Street Car park, Rawtenstall

#### Disabled Parking In Rawtenstall

103. (h) Further to Minute No. 1104(c) of the February meeting the Borough Engineer and Planning Officer reported that the Rawtenstall Town Centre Sub-Committee had considered the various proposals relating to on street spaces regulated for the sole use of the disabled and the Sub-Committee had resolved to recommend to this Committee that the proposals for the disabled parking order on North Street and Lord Street, Rawtenstall be amended, by reducing the length of road to be made available for disabled parking. In addition, the Sub-Committee has recommended that no action should be taken to introduce disabled parking in James Street, Rawtenstall.

He requested the Committee to give further consideration to the matter in the light of these recommendations.

Resolved (i) that no action be taken to introduce a traffic regulation order under the provisions of Part IV of the Road Traffic Regulation Act 1984 for the designation of a parking place for disabled persons on James Street, Rawtenstall but the County Surveyor be asked for his views on the introduction of an Order for limited waiting in this layby.

(ii) that the Council's decision to make a Traffic Regulation Order on North Street Rawtenstall be modified and the Chief Executive Officer be now authorised to make a Traffic Regulation Order under the provisions of Part IV of the Road Traffic Regulation Act 1984 for the designation of the following length of road as a parking place for use by disabled badge holders only from the hours of 8.00 a.m. to 6.00 p.m.

North Street, Rawtenstall - north side - from the junction with Lord Street for a distance of five metres in a north easterly direction.

Lord Street, Rawtenstall - South western side - from its junction with North Street for a distance of twenty metres in a south easterly direction.

(iii) that no further action be taken to revoke any part of the Borough of Rossendale Traffic Regulation (No. 35A) Order 1978, and

(iv) that Article 2 and Schedule 2 of the Borough of Rossendale (Traffic Regulation) (No. 35) Order be revoked.

Car Parks Within Rawtenstall

83. The Borough Engineer and Planning Officer reported that in connection with the Rawtenstall Parking investigations he had been pursuing the possibilities of other additional car parking within Rawtenstall.

Car park adjacent to Tomlinson Footwear, Bacup Road, Rawtenstall

104. (a) The Borough Engineer and Planning Officer reported that he had undertaken discussions with the Directors of the above company with regard to the use of their car park and submitted details of the terms upon which they Company would be prepared to allow a car park to be constructed on land within their ownership, together with details of the cost thereon. A plan showing a preliminary layout for the car park was displayed at the meeting. Members submitted their comments thereon and it was suggested that further discussions should be held with the owners of the land on the possibility of constructing a small car park for approximately 40 vehicles to be made available for public parking for a minimum of 10 years.

Resolved (i) that the Borough Engineer and Planning Officer be requested to negotiate further with the Company on the above basis and to submit a further report thereon to a future meeting,

(ii) that the Borough Engineer and Planning Officer be authorised to submit a planning application for the car park, and

(iii) that the Policy and Resources Committee be recommended to include provision for this car park in the 1993/94 Capital Programme.

Car park adjacent to  
Town Hall Upper Car Park and Town Hall Lower Car Park

104. (b) The Borough Engineer and Planning Officer reported that he had prepared a possible temporary car parking scheme for the flagged area between the Town Hall Annexe and the Astoria, details of which he submitted to the Committee.

He stated that Members might wish to consider such a temporary scheme to assist in the car parking situation in Rawtenstall, or they might wish to consider a more permanent scheme for this area. He submitted estimates for the implementation of the two schemes.

He also pointed out that in either case such a car park could be produced as a replacement for the lower level Town Hall car park which could then be removed and the entrance to the Town Hall and Annexe suitably landscaped.

Members expressed the views that the lower level Town Hall car park should be retained but used for short stay parking.

Resolved (i) that the temporary car parking scheme with the flagged area between the annexe and the Astoria as now submitted be implemented subject finance being made available in the Council's 1993/94 Capital Programme,

(ii) that the Policy and Resources Committee be recommended to include the scheme in the 1993/94 Capital Programme,

(iii) that the Borough Engineer and Planning Officer be authorised to submit a planning application for the car park,

(iv) that subject to the above scheme being implemented the Chief Executive Officer be authorised to make a Traffic Regulation Order in accordance with the Provisions of Part IV of the Road Traffic Regulation Act 1984 for a Disc car parking scheme in respect of the car park adjacent to the Town Hall Upper Car park for the maximum stay to be limited to 2 hours between the hours of 8.00 a.m. to 6.00 p.m. inclusive excluding Bank Holidays and Sundays with exemptions for motorcycles and disabled badge holders, and

(v) that the Chief Executive Officer be authorised to make a Traffic Regulation Order in accordance with the Provisions of Part IV of the Road Traffic Regulation Act 1984 for a Disc Car Parking Scheme in respect of the lower level car park at the Town Hall, Rawtenstall and the maximum stay to be limited to 20 minutes between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Saturdays inclusive excluding Bank Holidays and Sundays with exemptions for motorcycles and disabled badge holders.

#### Asda Car Park

104. (c) The Borough Engineer and Planning Officer submitted a report upon discussions which had taken place with the Estates Manager for Asda Plc with regard to the use of their car park for public parking and he advised the Committee that they had indicated that it was not the normal practice for the firm to sub lease their car parks for such purposes.

Resolved that the report be noted.

#### St Mary's Way/Bank Street Car Park

104. (d) The Borough Engineer and Planning Officer submitted details of two outline schemes which he had prepared for car parking in the above area. He advised the Committee that the cost of such a car park would be quite substantial because of the nature of the scheme, but design works were continuing on the schemes to ascertain a budget price prior to the necessary submission of a planning application.

Resolved (i) that the scheme now submitted by the Borough Engineer and Planning Officer for the provision of car parking in the above area be approved in principle and the Policy and Resources Committee be recommended to include provision for this car park in the 1993/94 Capital Programme,

(ii) that the Borough Engineer and Planning Officer be requested to approach the businesses within the area to be served by this car park with a view to seeking a financial contribution towards the construction costs thereof, and

(iii) that the Borough Engineer and Planning Officer be authorised to submit a planning application for the car park.

#### Town Centre Traffic Studies - Rawtenstall and Haslingden

83 . The Borough Engineer and Planning Officer reminded the Committee at the February and March meetings he had submitted details of the proposed traffic surveys for Haslingden and Rawtenstall. He pointed out that the Haslingden survey had an allocation within the 1992/93 Capital Programme and had been carried forward as a commitment into the 1993/94 Capital Programme.

He advised the Committee that the Development Control Sub-Committee had recently accepted a tender to carry out the Haslingden Traffic Survey which was within the allocation in the Capital Programme, but was only for a survey tabulated from computer spreadsheets and if the survey information was to be available for computer processing into a traffic model of Haslingden a further £5,000 would be required. He stated that having discussed this matter with successful tenderer since submitting his report it was now felt that the computer model was not necessary and therefore the additional finance was not now required.

He also pointed out that at the same time opportunity had been taken to obtain tenders for a similar survey within Rawtenstall, the tender price for which was in the sum of £15,000 but at present there was no allocation within the Capital Programme for this survey. At the last meeting he stated that he had reported that it might be possible to carry out this survey from the 1993/94 Revenue Budget since the allocation for Contaminated Land Surveys would no longer be required during that year and this allocation might be used for that purpose subject to the approval of the Policy and Resources Committee.

It was agreed however that the matter should be deferred until this meeting to enable the Borough Engineer and Planning Officer to submit a further report thereon for the Committee's consideration.

The Borough Engineer and Planning Officer submitted his observations thereon.

Resolved that the Rawtenstall Traffic Survey including the computer model be undertaken subject to the approval of the Policy and Resources Committee to the transfer of £15,000 from the Engineering and Planning Committee in the Revenue Budget under the heading "Contaminated Land" to budget head "Rawtenstall Traffic Survey" in accordance with Financial regulation 2(g).

83 . The Borough Engineer and Planning Officer submitted a statistical report upon the operation of the 1992/93 Councillor Complaints System for Members information.

Resolved that the report be noted.

Appointments of Sub-Committees

83 . Resolved (i) that the following Sub-Committees be appointed for the ensuing Municipal Year and in accordance with Section 15 of the Local Government Housing Act 1989 and the Local Government (Committees and Political Groups Regulations) the proposed allocation of the seats to each political group is indicated against each Sub-Committee,

(ii) that in accordance with Section 16 of the Local Government and Housing Act 1989 the following appointments of Members to the undermentioned Committees and Sub-Committees be made:-

(a) Haslingden Town Centre Sub- Committee - 10 Members

Allocation of Seats - 6 Labour 4 Conservative

Councillors Atkinson, Cruise, Mrs Goldsworthy, Keogh, McManus, Procter, Quinn, Weeds, Wilkinson and Ms Worswick

(b) Bacup Town Centre Sub-Committee - 10 Members

Allocation of Seats - 6 Labour 4 Conservative

Councillors Mrs Baron, Easton, Eaton, Harding, Holt, Mrs Lamb, McShea, Neville, Mrs Talukdar and Wright

(c) Rawtenstall Town Centre Sub-Committee - 12 Members

Allocation of Seats - 7 Labour 5 Conservative

Councillors Disley, Dunne, Fishwick, J Forshaw, L Forshaw, Mrs Goldsworthy, Hayler, Law, Quinn, Ruddick, Stuart and Winder

Confirmation of Tree Preservation Orders

The Borough of Rossendale (Land in the vicinity of Rockcliffe Avenue, Bacup T2/59) (Tree Preservation Order 1993)

83. (a) Resolved that the above Order be confirmed with modification by the amendment of the first schedule thereto by the substitution of the groups of trees described below:-

Group 6: consisting of 2 Limes, 2 Ash, 3 Horse Chestnuts, 1 Sycamore, 1 Alder

Group 7: consisting of 6 Limes, 3 Horse Chestnuts, 4 Sycamore, 2 Ash, 3 Beeches

Group 9: consisting of 2 Sycamores

The Borough of Rossendale (Land at St Veronicas Church, Helmshore, Rossendale T2/82) (Tree Preservation Order 1993)

108. (b) Resolved that the above Order be confirmed as an unopposed Order.

Private Street Works, Back Industry Street, Facit, Whitworth

83 . The Chief Executive Officer reported that in accordance with Minute No. 938(b) of the January 1993 meeting notices of the estimated expenses of the Street Works and the provisional apportionment had been served on the owners of the street in accordance with the provisions of the Statutory Procedure in the Highways Act 1980. He pointed out that the owners of the premises liable to be charged with the expenses of executing the street works had the right to object to the proposals and a number of objections had been received which the Solicitor considered came within the grounds specified in Section 208 of the Act and therefore fell to be determined by the Magistrates Court. A summary of all the objections received was included in the Appendix to the report.

He also pointed out that at the January meeting in order to gain inclusion in the County Council Capital Programme for 1993/94 it had been necessary to provide tender details for the County Surveyor for consideration at the March meeting of the Highways and Transportation Committee and accordingly, tenders had been invited and opened and the details thereof submitted to the County Council.

The Chief Executive Officer pointed out that it was now for the Committee to decide whether they now wished to proceed with the scheme in the light of the objections and representations made and if so, to authorise the Borough Solicitor to determine the objections in the Magistrates Court.

The Committee discussed the matter in detail in the light of the representations from the frontagers.

Resolved (i) that this matter be deferred to enable the Borough Engineer and Planning Officer to submit a further report to the next meeting as to how the design details of the scheme might be amended to overcome the objections to the design of the scheme which had been raised by a number of frontagers, and

(ii) that the Borough Engineer and Planning Officer be requested to obtain the views of the Whitworth Members with regard to the implementation of this scheme.

#### Confirmation of Public Path Diversion Orders

83 . Resolved that the Borough of Rossendale (Footpath No. 52 Acre, Haslingden) Public Path Diversion Order 1993 and the Borough of Rossendale (Footpath No. 491 Bacup) Public Path Diversion Order 1993 be confirmed as unopposed Orders.

#### Sickness Report

83 . The Borough Engineer and Planning Officer referred to the report which had been circulated by the Director of Operating Services which gave details of sickness throughout the departments of the Council for the period 1st April 1993 to 30th April 1993.

Resolved that the report be noted.

#### Horncliffe Tip, Bury Road, Rawtenstall

83 . The Chief Executive Officer reported that this matter had been placed on the Agenda at the request of a Member. He advised the Committee that the tip had

planning permission to operate until 1995 and its use was controlled both by Planning Conditions and by Site Licensing Conditions and both sets of regulations were the responsibility of the County Council.

He pointed out that in April 1993 he had received two letters expressing concern about the effects of the quarry operation details of which he outlined to the Committee.

Following the receipt of the complaints he had raised the matter with the County Council and he submitted details of the responses which have been received from the County Council in relation thereto.

The Committee discussed the matter in detail.

Resolved (i) that the Chief Executive Officer be requested to arrange a Member level meeting with Officers of the County Council to be held at the Town Hall, Rawtenstall to discuss Members' concerns about the operation of the tip,

(ii) that the Chair, Vice-Chair and Opposition Spokesperson and the Ward Members for the Longholme and Eden Ward be appointed to attend the meeting.

Development Control Sub-Committee Minutes

83 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 26th March, 2nd April, 8th April, 16th April, 23rd April, 30th April, 7th May, 14th May, 21st May, 28th May be noted. (for Minutes see Appendices 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' 'I', 'J').

Administration Problem - Stubbylee Hall, Bacup

83 . The Borough Engineer and Planning Officer submitted details of an investigation which was being carried out into an incident which had occurred at the offices in April.

