

ENGINEERING AND PLANNING COMMITTEE

held 17th January, 1994
at 7.00 p.m.

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

An apology for absence was received from
Councillor Mellor.

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

864 . Resolved that the Minutes of the meeting of the Committee held on 29th November, 1993, be signed by the Chair as a correct record.

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

864 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 866 to 872 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. 14/93/565 - Proposed change of use of basement to night club (resubmission). The Valley Weaver, Blackburn Road, Haslingden

864 . Resolved that planning permission be refused for the following reason:-

The proposed development would, by reason 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. 14/93/485 - Proposed two storey rear extension to form lounge and bedroom. 77 Queensway, Newchurch

864 . Resolved that planning permission be granted subject to the following condition:-

1. No development shall take place until samples of the proposed facing 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.

N.B. The Chair indicated that he may have an indirect interest in the following application. He vacated the Chair in favour of the Vice Chair.

COUNCILLOR HARDING VICE CHAIR IN THE CHAIR

Application No. 14/93/509 - Conversion of disused barn (including increased roof height and rebuilding of front elevation) to residential accommodation. The development may affect the setting of Footpath No. 183. Barn at Long Buildings Farm, Burnley Road, Bacup.

864 . Resolved that planning permission be granted subject to the following condition:-

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 to E of Part 1 and Classes A and B of Part 6 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.

COUNCILLOR QUINN IN THE CHAIR

Application No. 14/93/561 - Change of use of former bus shelter to kiosk for the retail of hot and cold snacks. Former bus shelter, Market Street, Whitworth

- 864 . Resolved that planning permission be refused for the following reasons:-
1. The proposed hot and cold food kiosk would be contrary to Policy S.4 of the Rossendale District Local Plan - First Review in that the proposal would cause demonstrable harm to interests of acknowledged importance including the amenities of occupiers of nearby dwellinghouses, the environment of the locality and highway safety.
 2. The proposed change of use would establish a shop remote from existing shopping areas, and it would increase the standing and also the turning of vehicles on the carriageway of the Class 1 Highway adjoining a bend and adjacent to a telephone call box and bus stop and would, therefore, increase the hazard to other road users.

Standing Order No. 39(1)

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

Application No. 14/93/581 - Proposed single and two storey extension for cooked meat production. Stansfield Road/Old Warth Road, Waterfoot

864 . The Committee discussed the above-mentioned application and expressed certain reservations particularly in respect of traffic flow/vehicle manoeuvring in the highways adjacent to the site. In addition the status of Warth Old House was raised and the effect of the proposed development on that property as well as the effects of the development on residents in the area.

Resolved (i) that consideration of the application be deferred so as to enable the Borough Engineer and Planning Officer to discuss the items of concern expressed by the Committee with the applicant and to give the opportunity for amendments to be made to the application which might overcome the reservations now expressed, and

(ii) that the application be then considered in the normal way under the Scheme of Delegation by being submitted in the first instance to the Development Control Sub-Committee.

N.B. Councillor Weeds declared an interest in the following item of business and took no part in the discussion or voting thereon.

Application No. 14/93/596 - Outline - Erection of 175000 square feet of office floorspace (4 storeys) and provision of 701 on site parking spaces following the demolition of existing factory premises Hamilton McBride, Holcombe Road, Helmshore

864. Resolved (i) that outline planning consent be granted subject to the following conditions:-

1. Application of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved
2. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design, means of access, 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.

3. The premises hereby approved shall be used for business (Class B1) use and for no other purpose as specified by 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.
4. The development shall include car parking provision to comply at minimum with the County Council's car parking standards, such provision to be available for use before the development becomes operational.
5. No part of the development hereby approved shall commence until a scheme for the construction of the site access (as such including the provision of a visibility splay on the river bank to the north measuring 4.5 x 90 metres and a three lane access comprising one in and two exit lanes and adequate pedestrian facilities) has been submitted to, and approved by, the local planning authority in consultation with the Highway Authority.
6. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement (which shall consist of a scheme of re-kerbing and white lining between the junction of Station Road and Holcombe Road and the site access to achieve improvements to the aforementioned junction and to facilitate the provision of a parking lay-by for residents only parking) has been submitted to and approved by the local planning authority in consultation with the Highway Authority.
7. No part of the development, hereby approved shall be occupied or opened for trading until the approved highway scheme referred to in conditions No. 5 and 6 has been fully implemented and completed.

(ii) subject to the completion of a Section 106 Agreement relating to the provision of a bond or other suitable arrangement for £50,000 to be used for such additional highway works in Helmshore (over and above those specified in conditions 5 and 6 of this permission) as may be required within 4 years of the first occupation of the office premises.

Application No. 14/93/541 - Erection of 52 No. 2 Storey dwellings
comprising 11 No. 3 bedroomed dwellings and 41 No. 2 bedroomed dwellings
Land at Acre Mill, Acre Avenue, Stacksteads

864 . 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 applicant/developer by species of a similar type and size.
2. The submitted landscaping scheme shall provide for a substantial belt of tree planting of mixed deciduous species, the size and density of which shall be agreed in writing with the local planning authority before the commencement of development.
3. No development shall take place until samples of the proposed brick and roof tile 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. 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 and D 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.