Resolved that the report be noted.

Representatives on Outside Bodies

South Pennine Standing Conference

83 . (a) Resolved that Councillor Harding be appointed as the Council's representative on the above organisation in place of Councillor Quinn

Tidy Up Lancashire Steering Group

115. (b) Resolved that the Chair of the Environmental Health and Control Committee and the Chair of the Engineering and Planning Committee and the Borough Engineer and Planning Officer be appointed as the Council's representatives on the above organisation.

Cumbria and Lancashire Road Accident Prevention Federation Committee

115. (c) The Chief Executive Officer reminded the Committee that the Council had appointed the Chair and Vice-Chair of this Committee as their representatives on the above Committee. He stated that the Federation had now asked whether the Council wished to nominate one or both of their representatives to any of the offices of the Federation.

Resolved that this matter be determined by the Development Control Sub-Committee.

Exclusion of the Public and Press

83 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involve the disclosure of exempt information as defined in paragraphs 7 and 12 respectively of Part I of Schedule 12A to the Act.

Section 52 Agreement - Cowtoot Farm, Bacup - Deed of Variation

83 . The Borough Engineer and Planning Officer referred to the Borough Solicitor's comprehensive report upon the above matter in which he reminded the Committee that in April 1990 the Council had entered into a Section 52 Agreement with Mr and Mrs W, relating to the land shown edged black on the attached plan of which they were the then owners. The report gave details of the Agreement and stated that subsequently the Council had decided to enter into a Deed of

Variation with Mr and Mrs W, details of which he outlined to the Committee. The Solicitor in his report advised the Committee of the current legal position with regard to the ownership of the land which was to be the subject of the Deed Variation Agreement with Mr and Mrs W and requested the Council's further instructions in the matter in the light of the present legal position insofar as the ownership of the land was concerned.

Resolved that Minute No. 515 of the Engineering and Planning Committee held on 14th September 1992 be rescinded and no further action be taken with regard to the proposed Variation of the Section 52 Agreements relating to Cowtoot Farm, Bacup.

THE MEETING CLOSED AT 10.20 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 16th August, 1993  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Bolton, Mrs. Goldsworthy,  
Harding, McShea, Neal, Pilling,  
Mrs. Talukdar, Weeds, Wilkinson and Wright.

Apologies for absence were received from  
Councillors Cruise, Easton, Keogh and Mellor.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

262 . Resolved that the Minutes of the meeting of the Committee held on 14th June, 1993, be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

262 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 264 to 271 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/93/235 - Conversion of Former Shop to Joinery  
Manufacturing Shop with the erection of a single storey  
rear extension - 460 Newchurch Road, Bacup

262 . Resolved that permission be granted subject to the following conditions:-

1. The proposed car parking area shall be surfaced or paved and two parking spaces shall be marked out in accordance with the approved amended plan before the use of the premises hereby permitted becomes operative, and shall thenceforth be used solely for the parking of vehicles.
2. The premises shall be used for joinery manufacturing and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
3. No development shall take place until samples of the proposed natural stone and blue slate have been submitted to and approved by the local planning authority and the outer face of the rear extension shall not be constructed other than with the approved materials
4. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage.

Application No. 14/93/197 - Construction of Garage under existing bungalow  
Land off Wallbank Lane, Hallfold, Whitworth

262 . Resolved that planning permission be granted subject to the following conditions:-

1. No development shall take place until samples of the proposed stone have been submitted to and approved by the local planning authority and the outer face of the building's walls shall not be constructed other than with the approved materials.
2. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/93/270 - Siting of Portable Building for  
Temporary Period of Approx. 12-15 months - Land at Acre Mill Road, Stacksteads

262 . Resolved that planning permission be granted subject to the following conditions:-

1. The use of the land hereby permitted for the siting of a portable office building shall be discontinued and the land restored to its former condition on or before the expiry of 15 months from the decision date of this permission unless a formal renewal of planning permission in this respect is obtained

Application No. 14/93/149 - Continued use of Victoria Mill and  
Adj. Curtilage Area for the storage of motor vehicles  
Retention of Gas Storage Compound - Stansfield House,  
Acre Mill Road, Stacksteads

262 . Resolved that planning permission be granted subject to the following conditions:-

1. The uses hereby approved are for the storage of vehicles and the retailing of bottled gas only within the application site.
2. The retailing of bottled gas hereby approved shall only be conducted between the hours of 8.00 a.m. and 5.00 p.m. on weekdays and 10.00 a.m. and 4.00 p.m. on Saturdays and Sundays.
3. Vehicles shall not be stacked one upon another anywhere within the application site
4. A colour scheme for the painting of the bottled gas compound and yard gates shall be submitted to the local planning authority within 1 month of the decision date of this permission and once approved by the local authority in writing the approved scheme shall be fully implemented within the 2 month period commencing on the date of such approval.
5. A scheme detailing the type of fencing to be erected along the site boundary with the River Irwell shall be submitted to the local planning

authority within 1 month of the decision date of this permission and once approved by the authority in writing the approved scheme shall be fully implemented within the 2 month period commencing on the date of such approval

6. Oil interceptors shall be provided to all surface water outlets from the site to the satisfaction of the local planning authority before the use of the premises hereby permitted becomes operative.

N.B. Councillor Mrs. Talukdar declared an interest in the undermentioned item and retired from the meeting taking no further part in the voting or discussion thereon.

Application No. 14/93/211 - Variation of Condition No. 2 of  
Planning Permission 90/709 for the operation of 10 No. Vehicles  
from the above premises instead of the approved 3 No. Vehicles  
Georges Buildings, Millar Barn Lane, Waterfoot

262 . Resolved that the application be refused for the following reasons:-

1. The applicants property within Georges Buildings is incapable of accommodating ten vehicles and so the proposed operation of ten vehicles from this property would lead to on street parking on adjoining highways and would, therefore, be likely to cause an obstruction to the same, be an additional source of hazard and would interfere with the free flow of traffic along these highways, all of which would be detrimental to good highway planning and road safety
2. The applicants property within Georges Buildings is incapable of accommodating ten vehicles and so the proposed operation of ten vehicles from thus location would lead to off street parking on the adjacent public car park in contravention of Policy T5 of the deposit edition of the revised Rossendale District Local Plan which seeks to discourage the use of such car parks as, effectively, operating centres for the vehicles of individual firms.

3. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well-planned development.

Application No. 14/93/232 - Change of use of derelict land to residential garden curtilage and the erection of a porch and garage - 25 Primrose Street, Stacksteads, Bacup

- 262 . Resolved that planning permission be refused for the following reasons:-
1. Due to both the limited available turning space and the imposition of the porch on the carriageway the proposed garage and porch do not provide for an adequate margin between the porch and the carriageway and the garage and the carriageway to the detriment of highway safety.
  2. The proposed development would by reason of its size, mass and poor design, create an intrusive and incongruous feature in the street scene, and would be out of character with existing buildings in the vicinity to the detriment of visual amenity, harmony within the street scene and well-planned development.

3. The proposed development would, by reason of its size, mass and close proximity to the adjoining dwellinghouse, be detrimental both to the visual and residential amenities at present enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of that adjoining dwellinghouse.
4. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well-planned development.

Application No. 14/93/266 - Conversion of Basement to form a Night Club  
Erection of Rear extension, formation of external steps.  
- The Valley Weaver, Blackburn Road, Haslingden

- 262 . Resolved that the application be refused for the following reason

The proposed development would by reason of the generation of noise and disturbance which would be likely to ensue (and which may in particular be experienced during unsocial hours) be detrimental to the amenities presently enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of nearby dwellinghouses

Application No. 14/93/248 - Removal of Tractor Shed and Replacement  
with new garage. The development may affect the setting of Footpath No. 231  
Sales's Farm, Sales's Lane, Walmersley, Bury

- 262 . Resolved that permission be granted subject to the following conditions:-
1. No development shall take place until samples of the proposed natural stone walling and roof slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
  2. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 no material change of elevation,

change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

### Planning Appeal Decisions

262 . The Borough Engineer and Planning Officer reported upon the results of six appeals against the Council's decision to refuse planning permission as follows:-

1. Application No. 14/92/419 - Outline - Site for the Erection of Farm Workers Dwelling - Holmes Barn Farm, Mill Street, Bacup  
  
- Appeal Dismissed
  
2. Application No. 14/92/492 - Outline - Site for the erection of one dwelling - Land adjacent to 117 Booth Road, Stacksteads  
  
- Appeal Dismissed

3. Application No. 14/92/197 - Construction of one Three bed detached split level bungalow - Land off Highgate Lane, Whitworth  
  
- Appeal Dismissed
4. Application No. 14/92/592 - Outline for the erection of a bungalow with associated landscaping, accessed from Laneside Road, Haslingden  
  
- Appeal Dismissed
5. Application No. 14/92/572 - Erection of two double garages - Land at Carter Place Farm, Hall Park, Haslingden  
  
- Appeal Dismissed
6. Application No. 14/91/467 - Outline for Industrial Development  
Application No. 14/92/615 - Imposition of two conditions on later approval of outline planning permission for industry  
- Former Holden Vale Bleachworks Site, Holcombe Road, Helmshore  
  
- Appeal Allowed and planning permission granted for industrial development subject to conditions

Standing Order No. 18(1) - Removal of Member from the Council Chamber

262 . Resolved that in accordance with Standing Order 18(1) and following the naming of the Member by the Chair, Councillor Mrs. Talukdar be suspended from this meeting of the Committee.

Councillor Mrs. Talukdar then retired from the meeting.

Planning Appeals - Annual Summary

262 . The Borough Engineer and Planning Officer as requested at the June meeting, submitted an Annual Summary of Appeals with comparative national figures as follows:-

Number of Appeals submitted - 28

Number of Appeals dismissed - 13

Number of Appeals upheld - 12

Appeals not proceeding - 2

Awaiting determination - 1

He advised the Committee that since the 1st April, 1993, seven appeals had been lodged, of which three had been dismissed, none had been upheld, one of which had been determined as permitted development and three were awaiting determination.

He further stated that National DoE statistics for the year 1992/93 revealed that Rossendale had granted 84% of planning applications in comparison to the Lancashire average of 85%, with the national average being 86%.

For the year 1991/92, 34% of appeals nationally were upheld in comparison to Rossendale's 48%.

Resolved that the report be noted.

District Audit Report on Development Control  
- Planning Applications over eight weeks old

262 . The Borough Engineer and Planning Officer reminded the Committee that the District Audit Report on development control had suggested that the Committee should be notified each cycle of any current planning applications which were over eight weeks old.

The Borough Engineer and Planning Officer advised the Committee that as at the 31st July, 1993, the position was as follows:-

Total number outstanding - 48

Number processed and awaiting Section 106 Agreements Signatures - 17

Number under discussion with the applicant/agent - 18

Number awaiting determination by Committee - 8

Resolved that the report be noted.

District Audit Review on Development Control Process

262 . The Borough Engineer and Planning Officer reminded the Committee that as part of the Audit of Accounts 1991/92, the District Audit Service had carried out a review of the Development Control Process within Rossendale and appended to his report was a copy of the District Audit Report thereon including the Executive Summary.

He stated that the report had highlighted four areas where actions could build upon the existing good quality services to the benefit of customers and the authority and the report had highlighted twelve action points within these four

areas. He advised the Committee of the actions which had already been taken or planned to be taken during the year in relation to the action points highlighted in the report.

He also pointed out that in line with one of the action points, a list of performance indicators was now being developed, details of which were outlined to the Committee. He stated that the Department of the Environment continued to publish performance data for Councils based upon the percentage of planning applications processed within eight weeks and for 1992/93 Rossendale's performance was 76.2% of all applications determined within eight weeks. This placed Rossendale first within the fourteen Lancashire Districts, second within the 37 North West Authorities and 75th within the 423 English Planning Authorities.

He pointed out that with the implementation of the points in the Action Plan, it was hoped that the existing high quality service to Rossendale's customers would be improved.

Resolved that the report be noted.

### Derelict Land

262 . The Borough Engineer and Planning Officer submitted the following list of small reclamation schemes which had been identified by, or in conjunction with the Rossendale Groundwork Trust, which it was proposed should be included within the Council's reclamation programme to be designed and implemented by the Trust on the Council's behalf

Croston Mill Lodge - Cheesden Valley  
Perplas Limited, Bacup - off Todmorden Road  
J. A. Taylors - Land adjacent Banks of River Irwell at Warth  
Whitewell Bottom - Land adjacent the abattoir  
- Land adjacent to School Street  
Land off Cowpe Road, Cowpe  
Former Bridge Clough Farm and Mills, off Shawclough Road, Waterfoot

He also reported that in addition the Groundwork Trust were to undertake schemes at Hud Rake, Haslingden and Scout Hut Site, New Line which were already within the Council's programme.

He advised the Committee that the indicative allocation of derelict land funding for the rolling programme area for the current financial year was £1.2m and unfortunately that would be sufficient only to cover existing commitments upon current approved schemes and therefore it appeared unlikely that the Department of the Environment would grant any additional approvals for any new schemes including those referred to for commencement during the remainder of the current financial year.

Resolved that the above schemes be included in the Council's reclamation programme, subject to their acceptance by the Department of the Environment.

### Coalfield Communities Campaign - Additionality and ERDF Funding

262 . The Borough Engineer and Planning Officer reported that the Coalfield Communities Campaign, a federation of local authorities representing the Coalfields of England, Scotland and Wales, of which the Council was a Member, had recently held a Conference in Manchester on the problems of European

Regional Development Fund grants and additionality. The Conference had agreed to recommend Authorities within the CCC to adopt a model resolution which highlighted the problems caused by the restrictions imposed upon Local Authorities capital expenditure and which highlighted the difficulty of taking full advantage of ERDF grants for the economic, social and environmental benefits of the area. Authorities were recommended to adopt the resolution and to forward copies thereof to the Secretary of State for the Environment and Trade and Industry and to Local MPs and MEPs and to the Local Authority Association. Appended to his report was a copy of the model resolution which was recommended should be adopted.

Resolved (i) that this Council notes with concern that present arrangements make it extremely difficult for local authorities to take full advantage of grants from the European Regional Development Fund (ERDF), a key source of finance for economic, social and environmental renewal. In particular, the restrictions imposed on local authority capital spending make it difficult if not impossible to provide the matching contribution to project costs. As a result

local authority schemes are unable to compete for funding on an equal footing with those proposed by other agencies

some high-priority projects cannot be implemented

ERDF funded programmes are being seriously delayed

there is a real risk that the ERDF grants available to the UK will not be fully taken up

Accordingly, this authority calls upon the government to provide full and genuine additionality for ERDF schemes by extending the automatic capital cover available for ERDF receipts to include the matching local contribution, and to do so without making any corresponding reduction in other areas of local authority capital spending. This is the only way in which the present obstacles to the effective use of European regional aid can finally and satisfactorily be removed

(ii) that copies of the resolution be sent to the Secretaries of State for the Environment and Trade and Industry and in addition copies be sent to the Local MP, MEP and the Secretary of the Association of District Councils.

Results of Rossendale District Local Plan Review  
Modifications Consultation - 4th May - 15th June, 1993

262 . The Borough Engineer and Planning Officer referred to the Appendix to the report which gave details of the results of the above-mentioned consultation. He stated that as with the consultation which had been carried out at the Deposit Stage, the majority of representations received at the Modification Stage related largely to two wards, Eden and Helmshore.

He stated that the Department of the Environment had formally advised the Council in writing that they had no objections to the modified plan policies.

Resolved that the report be noted.

Blackburn Road, Haslingden - Landslip to the rear of 219-231

262 . The Borough Engineer and Planning Officer in his report reminded the Committee that during the summer of 1991 a situation had developed at the rear of Nos. 219-231 Blackburn Road, Haslingden, in that the land at the rear of the properties had started to slip in a classic semi-circular slip plane, thus starting to cause damage to the rear of gardens walls, rear yards and rear property walls of some of the properties.

He referred to two previous reports which had been submitted to the Committee in September, 1991 and June, 1992 on this matter, copies of which were appended to his present report and to the action which had been taken in accordance with the Council's instructions following consideration of these reports.

He advised the Committee that the present situation with the properties, the land and the temporary strutting was now giving rise to cause for concern and he submitted details of the matters which now required attention. He stated that it was necessary to give consideration to the options for further action and to assess the appropriate way forward and the timing of the work. To this end, therefore, he stated that the following four possible programmes of work had been identified, designed in outline and the costs estimated. Each option was outlined in detail in the report

1. Engineering solutions to retain the slipping land and protect properties
2. Demolition of the properties, regrading of the slope and stabilisation works
3. Demolition of the properties with minimal other works
4. Further temporary works with further periods of monitoring and assessment

The Chief executive Officer reported that there was the additional option of action being taken under the Housing Act and he was proposing to submit a report thereon to the Policy and Resources Committee. In the circumstances, he suggested that it would seem appropriate for the whole matter to be considered and determined by that Committee.

Resolved that it be a recommendation to the Policy and Resources Committee that

- (a) tenders be obtained for the demolition of the terrace from 221-231 Blackburn Road together with the rerouting of the sewers for Nos 205-219 Blackburn Road and the re-gabbling of 219 and further associated tidying up works
- (b) a further meeting of residents and their professional advisors be arranged to advise those present that the Council was about to carry out such works
- (c) the works be carried out as soon as possible in Autumn, 1993.

#### Highways Report

262. The Borough Engineer and Planning Officer submitted a report giving details of the works being carried out on highways throughout the Borough. He replied to Members' questions on items referred to in his report and matters relating

to maintenance etc., and undertook to investigate queries and advise appropriate Members accordingly.

Resolved that the report be noted.

Norweb Standards of service for street lighting

262 . The Borough Engineer and Planning Officer reported that following considerable discussion between Norweb, the Highway Authority and Highway Agents, the Company had now introduced minimum standards of service for work carried out on street lighting services, details of which he outlined to the Committee. He stated that the Lancashire Districts together with the Lancashire County Council would be monitoring the service provided by Norweb in the light of the performance standards and would be discussing the Company's achievements with them on a regular basis.

Resolved that the report be noted.

Broadway, Helmshore - Petition for Pedestrian Crossing

262 . The Borough Engineer and Planning Officer reported the receipt of a petition from residents of Helmshore regarding traffic conditions on Broadway in the vicinity of Haslingden High School and requesting a pedestrian crossing. A

Member reported the receipt of a further petition which was handed to the Chair at the meeting.

He advised the Committee that he had written to the Lancashire County Council and the County Surveyor and was awaiting their views. In addition he stated that appropriate pedestrian/vehicle counts would be carried out to assess the proposal and that the funding and approval of any pedestrian crossing would be a matter for the County Highways and Transportation Committee during the annual assessment and prioritising of their small Capital Improvements Programme. If the site met the criteria for a pedestrian crossing the proposal would be submitted to the County Surveyor as part of the Borough Council's problem site submission in the autumn 1993.

Resolved that the report be noted.

#### Traffic Calming Guidelines for Residential Roads

262 . The Borough Engineer and Planning Officer reported that the Lancashire County Council had produced a document for consultation on the above subject, a copy of which had been placed in the Members Library for Members perusal. He also referred to the small publicity leaflet which he had appended to the report about traffic calming which the County Council used for public consultation purposes. Members comments on the applicability of traffic calming to residential areas was requested so that these could be included together with any technical responses to the Lancashire County Council on the consultation document.

Resolved that the Borough Engineer and Planning Officer be authorised to respond to technical aspects of the Lancashire County Council's consultation document on Traffic Calming Guidelines.

#### Traffic Regulation Orders

##### A681 Cloughfold

262 . (a) The Borough Engineer and Planning Officer reported that in order to facilitate the efficient operation of the proposed pelican crossing and the bus stop

on Bacup Road, Cloughfold, in the vicinity of Peel Street, it would be necessary to remove parked vehicles from Bacup Road at this point.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order prohibiting the waiting of vehicles at all times on Bacup Road, Cloughfold as follows:-

Bacup Road - South west side - From a point opposite the centre line of North Road, a distance of 36 metres approximately in a north westerly direction

Woodlea Road, Waterfoot

(b) Further to Minute No. 1104 of the March meeting, the Borough Engineer and Planning Officer reported that a meeting had now been held with the residents affected by the above Order in order to consider their views on the implications of the Order prior to the determination of the objection which had been received to the proposals to make the Order.

He advised the Committee that the view of the elected Members present at the meeting was that an Order covering a lesser extent of Woodlea Road should be introduced and that waiting should be prohibited on this length of road during the hours of 8.00 a.m. to 6.00 p.m.

He stated that if the Committee were minded to proceed on this basis then he felt it was necessary to reconsult the County Surveyor and the Police on the revised proposals.

Resolved that this matter be deferred and the Borough Engineer and Planning Officer be requested to carry out further consultations with the Police and County Surveyor on the proposal to modify the original proposed Order by amending the length of road to be affected to a length of 21 metres from its junction with Burnley Road East in an easterly direction.

#### Weight Restriction - Station Road, Helmshore

262 . Further to Minute No. 99 of the June meeting, the Borough Engineer and Planning Officer reported that the original and now obsolete Order on Station Road, Helmshore had not been made by the County Council in order to protect the bridge, but had been made by this Council under the Road Traffic Regulation Act, 1967, for amenity reasons to prevent heavy goods vehicles using Station Road.

Accordingly, if the Committee so wished it would be necessary for a new Order to be made to prevent heavy goods vehicles using Station Road and to this end, he would initiate the necessary investigations into the use of Station Road by commercial vehicles and submit a further report thereon to a future meeting.

Resolved that the Borough Engineer and Planning Officer be requested to carry out a survey to determine the level of heavy goods vehicle usage of Station Road, Helmshore and to consult the Police and County Surveyor thereon and to submit a further report to a future meeting of the Committee following the receipt of the above information.

#### District Road Safety Organiser's Report

262 . The Borough Engineer and Planning Officer submitted the District Road Safety Organiser's Report on road safety activities carried out in the Borough during the period 2nd February, 1993 to 23rd July, 1993 for the Committee's consideration.

Resolved that the report be noted.

Traffic Speeds on Cowm Park Way and John Street, Whitworth

262 . The Borough Engineer and Planning Officer reported the receipt of representations from the Whitworth Valley Estates Association regarding traffic speeds on Cowm Park Way and John Street, Whitworth and requesting the introduction of traffic calming measures to alleviate the problem.

The Borough Engineer and Planning Officer submitted his observations thereon which included details of the number of recorded accidents on each of the roads in question since 1986.

He pointed out that given the relatively good recent accident record and the high cost of traffic calming measures, it was unlikely that Cowm Park Way or John Street would meet the County Council's assessment criteria for inclusion in

the Small Capital Improvements Programme but he would consider the Tong Lane/Cowm Park Way junction in more detail when investigating sites for submission to the County Council in Autumn 1993.

Resolved that the report be noted.

Hall Street/Market Street, Whitworth - Pedestrian Crossing

262 . The Borough Engineer and Planning Officer reported that a Member had requested a progress report on a previous request that the zebra crossing at the above location be converted to a pelican crossing or alternatively that the junction be converted to signal control with a pedestrian phase

He stated that the proposal had been considered by the County Council's Highways and Transportation Committee earlier in the year but was low in the list of priorities of schemes assessed in Rossendale of which only two had been able to be funded by the County Council in 1993/94. He stated, however, that the site would be resubmitted to the County in the Autumn of 1993 for reassessment.

Resolved that the report be noted.

Milner Street, Whitworth

262 . The Borough Engineer and Planning Officer reported that following an enquiry from a Ward Councillor, he had inspected a retaining wall supporting the unadopted highway of Milner Street.

He advised the Committee that prior to Local Government Reorganisation in 1974, the wall had been allegedly propped up by Whitworth UDC although no records were available to substantiate this allegation.

He stated that the wall was in a serious state of disrepair and required urgent attention and although the Council owned land at the bottom of the retaining wall, it did not appear to own the wall itself but as a frontager to the street had subsequent maintenance liabilities.

He submitted details of the action which the Council might taken under Section 230 of the Highways Act, 1989 in this matter.

He informed the Committee that the estimated cost of carrying out remedial works to the wall was in the region of £10,000 and that he was awaiting a report from the Borough Solicitor on the Council's legal liabilities and options in the matter.

Resolved that the matter be referred to the Policy and Resources Committee on the 23rd August, 1993 for consideration.

### Car Parking in Rawtenstall

#### Asda Car Park

262 . (a) Further to Minute No. 104 (c) of the June meeting, the Borough Engineer and Planning Officer reported the receipt of a response from Asda regarding the use of their car park for the purposes of public car parking which stated that as a matter of Company policy they did not allow situations where the ability of their customers to park on a private Asda car park was compromised in any way which would be the case if they allowed their car park to be used for the purposes of public car parking.

The Borough Engineer and Planning Officer reminded the Committee that the Council had previously resolved that a high level meeting between Members and Director level staff of Asda should be arranged to discuss this matter although he felt that in view of the response from the Company, he did not feel that such a meeting would achieve the Council's aims.

Resolved (i) that the Borough Engineer and Planning Officer be requested to arrange a Member level meeting with the Directors of Asda plc to discuss their current response, and

(ii) that Councillors Harding, Quinn and Goldsworthy be appointed to represent the Council at this meeting.

Parking areas adjacent to former Fire Station,  
Burnley Road, Rawtenstall

(b) The Borough Engineer and Planning Officer reported that he had consulted the Lancashire County Council regarding the possibility of the parking areas adjacent to the former Fire Station on Burnley Road being made available for public car parking to assist with parking in the northern park of Rawtenstall centre.

He stated that the County Council were not prepared to allow public parking within this area since the area was heavily used as a play area for the mothers and toddlers group and for the after school club for primary school children, and such use of the land would therefore seriously affect the safety of the children.

Resolved that the report be noted.

Road Traffic Regulation Act, 1984 - Section 35  
Off Street Parking Places Orders

(c) The Borough Engineer and Planning Officer referred to complaints which were received from time to time regarding various unauthorised uses of public car parks within the Borough, details of which he outlined to the Committee. He suggested that consideration might be given to the introduction of Parking

Place Orders for those at present unregulated car parks within the Borough to regulate the period for which vehicles are permitted to wait.

He submitted a schedule of car parks which he suggested might be covered by such Orders together with details of the type of Order which might be introduced.

Resolved that the Chief Executive Officer be authorised to make a Traffic Regulation Order in accordance with the provisions of Part IV of the Road Traffic Regulation Act, 1984 for preventing the parking of vehicles for a period of in excess of 48 hours on the car parks indicated in Appendix 'J'.

### Charges for Services

262 . The Borough Engineer and Planning Officer reminded the Committee that all Lancashire District carried out a variety of services for the public in respect of highway and drainage matters and had agreed in 1991 to set a common level of charges for such services.

He reminded the Committee that the present level of charges was set by the Council in December, 1991 and since that time the Members of the Lancashire Surveyors Association had reviewed the appropriate level of such charges and had recommended that all fourteen Districts should amend the charges for the services as outlined in the report.

The Committee discussed the matter in detail

Resolved (i) that the following scale of charges for the services outlined above be implemented with effect from 1st September, 1993

1. Supervision and administration of footpath crossings by private contractors
  - (a) Domestic - £63.00 (VAT not applicable)
  - (b) Industrial - £84.00 (+ VAT)
2. Supervision and administration of highway openings for sewer connections - £58.00 (VAT not applicable)
3. Issue of skip permits - No charge pending outcome of legal proceedings
4. Issue of hoarding permits - £10.50 per week (VAT not applicable)
5. Issue of scaffold permits - £10.50 per week (VAT not applicable)
6. Effecting temporary traffic regulation orders - £200.00 + VAT + dispersements
  - Effecting an emergency notice - £100.00 + VAT + dispersements
  - Effecting a diversion order/notice - £75.00 + VAT + dispersements
7. Provision of building over agreement for sewers
  - (a) Building over agreement - £180.00 (VAT not applicable)

(b) Building over consent - £63.00 (VAT not applicable)

8. Supplying information by post in response to professional enquiries

(a) Adopted highways and public rights of way £15.00 - £30.00  
dependant on nature of the information + VAT

(b) Adopted sewers £15.00 - £30.00 dependant on the nature of the  
information + VAT

9. Licensing of Planting - £25.00 (VAT not applicable)

10. Street lighting design

(a) Layout of 5 columns or less - £75.00 + VAT

(b) Each additional column - £15.00 + VAT

(ii) that the charge for skip permits be not pursued at the present time pending the outcome of the legal proceedings in connection therewith.

### Lancashire Environmental Action Plan

262 . The Borough Engineer and Planning Officer reported that the Lancashire Environmental Forum had recently published the Lancashire Environmental Action Plan - A Local Agenda 21 for Lancashire.

He stated that the Forum had also produced a 14 minutes video which explained the aims and aspirations of the Lancashire Environmental Action Programme, a copy of which was available for Members to view if they so wished. He also stated that a copy of the Environmental Action Plan had been placed in the Members Library for perusal.

Resolved that the report be noted and it be a recommendation to the Policy and Resources Committee that the video be shown to Members during the Council Meeting on 1st September, 1993.

### Capital Programme, 1993/94

262 . The Borough Engineer and Planning Officer informed the Committee that the Council had approved the Capital Programme for the year 1993/94 and he submitted a progress report upon the implementation of those schemes in the approved programme which came within the purview of this Committee.

Resolved that the report be noted.

### Haslingden Town Centre

262 . The Borough Engineer and Planning Officer informed the Committee that the traffic consultants had carried out the traffic studies within Haslingden town centre and were currently preparing their recommendations thereon.

He stated that it would be appropriate for their draft recommendations to be discussed at the Haslingden Town Centre Sub-Committee and therefore recommended that a meeting of the Town Centre Sub-Committee be held on Thursday, 2nd September, 1993 for this purpose so that any comments of the Sub-Committee upon the report could be reported to the next meeting of the Committee. He also advised the Committee of the receipt of a letter from the

Haslingden Chamber of Trade requesting a meeting with Members and suggested that it might be appropriate to invite members of the Chamber of Trade to the above-mentioned meeting.

Resolved that a meeting of the Haslingden Town Centre Sub-Committee be held on Friday, 3rd September, 1993, at 7.00 p.m. for the purposes of discussing the draft consultants report on traffic levels within Haslingden Town Centre and representatives of the Haslingden Chamber of Trade be invited to attend the meeting and in the meantime the Chamber of Trade be asked for details of the items which they would like to be discussed at the meeting.

### Sickness Report

262 . The Borough Engineer and Planning Officer referred to the report which had been circulated by the Director of Operating Services which gave details of sickness throughout the departments of the Council for the period mid May, 1993 to mid June, 1993 together with details of the action which he had taken under the Council's Absence Policy in respect of those employees who had been absent during this period.

Resolved that the report be noted.

### Bacup Town Centre - Proposed Capital Schemes

262 . The Borough Engineer and Planning Officer requested the Committee's approval to the carrying out of the following schemes in Bacup Town Centre which were included in the Council's approved Capital Programme for 1993/94. He submitted a detailed report upon each of the schemes for the Committee's consideration

1. Proposed vehicular lay by and landscaping - Market Street
2. Slater Street Environmental Improvements
3. Edison Street Car Park Extension
4. Forest House Floodlighting

Resolved that the Borough Engineer and Planning Officer be given authority to implement the above-mentioned schemes in accordance with the approved Capital Programme for 1993/94.

### Bacup Town Scheme

262 . The Borough Engineer and Planning Officer referred to Minute No.635 of the October, 1992 meeting when the Council had resolved to renew the Bacup Town Scheme for a further three years from April, 1993.

He reminded the Committee that the Council's approved Capital Programme included a contribution of £17,000 in the current financial year to the scheme and that the Lancashire County Council had indicated an agreement to continue their support and had made a contribution of £3,000 for the current financial year.

He also pointed out that English Heritage had now agreed the renewal of the Bacup Town Scheme for a period of two years to March, 1995 in the sum of £20,000 per annum.

Resolved that the report be noted.

### Conservation Area Partnership Schemes

262 . The Borough Engineer and Planning Officer reported that arising out of the previous Minute he had been advised by English Heritage that Town Scheme agreements with local authorities were to be phased out towards the target date of March, 1995, and they had proposed that from April, 1995, Conservation Area Grants from English Heritage would be available only to Conservation Areas where a Conservation Area Partnership' had been entered into with the local authorities. Their intention was that grants would be concentrated in areas of greatest needs and where best results could be achieved.

He submitted details of how the Partnership might operate and advised the Committee that Dr. Fraser the Head of the North and North West Conservation Team at English Heritage had recently visited Rossendale to express his satisfaction with the results that the partnership with the Council had achieved in Bacup and to discuss the possibility of a Conservation Area Partnership under the new regime. Arising out of such discussions, the Council had been asked to make an application under the new proposals. He also referred to the English Heritage's consultation paper 'Conservation Area Partnership Scheme' and to the response which he had sent in relation thereto, a copy of which was circulated to Members.

Resolved (i) that the response of the Borough Engineer and Planning Officer to English Heritage's consultation paper 'Conservation Area Partnership Scheme' be endorsed

(ii) that the Borough Engineer and Planning Officer be authorised to make application to English Heritage, in consultation with the Lancashire County Council, with a view to the establishment in the Bacup and Rawtenstall Town Centre Conservation Areas of a Conservation Area Partnership Scheme, upon terms to be agreed by this Committee, and

(iii) that it be a recommendation of this Committee to Policy and Resources Committee that, subject to agreement of terms of a Conservation Area Partnership, the post of Heritage Officer be extended for the duration of such a partnership, with a commitment to establish a permanent post of Conservation Officer for the Borough thereafter.

#### Development Control Sub-Committee

262 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 4th, 11th, 18th and 25th June and 2nd, 9th, 16th, 23rd and 30th July, 1993 be noted (for Minutes see Appendices 'A' - 'I').

#### Rawtenstall Town Centre - Disc Car Parking Place Orders.

262 . The Chief Executive Officer reminded the Committee that at the June meeting the Council had decided to make Off Street Parking Place Orders for disc car parking in respect of the Bank Street, Phipps Buildings Car Park, Newchurch Road Car Park and the Town Hall Upper Car Park.

He advised the Committee that the Orders provided for the payment of a standard charge in cases where a driver parked a vehicle in the prescribed parking place for a period exceeding the maximum period specified in the Order or where the driver failed to display the parking disc in accordance with the terms of the Order. He stated that in order to proceed with the making of the Orders therefore it would be necessary for the Council to determine the level of such charge and he reminded the Committee of the charges which were in force in respect of the Parking Place Order at Waterfoot Car Park.

Resolved that a standard charge of £20.00 be made for the non compliance with the provisions of the above-mentioned Orders but such charge be reduced by 50% if payment is made within 5 working days of receipt of the notice requiring payment of the charge.

Item of Urgent Business

262 . In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the need to accept a tender prior to the next meeting of the Committee.

Tenders - Rawtenstall Traffic Study

262 . Further to Minute No. 105 of the June, 1993 meeting, the Borough Engineer and Planning Officer submitted details of tenders which had been received from consultant engineers for the above work.

He submitted his observations thereon and recommended the acceptance of a tender and since this was not the lowest tender received he submitted a report under Standing Order No. 47 which outlined the reasons for his recommendation.

Resolved that the tender from Oscar Faber TPA in the sum of £13,412.36 being the most suitable tender received for the above work be accepted subject to the Policy and Resources Committee's approval to the transfer of funds as outlined in Minute No. 105 of the June meeting.

THE MEETING CLOSED AT 9.15 p.m.

ENGINEERING AND PLANNING COMMITTEE

held 13th September, 1993,  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Cruise, Easton, Mrs. Goldsworthy,  
Harding, Keogh, Mellor, McShea, Neal, Pilling,  
Mrs. Talukdar, Weeds, Wilkinson and Wright.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

416 . Resolved that the Minutes of the meeting of the Committee held on the 16th August, 1993 be signed by the Chair as a correct record.

Secured by Design

416 . The Chair welcomed Sergeant Wilkinson of the Lancashire Constabulary who had been invited to attend the meeting and give a presentation to the Committee on a scheme to design security into refurbished dwellings, commercial property and car parks. The presentation included a display of colour transparencies together with a talk by the Officer.

Members asked questions on the scheme and the Officer responded.

Resolved (i) that the Committee supports the principle of secured by design in respect of commercial development, refurbished and security car parks, and

(ii) that the Borough Engineer and Planning Officer be requested to report to the next meeting of the Committee on the steps which the Committee might make to give practical support to the scheme.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

416 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 419 to 425 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/93/332 - Rehabilitation of former dwelling into a habitable dwelling. the development may affect the setting of Footpath No. 297 - Black Butt Cottage, Heald Lane, Bacup

416 . Resolved that planning permission be granted subject to the following conditions:-

1. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

2. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
3. Before any landscaping is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Any structural repairs including as necessary, (and only in accordance with the recommendations of the structural survey report of the 13th October, 1988) repairs to the external walls and roof shall not be completed other than with matching natural stone and grey slate, samples of which shall be submitted to and approved by the local planning authority.

Application No. 14/93/360 - Continuation of use of land  
for storage of natural stone. Land adjacent unit 1,  
Mount Spring Works, off Burnley Road East, Waterfoot.

416 . Resolved that the application be deferred until a future meeting of the Committee.

N.B. Councillor Neal declared an interest in the following item of business and took no part in the discussion or voting thereon.

Application No. 14/93/268 - Proposed rear extension to accommodate  
new freezer unit (further amended scheme)  
Land at Thornfield Bakery, Thornfield Avenue, Waterfoot

- 416 . Resolved that permission be granted subject to the following conditions:-
1. No development shall take place until samples of the proposed render and natural blue slate have been submitted to and approved by the Local Planning Authority.
  2. The proposed car parking and servicing facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made ready for use before the building hereby permitted becomes operational for the purpose of this permission, and shall thereafter be retained solely for car parking (or servicing) purposes.
  3. Prior to the commencement of the use of the building hereby approved the enlarged doors in the existing building shall be formed and the loading bay shown on drawing No. MB-1 provided and thereafter these doors and the loading bay shall be retained at all times.

Application No. 14/93/356 - Proposed use of a partially reconstructed barn as a dwelling. Ridshaw Farm, off Bury Old Road, Nangreaves, Bury.

- 416 . Resolved that planning permission be refused for the following reasons:-
1. The proposed development would be contrary to the provisions of the approved Lancashire Structure Plan, the Rossendale District Plan and the Rossendale District Local Plan - First Review wherein the site is shown to be located generally within an areas designated as Green Belt where in accordance with the provisions of DOE Circular No. 14/84 and PPG No. 2 planning permission will not be given for new development except in very special circumstances, other than for the purposes of agriculture, forestry, or other uses appropriate to rural area.
  2. Sufficient land is already available within the Borough either with the benefit of planning permission or firm allocation for residential development to meet future housing needs both in accordance with the provisions of the Development Plan and Government Circulars (including DOE Circular 15/84, and DOE PPG 3 (January 1988).
  3. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well planned development.

Application No. 14/93/369 - Proposed siting of static caravan for use as works refreshment unit for a temporary period of two years. Albion Mill Yard, Helmshore Road, Helmshore.

- 416 . Resolved that planning permission be refused for the following reason:-

The temporary siting of a caravan in such a prominent roadside location, close to residential property for the purposes of providing canteen facilities for Albion Mill industrial units would result in a visually incongruous form of development, out of character with the street scene, to the detriment of visual amenity and contrary to the aim of securing orderly and well planned development.

Standing Order No. 39(1)

416 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Winder taking part in the discussion on the following item.

Application No. 14/93/366 - Change of use from veterinary surgery to retail shop. 42 Market Street, Edenfield.

416 . Resolved that consent be granted subject to the following condition:-

The use which is the subject of this permission shall only be carried out between the hours of 10.00 and 18.00 hours on Mondays to Saturdays (excluding Tuesdays) and between the hours of 10.00 and 16.00 hours on Sundays and Bank Holidays (excluding Bank Holidays within the months of November to March inclusive).

SECTION 'A' - FUNCTIONS NOT DELEGATED

Lancashire Wildlife Trust - Lancashire Wildlife Appeal

416 . The Borough Engineer and Planning Officer reported on an Appeal launched by the Lancashire Wildlife Trust and advised that a request for financial

assistance had been submitted.

Resolved that the Lancashire Wildlife Trust be advised of this Council's support for their work but that with regret a contribution towards the Appeal be not made at the present time.

#### Horticultural Trades Association - Green Releaf Scheme

416 . The Borough Engineer and Planning Officer submitted details of a scheme involving the increased planting of trees, organised by the Horticultural Trades Association which encouraged Councils to pledge their support to the principals of the scheme.

The Chair indicated that the Council had an excellent record of tree planting and encouraging the planting of trees throughout the Borough.

Resolved that the Council pledges its support for the Green Releaf project and is dedicated to ensuring that the principals are actioned wherever possible to the benefit of the local community and quality of life.

#### Coalfield Communities Campaign

416 . The Borough Engineer and Planning Officer reported on contact he had had with Coalfield Communities Campaign. He advised that the Council had been invited to become a Member of the Campaign at an annual subscription of £839.

The Borough Engineer and Planning Officer indicated that the Council were signatories and supporters of the Campaign's Charter but not Members thereof.

Resolved that the Council continues its support for the Coalfield Communities Campaign but it does not become a Member of the Campaign.

#### Interim Development Order - Mineral Extractions

416 . The Borough Engineer and Planning Officer submitted a comprehensive report outlining the relevant parts of the Planning and Compensation Act, 1991

insofar as the legislation had an effect on quarries within the Borough. He advised that 17 Interim Development Orders had been registered in Lancashire and that 5 of these related to quarries in Rossendale.

Considerable concern was expressed by Members at the severely limited control which could be exercised over registered quarries; essentially applications in respect of registered quarries could not be refused and the conditions attaching to the operation of such quarries would be imposed by the Lancashire County Council as Mineral Planning Authority - in practice only conditions relating to environmental and amenity matters can be applied to applications, any conditions which would affect the economic operation of the asset value of the quarry would be likely to be the subject of strenuous objections and appeals.

In answer to a question from a Member, the Borough Engineer and Planning Officer indicated that the National Rivers Authority and North West Water were involved in the process of determining applications and North West Water had significant powers to control or restrict operations insofar as these might be detrimental to the water catchment areas.

Resolved (i) that the Chief Executive Officer write to the Member of Parliament for Rossendale and Darwen seeking her continued support in expressing the concerns of the Rossendale community in particular to the limited powers

given to local Councils in dealing with applications, the short amount of time given to the Mineral Planning Authority to determine such applications, and seeking new legislation to enable local authorities to reflect more accurately the needs of their local communities and that he write similarly, expressing those concerns to the Secretary of State for the Environment, and

(ii) that the Borough Engineer and Planning Officer be instructed to write to the Lancashire County Council expressing the concerns of the Committee as now discussed in respect of the specific registered quarries within Rossendale relating particularly to access and egress to and from the quarries, residential amenity concerns, hours of operation of the quarries and on-going risk caused by quarrying operations to the water collection in the Borough.

### Haslingden Town Centre Sub-Committee

416 . The Chief Executive Officer submitted the Minutes of the Haslingden Town Centre Sub-Committee held on 3rd September, 1993.

Resolved (i) that the Minutes be approved and adopted and that the Borough Engineer and Planning Officer be authorised to prepare a draft Town Centre Plan as outlined in the Minutes of the Sub-Committee to incorporate an amalgamation of options 4 and 6 of the report submitted by Oscar Faber TPA, the Consultants appointed to undertake the traffic study in the town centre (for Minutes see Appendix 'A')

(ii) that the Haslingden Civic Trust be invited to contribute to the discussion on the Town Centre Plan and that representatives be invited to attend the next meeting of the Haslingden Town Centre Sub-Committee, and

(iii) that a joint meeting be held between Members of the Haslingden Town Centre Sub-Committee and the Chair, Vice Chair and Opposition Spokesperson of the Environmental Health and Control Committee together with the appropriate Ward Councillors with a view to reaching agreement on the proposals prior to the next cycle of meetings.

### Highways Report

416 . The Borough Engineer and Planning Officer submitted a report giving details of the works being carried out on highways throughout the Borough. He replied to Members' questions on items referred to in his report and matters relating to maintenance etc., and undertook to investigate queries and advise appropriate Members accordingly.

Resolved that the report be noted.

Traffic Regulation Orders

Helmshore Road, Helmshore

416 . (a) The Borough Engineer and Planning Officer reported on his proposals for dealing with problems caused by parked vehicles at the above location.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive on the western side of Helmshore Road from its junction with Mayfield Avenue for a distance of 67 metres in a southerly direction.

### Baldwin Street, Stacksteads

(b) The Borough Engineer and Planning Officer reported on his proposals for dealing with problems caused by parked vehicles at the above location.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive on the western side of Baldwin Street from a point 21 metres south of its junction with Newchurch Road for a distance of 28 metres in a southerly direction and on the eastern side of Baldwin Street from a point 13 metres south of its junction with Newchurch Road for a distance of 48 metres in a southerly direction.

### Union Square, Bacup

(c) The Borough Engineer and Planning Officer reported that following investigation into the existing Order it appeared that it was no longer necessary and conditions would be improved if the Order were to be revoked.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make a revocation Order revoking the Order or parts of the Order restricting the parking of vehicles on both sides of Union Square, Bacup as indicated on the map submitted to the Committee.

### Traffic Calming Measures

416 . Arising out of the discussion on the previous item on Traffic Regulation Orders, the Chair reminded Members of the report received from the Lancashire County Council on schemes which were to be introduced in the County in respect of traffic calming. He suggested that Members might wish to advise the Borough Engineer and Planning Officer of areas which might benefit from traffic calming measures so that a report could be presented to the next meeting by the Borough Engineer and Planning Officer on bids to be made to the County Council together with details of the criteria used in affording priority to such schemes.

Resolved that the report be noted.

Winter Maintenance - Sale of Carr Hall Street Depot, Haslingden

416 . The Borough Engineer and Planning Officer submitted a report which outlined operational difficulties which he anticipated would follow the proposed sale of Carr Hall Street Depot which was currently used for winter maintenance in the western part of the Valley.

Resolved (i) that the report be noted, and

(ii) that the Borough Engineer and Planning Officer be requested to report to the next meeting of the Committee on his proposals for dealing with winter maintenance in the western part of the Valley following the sale of the Carr Hall Street Depot.

Footpath linking Beech Close and New Way, Whitworth

416 . The Borough Engineer and Planning Officer reported the receipt of a petition from 33 residents of New Way and Beech Close, Whitworth requesting that the footpath be resurfaced by the Council. He advised that the footpath was not

an adopted highway and as such it would be inappropriate for the Council to respond to the request.

Resolved that no action be taken to resurface the privately maintained path linking New Way and Beech Close, Whitworth.

#### Private Street Works - Back Industry Street

416 . The Borough Engineer and Planning Officer reported that a meeting had been arranged with residents to discuss the amended scheme. Unfortunately not all the objectors had been able to attend and he was arranging to contact them individually to advise of the amended scheme. He reported that he would be in a position to report further to the next meeting of the Committee.

Resolved that the report be noted.

#### Sickness Report

416 . The Borough Engineer and Planning Officer referred to the sickness report presented by the Director of Operating Services which had been circulated to the Committee and advised of the action he had taken in accordance with the Council's Sickness Policy.

Resolved that the report be noted.

#### Administration problems

416 . Further to Minute No. 114 of the June meeting of the Committee, the Borough Engineer and Planning Officer reported that an investigation had been undertaken by both the Police and the Internal Audit Section. The Police investigations were now completed.

Resolved that the report be noted.

#### Security precautions for shops

416 . The Borough Engineer and Planning Officer reported the receipt of several approaches from shops within town centres for permission to install some form of precautions to prevent ram raiding. He advised of the steps which had been taken in respect of two premises within Rawtenstall town centre, where in the first case cast iron bollards had been installed on Bacup Road, Rawtenstall; in the second case, in respect of shop premises on Bank Street, it was felt that similar permanent bollards would be detrimental to the street scene and collapsible bollards were installed at the rear of the footpath.

The Borough Engineer and Planning Officer advised the Committee that he had been asked by the Highway Authority to prepare a detailed report explaining the circumstances behind the authorisation of the collapsible bollards. It had subsequently been decided to initiate pilot schemes in Blackpool and Rossendale to assess the demand for and success of anti ram rading bollards.

The Borough Engineer and Planning Officer submitted proposals for determining the circumstances in which such apparatus would be permitted. Members suggested that it would be appropriate to control the specification of such bollards in terms of height and colour, etc. The Borough Engineer and Planning Officer advised that wherever possible alternative methods should also be considered e.g. the siting of large planters, appropriate street furniture and similar obstructions.

Resolved that any requests for anti ram raiding bollards be responded to in the light of the conditions suggested in the report of the Borough Engineer and Planning Officer and taking into account the views expressed by Members at the meeting.

### East Parade, Rawtenstall

416 . The Borough Engineer and Planning Officer reported that he had been requested to present information to the Committee on the condition and situation of East Parade, Rawtenstall. He advised that the street was an unadopted highway within the Rawtenstall town centre and so far as he was aware at the meeting, the only other unadopted streets within the town centre were South Street and Worswick Crescent. If the streets were to be brought up to adoption standards, the total cost would be in the order of £20,000.

The Committee discussed the desirability of dealing with private streets within defined town centres and the reasons for adopting a different approach to such streets were also discussed.

Resolved (i) that the Borough Engineer and Planning officer be authorised to arrange a meeting between the Chair, Vice Chair and Opposition Spokesperson and appropriate Ward Members with residents of East Parade to discuss the possible future treatment of that road and that a report be presented to the next meeting of the Committee on the matter, and

(ii) that a report on all unadopted streets within town centres be circulated with the reports to the next meeting of the Committee.

## SECTION 'B' - FUNCTIONS DELEGATED

### Street Cleansing, 1994/98 - Select List of Contractors

416 . The Borough Engineer and Planning Officer reported the receipt of application from 9 contractors, seeking tender documents for the above-mentioned Contract. He advised that it was normal practice that neighbouring DLOs would not be invited to tender in competition with the Highways DLO. Of the private

companies which had applied, he was currently obtaining performance and financial references.

He recommended that Lancashire Waste Services and LCES be not invited to tender and that the Development Control Sub-Committee be authorised to approve the Select List of Tenderers.

Resolved that authority to approve the select list be delegated to the Development Control Sub-Committee.

#### SECTION 'A' - FUNCTIONS NOT DELEGATED

##### The Borough of Rossendale (Footpath 344 Rawtenstall) Part of Public Path Diversion Order, 1993

416 . The Chief Executive Officer referred to a report which had been circulated by the Borough Solicitor which indicated that the above-mentioned Order had been advertised and no objections had been received.

Resolved that the Order be confirmed as an unopposed Order.

Development Control Sub-Committee

416 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 6th, 13th, 20th and 27th August and 3rd September, 1993 be noted (for Minutes see Appendices 'B' - 'F').

Item of Urgent Business

416 . In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the special circumstances appertaining thereto.

New Line Railway Bridges

416 . The Borough Engineer and Planning Officer reported that the former British Railway Bridges on New Line, Bacup had been acquired by the former Bacup Borough Council and responsibility for their maintenance rested with the Council. He advised that in order to bring the bridges to a standard to carry increased axle loading it was necessary first to undertake a survey of the bridges and he had received an interim report from Consultants which had been assessed by the County Surveyor.

The Borough Engineer and Planning Officer advised that it would be necessary for detailed monitoring to continue for a period of between 6 and 18 months and that thereafter an accurate estimate of the necessary works could be prepared for submission to the Policy and Resources Committee for inclusion in the Capital Programme.

Resolved (i) that the report be noted, and

(ii) that the matter be referred to the Policy and Resources Committee.

THE MEETING CLOSED AT 9.35 P.M.



ENGINEERING AND PLANNING COMMITTEE

held 25th October, 1993  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Bolton, Cruise, Easton, Mrs. Goldsworthy,  
Keogh, Lamb, Neal, Pilling, Procter, Mrs. Talukdar,  
Weeds and Wright.

An apology for absence was received from  
Councillor Harding.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Membership of Committee

574 . The Chief Executive Officer reported that in accordance with Section 16 of the Local Government and Housing Act, 1989, he had been notified by the Leader of the Labour Group of the resignation of Councillors Wilkinson and McShea and the appointment of Councillors Procter and Lamb.

Resolved that the report be noted.

Minutes

574 . Resolved that the Minutes of the meeting of the Committee held on 13th September, 1993 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

574 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 577 to 581 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/93/383 - Proposed Siting of a Portable Building  
to House Staff for a Temporary Period of 12 Months  
Centre House, 33 Hall Carr Road, Rawtenstall

574 . Resolved that the Committee express the view that the likely decision in respect of this application, had it been made within the eight week decision period, and not subject to an appeal, would have been a refusal for the following reasons:-

1. The proposed development would be reason of its size, location, poor design and close proximity to the adjoining dwellinghouse, create an incongruous feature, out of character with existing buildings and be detrimental to the visual and residential amenities at present enjoyed by and reasonably to be expected to be enjoyed by the occupiers of that adjoining dwellinghouse.
2. Due to the limited site area available, the expansion of this use has resulted in an excessive proportion of the site already being used as office space, without the necessary service facilities, and the addition of a building no matter how temporary over expands the use to an unacceptable degree thereby setting an adverse precedent for the principle of a more permanent solution.
3. The proposed development would be likely to encourage additional volumes of vehicular traffic to visit the site. In the absence of any satisfactory provision for off-street parking, vehicles would be encouraged to be parked upon the carriageway of adjoining highways and would, therefore, be likely to cause an obstruction to same and be an additional source of hazard, all of which would be to the detriment of good highway planning and road safety.

Application No. 14/93/379 - Substantive Rebuilding of Existing Extensively Fire Damaged Former Farm Cottage Within it Existing Footprint (Resubmission). Higher Trough Farm, Moss Side Street, Shawforth

574 . Resolved that the application be approved subject to the following conditions:-

1. No development shall take place until samples of the proposed natural stone walling and natural stone slab roofing have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring facilities within the application site have been provided, laid out and surfaced in accordance with details to be submitted to and approved by the local planning authority.
4. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
5. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and

surface water) have been submitted to and approved by the local planning authority.

6. None of the (dwellings) (buildings) hereby permitted shall be occupied until the drainage works referred to in Condition No. 5 have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.

NOTE:

The grant of express planning permission in this particular instance has had regard to the specific extenuating circumstances relating to this application and also to the property's recent residential occupation and current fire damaged status.

Application No. 14/93/447 - Proposed Erection of a Temporary Anemometer  
40M Mast for a Temporary Period of 2 Years. Land at Liver Hill,  
off Burnley Road East, Water, Rossendale

574 . Resolved that this application be approved subject to the following condition:-

The structure authorised by this permission shall be removed at the end of a period of 2 years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.

Application No. 14/93/365 - Erection of 10 No. Semi-Detached Houses  
with Detached Garages. (Amended Scheme). The Development may affect  
the setting of Footpath No. 375. Moorside Crescent, Bacup

574 . Resolved (Councillor Mrs. Talukdar dissenting) that this application be approved subject to the following conditions:-

1. No development shall take place until samples of the proposed artificial stone and slate have been submitted to and approved by the local planning

authority and the outer face of the building shall not be constructed other than with the approved materials.

2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/93/394 - Erection of Random Stone Wall to Enclose Land Belonging to Church to Match Existing Wall at Front of Church. The Development May Affect the Setting of Footpath No. 390. Rear of Methodist Church, Bowker Street, Irwell Vale, Ramsbottom.

574 . Resolved that the application be refused for the following reasons:-

1. The proposed development would, by reason of its size, mass and close proximity to the adjacent dwellinghouse, be detrimental both to the visual and residential amenities at present enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of that adjacent dwellinghouse.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Planning Appeal Decisions

574 . The Borough Engineer and Planning Officer reported upon the results of appeals against the Council's decision to refuse planning permission as follows:-

Application No. 14/93/008 - Erection of One Bungalow, Site Adjacent to Former Library, Market Street, Shawforth (Informal Hearing).

- Upheld - Subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.
2. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988, no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order should be carried out anywhere within the application site without the consent in writing of the local planning authority.
3. Before any development is commenced a fully detailed scheme of landscaping (including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority. This scheme shall thereafter be fully implemented before the dwelling hereby permitted is first occupied or at any such time subsequently

agreed in writing by the local planning authority. Any trees or shrubs dying, becoming diseased or otherwise being removed within 2 years of planting shall be replaced by species of a similar type and size.

4. The proposed access to the site from Market Street shall be constructed to a minimum width of 4 metres at the back of footway position.
5. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear. The vehicular turning space shall be laid out and be available for use before the dwelling is occupied.

Application No. 14/93/47 - Erection of Front Porch. 27 Lord Avenue, Stacksteads, Bacup (Written Representations).

- Dismissed.

Application No. 14/92/342 - Erection of Steel Portal Frame Buildings for Storage of Silage and Housing Livestock, Open Yard Area and Midden-Stead and Associated Landscaping. Leys End Farm, Grane Road, Haslingden (Written Representations)

Upheld - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.
2. Before any work on the development hereby permitted is commenced, the junction of the site access road with Grane Road shall be widened by the provision of a new edge of access road to a minimum radius of 8m and to run from the northern kerb of Grane Road to the south-eastern edge of the access road.
3. Before any work on the development hereby permitted is commenced, the site access road junction as enlarged in accordance with Condition No. 2 above, and extending from the edge of the

carriageway of Grane Road for a minimum distance of 20m along the centre line of the access road, shall be paved in permanent construction in accordance with a scheme submitted to and approved by the local planning authority.

4. Before any work on the development hereby permitted is commenced, the existing gate on the site access road shall be relocated a minimum distance of 20m from the edge of carriageway measured along the centre line of the access road.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Application No. 14/92/179 - Open Cast Mining, Reclamation and Restoration  
at Heald Moor, Rossendale/Burnley Boundary.

Appeal withdrawn.

Resolved that the report be noted.

#### Rossendale District Local Plan

574 . The Borough Engineer and Planning Officer reported that the Public Inquiry into the Rossendale District Local Plan had commenced on Tuesday, 5th October and he submitted details of the programme for the Inquiry.

He advised the Committee that a public consultation meeting was to be held at the Rawtenstall Library at 7.00 p.m. on Thursday, 28th October in connection with the Lancashire County Council Structure Plan.

Resolved that the report be noted.

#### Small Capital Improvements and Traffic Calming

574 . The Borough Engineer and Planning Officer submitted a report indicating the criteria used by the County Council in assessing priority for small capital improvements and traffic calming measures. The formula for determining priorities was based on accidents/costs/predicted accident saving potential of the

proposed scheme and he submitted details of those schemes submitted to the County Surveyor in October, 1992.

Resolved that the report be noted.

Footpaths on Wallbank Estate, Whitworth

574 . The Borough Engineer and Planning Officer advised that the Housing, Management and Services Committee had referred to this Committee the question of the stopping up of footpaths on the Wallbank Estate, between Eastgate and Northgate and between Northgate and Fairway. He recommended that the footpaths be stopped up and the land incorporated in the garden curtilages of adjacent properties; the use of the land for garden purposes would require planning permission.

Resolved (i) that the Housing, Management and Services Committee be advised that this Committee is prepared to authorise the stopping up of the footpaths in question subject to planning permission being gained to incorporate the land into adjacent gardens, and

(ii) subject to (i) above, the Borough Solicitor be authorised to make Orders under the Town and Country Planning Act for the stopping up of each footpath so as to facilitate the development.

Traffic Regulation Orders

Woodlea Road, Waterfoot

574 . (a) Further to Minute No. 1104(a), the Borough Engineer and Planning Officer reported on further consultation which had been held with the Police and the Lancashire County Council.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order as follows:-

Prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive on the sothern side of Woodlea Road from its junction with Burnley Road East for a distance of 21 metres approximately in a south easterly direction

Rochdale Road, Edenfield - Junction with Dearden Fold

586. (b) The Borough Engineer and Planning Officer reported that following investigations and complaints it was necessary to remove parked vehicles from Rochdale Road at its junction with Dearden Fold.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the south side of Rochdale Road from its junction with Dearden Fold for a distance of 31 metres in a westerly direction.

Shaw Street, Acre

586. (c) The Borough Engineer and Planning Officer reported that because of reduced use of this street as an access to the Hazel Mill Retail Outlet it would be possible to reduce the severity of the Order.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make a Revocation Order revoking the existing Order on both sides of Shaw Street from a point 15 metres east of the junction with Blackburn Road for a distance of 20 metres approximately in an easterly direction.

#### Weight Restriction Order - Station Road, Helmshore

586. (d) The Borough Engineer and Planning Officer reported that a survey had been carried out of this road which indicated low usage by HGVs but he recommended that to prevent any possible future use, a Weight Restriction Order would be appropriate.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order restricting the use of Station Road by vehicles with a gross vehicle weight in excess of 7.5 tonnes from its junction with Helmshore Road to its junction with Holcombe Road.

Disabled Parking - North Street and James Street, Rawtenstall

574 . The Borough Engineer and Planning Officer reminded the Committee of the current position regarding the proposals to provide disabled spaces on North Street and James Street, Rawtenstall. Following the decision at the June meeting, consultation had been undertaken with the Police who had indicated that the proposed reduction in disabled parking spaces should be reconsidered by the Committee.

Resolved that the decision of the Committee contained in Minute No. 103(h) taken at the June meeting be confirmed.

Disc Car Parking - Rawtenstall

574 . The Borough Engineer and Planning Officer referred to the Committee's proposal for disc car parking. He advised that the disc used by drivers to indicate their time or arrival was calibrated in 15 minute segments. The Town Hall lower car park was originally proposed for 20 minute parking but he suggested that it would not be possible to indicate clearly the waiting periods of 20 minutes using the existing discs. He recommended that the Lower Car Park be restricted to 2 hours, this being consistent with the remainder of the restricted Car Parks in the Town Centre area.

Resolved that the Order be amended to permit vehicles for up to 2 hours maximum on the Town Hall Lower Car Park subject to the completion of the proposed Car Park on the flagged area between the Town Hall and the Astoria Ballroom.

SECTION 'B' - FUNCTIONS DELEGATED

Street Naming and Numbering

Development off Bolton Road North, Stubbins

574 . (a) Resolved that consideration of the name of this development be deferred.

Development off Bolton Road North, Edenfield

589. (b) Resolved that this development be named Eden Court

Development off Jubilee Road, Haslingden

589. (c) Resolved that this development be named Jubilee Mews.

Development at Cowpe Road, Waterfoot

589. (d) Resolved (i) that this development be named Irwell House, and

(ii) that a letter of thanks be sent to Miss Nuttall, a pupil from Waterfoot CP School for suggesting this name.

Private Street Works

Acre View, Edenfield

574. (a) The Borough Engineer and Planning Officer reported that the developer at the above-mentioned site had requested that the Council resolve to make up the unnamed gable end street at the gable of No. 1 Bolton Road North, Edenfield so as to enable him to provide adopted highway access to his proposed development. The full costs of the work would fall to be met by the developer.

Resolved (i) that pursuant to Section 205 of the Highways Act 1980 whereas the un-named gable end street at the gable end of 1 Bolton Avenue North, Edenfield (extending from its junction with Bolton Road North in a south easterly direction for 26.5 metres) is not at present sewered, levelled, paved, metalled, flagged, channelled, made good and lighted to the satisfaction of the Council (acting as Agents for the Lancashire County Council) be sewered, levelled, paved, metalled, flagged, channelled, made good and lighted

(ii) that the expenses incurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to

the degree of benefit to be derived from the streetworks by any of the premises fronting the street

(iii) that accordingly the whole of the expenses, be apportioned to the developer, Approach Ltd

(iv) that the plans, section, and specifications for the works be approved, and

(v) that the Chief Executive Officer prepares notices etc. in accordance with Part XI of the Highways Act 1980 subject to all associated legal, advertising and administrative costs being met by the developer.

#### Holme Lane, Townsendfold

590. (b) The Borough Engineer and Planning Officer reported that a further meeting had been held with residents of Holme Lane and he submitted a note of the proceedings of that meeting.

Resolved (i) that the Borough Engineer and Planning Officer, in conjunction with the County Surveyor, reapportion the costs of a scheme to repair only the Holme Lane Bridge. The apportionment to be based on traffic generation characteristics of the various properties

(ii) that the Borough Engineer and Planning Officer, in conjunction with the County Surveyor, investigate possible urgent works to prevent further deterioration of the parapet walls to a dangerous condition, and

(iii) that the various utilities be contacted to seek removal of services built into the Langwood Brook Culvert, so as to remove the consequent obstruction to the flow along the watercourse.

#### Private Street Works Priorities

590. (c) Resolved that details of the streets on the priority list be submitted to the Development Control Sub-Committee and that the Development Control Sub-Committee be authorised to determine priorities for 1994/95.

### Back Industry Street, Facit

590. (d) The Borough Engineer and Planning Officer reported that he had now heard from those objectors to the original scheme that they had withdrawn their objections.

Resolved that the Borough Engineer and Planning Officer be authorised to proceed with the scheme.

### Unadopted Streets in Town Centres

574 . The Borough Engineer and Planning Officer submitted a report listing those unadopted streets within the defined town centres of Rawtenstall, Bacup, Waterfoot and Haslingden, together with details of the costs of bringing the street up to adoptable standards. He indicated that the streets could be adopted through the normal street works programme with the cost being apportioned to the frontagers or the Council may wish to consider financing the works from the Capital Programme.

Resolved that the Borough Engineer and Planning Officer be requested to report on this matter to the Development Control Sub-Committee and that Sub-Committee consider the matter and report back to a future meeting of the Committee.

### Croston Close Road - Unadopted Highway

574 . The Borough Engineer and Planning Officer submitted details of the above-mentioned unadopted highway and indicated that it gave access to various isolated properties including one property occupied by an elderly couple who were in need of Social Services care. In view of the condition of the highway, he reported that five private care contractors had refused to visit the property because of the condition of the road. He indicated that the cost of repairing the potholes would be in excess of £2,000 and he advised that such emergency repairs could not be guaranteed for more than a few months.

Resolved that no action be taken to carry out emergency works to the above road unless funds are provided by the residents or Social Services.

Adoption of Highways  
- Brandwood Park, Stacksteads

574 . The Borough Engineer and Planning Officer reported that the highways detailed below had been adopted with effect from 8th September, 1993 following completion of an Agreement under Section 38 of the Highways Act with the developer.

1. Brandwood Park, Stacksteads (Nos. 1-16)
2. Brandwood Park, Stacksteads (Nos. 17-24)

From their junctions with Rakehead Lane to the end of the cul-de-sacs, comprising carriageway, footway, street lighting and drainage systems but excluding landscaped verge areas

Standing Order No. 39(1)

574 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Mrs. Baron taking part in the discussion on the following item.

The Moorlands, Weir - Turning Head

574 . The Borough Engineer and Planning Officer reported on circumstances in which advisory signs had been marked in the highway to indicated that parking was prohibiting in the turning head at the above road.

The Committee discussed the matter in detail

Resolved that the advisory no parking road markings be removed.

N.B. Councillors Quinn, Mrs. Talukdar and Pilling declared an interest in the following item of business and withdrew from the meeting during discussion and voting thereon

Councillor Wright declared an interest in the following item of business

Resolved that Councillor Neal take the Chair for the following item of business.

### COUNCILLOR NEAL IN THE CHAIR

#### Street Cleansing - Compulsory Competitive Tendering

574 . The Borough Engineer and Planning Officer submitted a comprehensive report on the guidance issued under the Local Government (Direct Service Organisation) (Competition) Regulations, 1993. He advised the Committee that as a result of the guidance it had been necessary to redraft certain clauses of the Contract documents so as to make available the Council's Street Cleansing vehicles and part of the Henrietta Street Depot to the successful Contractor.

He submitted details of the revised timetable for the Street Cleansing Contract Tendering process as follows:-

Resolved (i) that the revised timetable be noted,

10th November, 1993	Council approval of revised Contract Documents
12th November, 1993	Issue of Invitations to Tender (statutory minimum 40 days)
24th December, 1993	Receipt of Tenders
17th January, 1994 (E&P)	Award of Contract (statutory range 30-120 days)
1st April, 1994	Date of Commencement

(ii) that the revisions to the Contract document as circulated by the Borough Engineer and Planning Officer be approved.

COUNCILLOR QUINN IN THE CHAIR

Winter Maintenance

574 . The Borough Engineer and Planning Officer reported further to his report to the September meeting of the Committee with his proposals for dealing with winter maintenance for the western part of the Valley following the sale of the Carr Hall Street Depot.

He indicated his serious reservations about conducting the whole winter maintenance operation from Bacup.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to negotiate with the purchaser of the Carr Hall Street Depot to rent a small part of the site for salt storage and to rent one of the new industrial units for garaging

(ii) that he also investigate the provision of hardstanding and security fencing at the Commercial Mill Site together with garaging at that site for four vehicles or alternative garaging accommodation within the Haslingden area, and

(iii) that a report on these negotiations/investigations be submitted to the Committee.

#### Forest of Rossendale Bridleways Association

574 . The Chair welcomed Mr. King and Mrs. Peat from FORBA and invited them to make a presentation to the Committee.

Mrs. Peat outlined the purpose and history of their Association and indicated the difficulties encountered by horse riders of the Valley in finding suitable off road facilities to pursue their sport. She submitted details of the types or problems faced in gaining access to the countryside and the protracted delays faced by the Association in pursuing formal channels in determining the status of paths.

Mr. King asked whether the Committee might be able to offer help or support to the Association with a view to assisting their members and other enjoy the benefits and greater increased safety of riding off the main roads.

Resolved that FORBA be invited to submit a map indicating the proposed/associated routes together with any necessary supporting information thereon and that the matter be considered by the Development Control Sub-Committee in detail and reported to a future meeting of this Committee.

The Borough of Rossendale (Land at Carr Mount, Rawtenstall)  
T2/84 Tree Preservation Order, 1993

574 . The Chief Executive Officer submitted a report on the above-mentioned Tree Preservation Order.

Resolved that the Order be confirmed as an unopposed Order.

Footpath Diversion Orders

The Borough of Rossendale (Part of Footpath No. 58 Lumb)  
Public Path Diversion Order, 1993

574 . (a) The Chief Executive Officer referred to a report which had been circulated by the Borough Solicitor which indicated that the above-mentioned Order had been advertised and no objections had been received.

Resolved that the Order be confirmed as an unopposed Order.

The Borough of Rossendale (Footpath No. 251 Haslingden Grane)  
Public Path Diversion Order, 1993

600. (b) The Chief Executive Officer referred to a report which had been circulated by the Borough Solicitor which indicated that the above-mentioned Order had been advertised and no objections had been received.

Resolved that the Order be confirmed as an unopposed Order.

Sickness Report

574 . The Borough Engineer and Planning Officer referred to the sickness report submitted by the Director of Operating Services which had been circulated to the Committee and advised of the action he had taken in accordance with the Council's Sickness Policy.

Resolved that the report be noted.

Development Control Sub-Committee

574 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 10th, 17th and 24th September and 1st, 8th and 15th October, 1993, be noted (for Minutes see Appendices 'A' - 'F').

Horncliffe Quarry

574 . The Chief Executive Officer circulated a letter on the action taken following a site meeting at Horncliffe Quarry on 17th September, 1993. The Sub-Contractors had agreed to send representatives to a local liaison meeting which was provisionally arranged to be held at Rossendale Groundwork Trust on Tuesday, 14th December.

Resolved that the Chair, Vice Chair and Opposition Spokesperson together with the Councillors for the Eden and Longholme Wards be authorised to attend the meeting.

THE MEETING CLOSED AT 9.20 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 29th November, 1993,  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),  
Councillors Bolton, Cruise, Mrs. Goldsworthy,  
Harding, Keogh, Mellor, McShea, Neal, Pilling,  
Weeds, Wilkinson and Wright.

An apology for absence was received from  
Councillor Mrs. Talukdar.

N.B. Councillors Procter and Lamb (resigned) replaced by Councillors  
Wilkinson and McShea

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

722 . Resolved that the Minutes of the meeting of the Committee held on 25th  
October, 1993 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990  
Applications for consideration by the Committee

722 . The Borough Engineer and Planning Officer submitted a report upon each  
of the applications contained in Minutes Nod. 724 to 733 inclusive which gave  
details of each application, the consultations which had been carried out and where

appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/93/495 - Renewal of Temporary Permission for the Retention of a Roller Shutter Blind on Shop Front  
248 Newchurch Road, Stacksteads

722 . Resolved that the application be approved subject to the following condition:-

1. The roller shutter unit hereby approved shall be removed in the event of the applicant Mr. M. Yasin ceasing to be the owner of the property numbered 248 Newchurch Road, Stacksteads.

Standing Order No. 39(1)

722 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor L. Forshaw taking part in the discussion on the following item.

Application No. 14/93/515 - Proposed Variation to Condition No. 6 of Planning Permission Ref. No. 92/535 Authorising Amongst Other Things the Siting of a Free-Standing Block of Four Garages. This Condition Required these Garages to be Faced in Stone and Slate and the Variation Proposes that they be Faced with Pebbledashed Concrete Panels and Slate Grey Colour Plastisol Corrugated Metal Sheetting. Ash Grove Works, Burnley Road, Rawtenstall

722 . Resolved (i) that the original planning consent in respect of Application No. 14/92/535 be reissued with the revised wording of condition 6 now agreed by the Committee; the application now to be approved subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

2. No development shall take place until samples of the proposed facing stone and roof slate have been submitted to and approved by the local planning authority and the outer face of the extension shall not be constructed other than with the approved materials.
3. Before the extension hereby approved is first occupied for the use hereby approved, the service area and car parking areas shall be surfaced or paved and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan.
4. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
5. A scheme providing details of the design and external appearance of the garages, the siting of which is hereby approved, shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented before one year has elapsed from the date of this permission.
6. The garages hereby approved in principle shall be faced in pebbledashed concrete panels and plastisol corrugated metal sheeting, samples of which shall be submitted to and approved by the local planning authority prior to the commencement of development and thereafter the outer face of the garages shall not be constructed other than with the approved materials.
7. The garaging which is the subject of this permission shall be used exclusively as private lock-up garages and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the garaging.
8. The parking facilities hereby approved when not required for the purposes of the operation of the business use of the applicant or the applicant

company or its successors shall be available for the use of residents of Ash Grove and the immediate locality.

(ii) that the following note be added to the approval notice

'the location plans for the garage block are to be redrawn following an agreed site survey within the garages positioned as far westwards as possible. The amended plan to be submitted for approval by the Borough Engineer and Planning Officer in consultation with the Chair to the Engineering and Planning Committee'.

Application No. 14/93/418 - Erection of 600 m<sup>2</sup> Industrial Unit  
(Resubmission). Hugh Mill, Bacup Road, Waterfoot.

- 722 . Resolved that permission be granted subject to the following conditions:-
1. No development shall take place until samples of the proposed bricks and plastisol profiled steel sheeting have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
  2. The building(s) which is/are the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned Order).
  3. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
  4. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plan has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and

species, unless the local planning authority gives written consent to any variation.

Application No. 14/93/498 - Erection of 1 No. Detached Three Bedroomed House with Detached Single Garage (Plot 14). Heys Close, Off Heys Street, Cloughfold

722 . Resolved (i) that this application be approved subject to the following conditions:-

1. All external walls of the dwelling hereby approved shall be faced in Bradstone weathered York coursed rubble artificial stone.
2. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and

species, unless the local planning authority gives written consent to any variation.

(ii) that the situation on site be reviewed on completion of the works with a view to action being taken if necessary in respect of water discharges onto the highway.

Standing Order No. 39(1)

722 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Procter taking part in the discussion on the following item.

Application No. 14/93/512 - Proposed Change of Use of Existing Dwelling to Day Nursery (Non Residential Institution - Class D1), The Erection of a Wendy House, Garden Shed and Construction of Car Park. 220 Helmshore Road, Haslingden

722 . Resolved (i) that planning consent be granted subject to the following conditions:-

1. Not to make any further material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
2. Before the development hereby permitted becomes operative, the proposed northern site entry shall be constructed to a width of 5 metres.
3. Before the development hereby permitted becomes operative, the proposed southern site egress shall be constructed to a minimum width of 4.5 metres.
4. The proposed car parking area and 7 metre wide vehicular standing and manoeuvring area shall be surfaced or paved in a permanent form of construction and the car parking spaces shall be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn parallel to and 2 metres back from the frontage of the site to Helmshore Road.
6. Before the development hereby permitted becomes operative, informatory signs which are included within the Traffic Signs Regulations and General Directions 1981 and numbered 833, 834, and 836 shall be erected within the site adjacent to the proposed site accesses.
7. Before the development hereby permitted becomes operative, the proposed lockable bollard shall be erected in the middle of the existing site access to Helmshore Road. The bollard shall be adequately maintained and shall prevent access to an egress from the site at this point during all times when the nursery is in operation.
8. Prior to the commencement of the use hereby approved a scheme providing details of the wendy house and garden shed shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented.

(ii) that the following note be added to the Approval Notice

'Vehicles leaving the car park via the formal exit should turn left rather than right in the interests of highway safety'.

Application No. 14/93/499 - Erection of an Extension to Existing Warehouse Comprising 6007 m2 of Floorspace to be used for Warehousing. Erection of 2 Storey Extension to Existing Warehouse Comprising 216 m2 of Floorspace to be used for Offices. The Development may affect the Setting of Footpath No's 361 and 363. Duralay, Knowsley Road, Haslingden

722 . Resolved that this application be approved subject to the following conditions:-

1. No development shall take place until samples of the proposed bricks have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. No development shall take place until samples of the proposed plastisol coated steel sheeting have been submitted to and approved by the local planning authority and the outer face of the warehouse extension shall not be constructed other than with the approved materials.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure ( shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

4. The car park shall be surfaced and paved and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative.
5. There shall be no direct vehicular or pedestrian access of any kind between the site and the A56 trunk road. To this end a close boarded fence or similar barrier not less than 2 metres high shall be erected along the frontage of the site with the trunk road. The fence shall be erected behind any existing highway boundary fence on the developers land and be independent of any existing fence.
6. The development hereby permitted shall not be occupied unless and until a suitable vehicle restraint fence has been erected between the site access road and the highway boundary.
7. There shall be no development on or adjacent to any dual-carriageway embankment that shall put any such embankment or earthworks at risk.
8. No drainage from the proposed development shall run off into the dual-carriageway drainage system, nor shall any such new development adversely affect motorway drainage.
9. The entrance/exit to Knowsley Road hereby approved shall be used exclusively for emergency purposes unless otherwise agreed in writing with the local planning authority.

Application No. 14/93/551 - Proposed Retention of Partially completed detached single storey building to be used for housing a domestic generator, road maintenance equipment and a battery store and its completion.  
Proposed retention of partially completed gateway and its completion.  
Proposed associated landscaping (Resubmission) at Rakefoot Farmhouse, Holcombe Road, Helmshore

722 . Resolved that the application be approved subject to the following conditions:-

1. No development shall take place until samples of the proposed natural stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The building which is the subject of this permission shall be used exclusively for domestic purposes and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the building.

Application No. 14/93/484 - Consultation from Lancashire County Council  
Phased development of industrial Thermoplastic recycling Plant 1. Warehouse,  
2. Office extension, 3. Warehouse, 4. Waste encloser and planting  
At Waterbarn Mill, Newchurch Road, Waterfoot

722 . Resolved that the Lancashire County Council be advised that this Council has no objections to raise subject to the imposition of a condition upon the approval, restricting noise levels on the site.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Application in respect of development at  
Unaform, Stubbins Vale Road, Ramsbottom

722 . The Borough Engineer and Planning Officer referred to the proceedings of the Development Control Sub-Committee on 26th November, when Applications 14/93/518 and 14/93/519 had been approved.

He advised the Committee that a request had been received for the Sub-Committee to consider referring the matter to the Engineering and Planning Committee for consideration but that owing to an oversight, the Sub-Committee, had not been so advised.

The Committee discussed the matter and the view was expressed that those issues which had raised concern in respect of a previous application had now been approved by this application.

Resolved (i) that the report upon the procedural, communication error be noted and that the Borough Engineer and Planning Officer be instructed to examine ways of tightening procedures to prevent any recurrence of such an error

(ii) that Members note the determination of the application, and

(iii) that Members note the considerable amendments to the previous scheme, and confirm that, had the application been referred under the Scheme of Delegation, this Committee would have been minded to approve the application subject to: departure procedures, delegation of the issuing of the permission should departure procedures be successful, and the completion of a Section 106 Agreement relating to:- woodland management and enhancement, a scheme for Pin Meadows, financial contribution to the improvement of Stubbins Vale Road and the agreed revocation of extant permission 13/4/2819, and the six conditions advised to the Committee.

#### Planning Appeal Decisions

722 . The Borough Engineer and Planning Officer reported upon the results of appeals against the Council's decision to refuse planning permission as follows:-

Application No. 14/92/378 - Change of use of listed agricultural store and shippon, Fairwall Farmhouse, Cutler Lane, Stacksteads, Bacup  
(Written Representations)

- Appeal Dismissed

Application No. 14/92/617 - Retention of single storey relocatable building housing 4 classrooms. Bacup and Rawtenstall Grammar School, Glen Street, Waterfoot (Informal Hearing)

- Appeal Dismissed

Resolved that the report be noted.

#### SECTION 'B' - FUNCTIONS DELEGATED

Fisherman's Retreat - Unsigned Section 106 Agreement

722 . The Borough Engineer and Planning Officer reported on the circumstances in which planning applications had been granted in respect of the above-mentioned development.

Resolved (i) that the description of the development be amended to read

'retention of extension to building and installation of windows to lower ground floor to facilitate its use. The use of this building is that of a Fisherman's retreat with a restaurant/pub that is also available for recreational users of the Twine Valley'.

(ii) that the proposed Section 106 Agreement be amended by the deletion of paragraph 3(i) in page 3 of the Draft Agreement and the substitution of a clause restricting the use of the premises to users of the Twine Valley Park.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Lancashire Structure Plan

722 . The Borough Engineer and Planning Officer reported that the Lancashire Structure Plan was currently under review and the Plan for the period 1996 - 2006 was currently being prepared. He advised of the functions and aims of the Structure Plan.

The Borough Engineer and Planning Officer suggested that a more detailed report should be presented to the Committee at their January meeting and at that time the Committee would be requested to submit their formal views to the Lancashire County Council.

Resolved (i) that the report be noted

(ii) that a more detailed report be presented to the January, 1994 meeting of the Engineering and Planning Committee as a basis for the Council's formal reply to the County Council's consultation, and

(iii) that the County Council be informed that the Council's formal views will be conveyed to them as soon as possible after 17th January, 1994.

### Bury Unitary Development Plan

722 . The Borough Engineer and Planning Officer reported that the two issues raised on the Bury Unitary Development Plan by this Council related to the protection of moorland and the identification of areas of search for mineral workings. Changes had not been made to the Plan as a result of the views expressed by this Council and he submitted details of the position of Bury MBC in the matter.

The Borough Engineer and Planning Officer also reported the receipt of letters from Residents Associations relating to the protection of the moorland at Holcombe and Shuttleworth.

Resolved (i) that Bury MBC are informed that Rossendale Borough Council welcome the consultation upon the UDP and note the broad confirmity of its proposals with those in Rossendale

(ii) that the Council raises no objection to the major policies and proposals contained in the Plan, and

(iii) that in respect of the moorland areas at Holcombe and Shuttleworth, the Borough Engineer and Planning Officer be requested to consider how the concern of residents might be addressed and conveyed to Bury MBC, and

(iv) that a report on this matter be referred to the next meeting of the Policy and Resources Committee for them to decide on this issue and advise Bury MBC accordingly.

### Bacup and Rawtenstall Conservation Area Partnership Scheme

722 . Further to Minute No. 299 the Borough Engineer and Planning Officer reported that English Heritage had agreed a Conservation Area Partnership Scheme for Bacup and Rawtenstall commencing in April, 1994. He advised the Committee

that this scheme would be one of fifteen pilot schemes to operate in the 7,500 Conservation Areas in England.

The Borough Engineer and Planning Officer advised that the Contract for the Heritage Officer was jointly financed by Rossendale Borough Council and English Heritage and he had now received agreement from English Heritage that funding would continue until 31st March, 1994 to facilitate preparatory work on the Conservation Area Partnership Scheme. Thereafter a further three year arrangement would operate from 1st April, 1994.

Resolved that the Policy and Resources Committee be recommended to extend the Contract of the Heritage Officer until 31st March, 1994 and thereafter until 31st March, 1997 in connection with the proposed Conservation Area Partnership Scheme.

#### Capital Programme, 1993/94

722 . The Borough Engineer and Planning Officer reported the receipt of a request for the Committee to give consideration to the stone cleaning of the Railway Bridge at Stubbins where the railway crosses over the A676. He submitted details of the costs together with his observations in the matter.

Resolved that no action be taken in this matter.

#### Development by Telecommunications Code System Operators

722 . The Borough Engineer and Planning Officer submitted details of amendment No. 6 to the General Development Order, 1992 whereby permitted development status was granted to development by Telecommunications Code System Operators.

The Borough Engineer and Planning Officer submitted details of the GDO and advised of a series of schemes which had been submitted for the installation of apparatus within Rossendale.

In order to deal efficiently with future applications and bearing in mind the delegated power available to the Local Planning Authority in respect of such

matters, the Borough Engineer and Planning Officer suggested the amendment to the Scheme of Delegation in order to deal appropriately with such matters.

Resolved (i) that the report be noted, and

(ii) that the Scheme of Delegation be amended, such that

(a) Determination as to whether prior approval of details is required  
- remains delegated to the Borough Engineer and Planning Officer,  
and

(b) Determination of the siting and appearance of the development is  
delegated to the Development Control Sub-Committee under Part A of  
that Sub-Committee Agenda.

#### Interim Development Orders - Mineral Extractions

722 . Further to Minute No. 429 of the September meeting of the Committee, the Borough Engineer and Planning Officer reported that he had received a response to correspondence from the Department of the Environment in the matter which indicates that there were no plans to further revise the regime for Interim Development orders.

Resolved that the report be noted with regret.

#### Highways Report

722 . The Borough Engineer and Planning Officer submitted a report giving details of the works being carried out on highways throughout the Borough. He replied to Members' questions on items referred to in his report and matters relating to maintenance etc., and undertook to investigate queries and advise appropriate Members accordingly.

Resolved that the report be noted.

#### Social Street Lighting

722 . The Borough Engineer and Planning Officer advised the Committee that the programme for Social Street Lighting had been agreed by the Development Control Sub-Committee on 30th July.

He advised of complaints received from residents in Christchurch Street, Bacup regarding the siting of the column erected in that street and he sought the Committee's instructions in the matter before arranging for the connection of the electricity supply.

Resolved that the report be noted and the Borough Engineer and Planning Officer be authorised to take no further action in the matter.

#### Rawtenstall Car Parking - Disc Parking Progress Report

722 . The Borough Engineer and Planning Officer reported that the disc parking scheme had been introduced on 1st November, 1993. He advised that whilst the scheme was working well and achieving its objectives, there had been certain complaints, details of which were reported to the Committee. These relating in the main to the increase in long stay on-street parking and complaints from traders in the Kay Street area expressing concern at the absence of the number of short stay spaces available on the Kay Street car park.

The Committee discussed the matter

Resolved (i) that the Police and Traffic Wardens be requested to examine the nearby residential streets to ensure that any parking which takes place within those streets causes minimal disruption to the residents

(ii) that a sign be erected at the junction of Kay Street and North Street directing traffic from Kay Street towards the disc parking car parks between the Astoria and the Town Hall

(iii) that the resolutions already made at the previous Committee with respect to the Town Hall lower car park and the car park on the flagged area adjacent to the Astoria be implemented as soon as possible, and

(iv) that the situation with regard to the use of disc managed car parks be carefully monitored and that a further report be submitted to the Committee outlining any proposed amendments to the disc parking regime once the effects of the additional car parking on the flagged area near the Astoria Ballroom has been gauged.

### Trees in the Highway

Whitecroft Avenue, Haslingden

722 . (a) The Borough Engineer and Planning Officer reported that he had arranged for a hazardous tree to be removed from the footway. In addition two further trees had been removed in the past and he had received a petition from residents seeking the replacement of the trees.

Resolved that the Borough Engineer and Planning Officer be authorised to arrange for the trees referred to to be replaced.

Oaklands Road, Edenfield and Burnley Road, Rawtenstall

746. (b) Resolved (i) that no action be taken to remove trees at either of the above locations at the present time but that residents at both locations be consulted on the matter prior to a report being presented to the Committee, and

(ii) that the Borough Engineer and Planning Officer be requested to arrange for the sites to be viewed by the Committee with the regular planning application inspections.

#### Diversion of Footpath 121 Haslingden

722 . The Borough Engineer and Planning Officer reported that the Committee had agreed the diversion of this footpath at their meeting in June but he had now been requested that the most appropriate way to deal with the matter would be by means of an Extinguishment Order and a Creation Order as indicated on the plan submitted to the Committee.

Resolved that the borough Solicitor be authorised to make the necessary Extinguishment Order from points A-B on the plan submitted to the Committee and the necessary Creation Order from points A-D as indicated on the plan submitted to the Committee.

#### Disabled Parking/Parking adjacent to dropped kerbs

722 . The Borough Engineer and Planning Officer referred to the proceedings of the Equal Opportunities Working Party held on 9th September at which the above issues had been raised.

He reminded the Committee of their recent decision regarding the provision of disabled parking within Rawtenstall town centre. He indicated that he had no knowledge of problems for disabled parking in the other town centres in the Borough.

The Borough Engineer and Planning Officer further advised the Committee that legislation was awaited relating to the parking adjacent to dropped kerbs.

Resolved (i) that the report be noted, and

(ii) that the Equal Opportunities Working Party be advised of the current situation relating to legislation in respect of parking adjacent to dropped kerbs.

### Survey into Public Opinion

722 . The Borough Engineer and Planning Officer submitted a comprehensive report on the work undertaken by a student employed by his department during the summer vacation. The object of the research was to determine public opinion on the conditions of roads, footpaths, street cleansing services and town centres in general, as well as looking at the public's view on the loss of historic buildings, the number of satellite dishes and shop adverts and signs. He submitted the details of the research and advised the Committee that almost 350 people had been interviewed and that the views and suggestions made would be incorporated wherever possible in works to be carried out throughout the Borough.

Resolved that the report be noted.

### Landslip to the rear of Nos. 219-231 Blackburn Road, Haslingden

722 . The Borough Engineer and Planning Officer submitted a scheme for basic landscaping of the site of the former properties 219-231 Blackburn Road. He advised the Committee that he had been requested to consider using the area for car parking but since the work was being carried out in default and the ownership of the land would remain with the owners of the former properties, this may not be advisable. In addition, there was the continuing liability for the unstable hillside which was the cause of the original problem.

Resolved that the scheme for landscaping be approved and carried out on completion of the demolition work.

### Standing Order No. 39(1)

722 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Procter taking part in the discussion on the following item.

Residents Petition - Mercer Crescent, Helmshore

722 . The Borough Engineer and Planning Officer reported the receipt of a petition signed by 120 residents of the above-mentioned location requesting traffic calming measures on Mercer Crescent.

He advised that all traffic calming schemes required approval by the County Council and reminded the Committee that the policy of the County Council in such matters was that schemes would be funded on a strict accident reduction priority basis.

Resolved that the Borough Engineer and Planning Officer be requested to seek proposals from Members for schemes which they might wish to include for consideration by the County Council for traffic calming schemes and that details thereof be submitted to the next meeting of the Committee.

### Sickness Report

722 . The Borough Engineer and Planning Officer referred to the sickness report submitted by the Director of Operating Services which had been circulated to the Committee and advised of the action he had taken in accordance with the Council's Sickness Policy.

Resolved that the report be noted.

### Standing Order No. 39(1)

722 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Procter taking part in the discussion on the following item.

### Joint Haslingden Town Centre and Environmental Health and Control Sub-Committee

722 . Resolved that the Minutes of the Joint Haslingden Town Centre and Environmental Health and Control Sub-Committee held on 3rd November, 1993 be approved and adopted subject to the following amendments; (for Minutes see Appendix 'A').

- (a) that the following words be added to the third paragraph of the preamble to the Minute

'it was envisaged that the plan would be undertaken during the period January to April, 1994'

(b) that the following words be added to resolution (i) to the Minute

'and that consideration be given to the widening of the footway between Deardengate traffic lights and the Blackburn Road entrance to the proposed permanent market site'

Development Control Sub-Committee

722 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 22nd and 29th October, and 5th, 12th and 19th November, 1993 be noted (for Minutes see Appendices 'B' - 'F') subject to the substitution of Councillor Neal (for Councillor Harding) in the Minutes of the Development Control Sub-Committee held on 29th October, 1993.

THE MEETING CLOSED AT 9.00 P.M.