5. Before the development of the site is first commenced, the junction that would be formed between Acre Avenue and the site access road shall be constructed in accordance with the approved details.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

864 . The Borough Engineer and Planning Officer reported upon the results of appeals against the Council's decision to refuse planning permission as follows:-

1. 14/93/383 - Proposed Siting of a Portable Building to house Staff for a Temporary Period of 12 Months at Centrehouse, 33 Hall Carr Road, Rawtenstall.

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. The portacabins shall be removed from the site at the end of a period of 1 year beginning with the date of the commencement of the development and the land shall then be restored to its former condition within 1 month of the date of the removal of the portacabin.
3. The window in the end elevation of the portacabin facing No. 70 Fallbarn Crescent shall be fitted with obscure glazing before the building is first occupied and shall remain so glazed until the building is removed from the site.

Resolved that the report be noted.

The Lancashire Structure Plan

864 . The Borough Engineer and Planning Officer submitted a comprehensive report on the Consultation Document issued by Lancashire County Council in respect of the Lancashire Structure Plan 1991-2006. The report considered in detail the implications of the proposed policies contained in the Plan particularly insofar as they had an effect on Rossendale.

Resolved that the Lancashire County Council be informed of this Council's views on the document as follows:-

1. A considerable proportion of the policies in the plan are, as written, either non-strategic in nature or are otherwise too detailed/prescriptive.
2. That the identification of Whitworth as a Policy 45 Settlement is accepted.
3. That Rossendale notes that it will need to cater for 2,800 out of Lancashire's total of 65,150 new dwellings between mid 1991 and mid 2006.
4. That Rossendale notes that it will need to identify 50 hectares of land for new employment development.
5. That the landscape designations based upon "Landscape Character Areas" are welcomed.
6. That the policies aiming to reduce the amount of travelling particularly by controlling the number and use of car parking spaces in major town centres be noted.
7. That it be considered that the policies relating to minerals and waste disposal should place more positive emphasis upon the need to promote recycling and to make increasing use of lower grade materials whenever appropriate in order to have a significant impact upon reducing the demand for future mineral working and landfill operations.

8. That in general terms this Council expresses some concern that whilst the Plan recognises and accepts the existence of a west-east divide within the County and seeks as a principal strategic aim to redress this imbalance, its policies nevertheless may appear not to match this aspiration.

Highways Report

864 . 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.

Rawtenstall Disc Parking - Update

864 . The Borough Engineer and Planning Officer submitted a detailed report on the operation of the disc parking scheme in Rawtenstall which included information on the numbers of tickets issued, the reasons for issuing the tickets and details of letters of complaints. The report concluded that 95% of the vehicles using the car parks used them properly and had not received parking tickets.

Resolved that the report be noted.

N.B. Councillors Easton, McShea, Mrs. Talukdar, Weeds and Wright declared an interest in the following item of business and took no part in the discussion or voting thereon.

SECTION 'B' - FUNCTIONS DELEGATED

Street Cleansing Tender

864 . The Borough Engineer and Planning Officer reported that tenders for the Street Cleansing Contract 1994-1998 had been opened on 24th December, 1993 and he submitted details thereof.

The Borough Engineer and Planning Officer indicated that in addition to the basic figures reported to the Committee it was necessary to assess the prices by reference to rates contained in the estimate for day work and to make certain other adjustments in respect of contingencies and the use of the DLO premises and the use of DLO equipment, where necessary, so as to enable the Committee to compare the tender prices on a comparable basis.

Resolved that the tender of the Highways DLO, being the lowest tender received, in the sum of £269,338.44, (evaluated as described above to £320,643.44) be accepted for the Street Cleansing Contract for the period 1994-1998.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Small Capital Improvement Schemes

864 . Further to Minute No. 752 of the December meeting of the Committee, the Borough Engineer and Planning Officer indicated that he had sought additional suggestions from Members for traffic calming schemes but that no additional suggestions had been made.

Resolved that the report be noted.

Trees on Thornfield Avenue, Waterfoot

864 . Further to Minute No. 746(b) as amended by the Council, the Borough Engineer and Planning Officer reported that he had consulted residents of Thornfield Avenue regarding the removal or retention of trees on that highway. He submitted details of the responses to his consultation.

Resolved (i) that action only be considered in respect of removing trees in cases where problems are caused to the highway or pavement surface or neighbouring property or structures

(ii) that in such cases assessment be on an individual tree basis

(iii) that in those cases where the Committee decide to remove highways trees, consideration be given to the planting of suitable replacement trees, and

(iv) that no action be taken to remove trees on Thornfield Avenue, Waterfoot other than to prune epicormic growth.

Social Street Lighting - Christchurch Street, Bacup

864 . The Borough Engineer and Planning Officer reported that the Council at their meeting on 15th December had referred this matter back to the Committee for further consideration. He sought the Committee's decision on whether to remove or proceed with the connection of a supply to one of the street lights provided on Christchurch Street which had been the subject of objections.

Resolved that the street light erected on the east side of Christchurch Street between Nos. 12 and 14, which has been the subject of complaints, be removed; that the new street light at the Old Coach House remain and be Norweb serviced, and that the existing light at the junction of Beech Street/Christchurch Street, near No. 3, be left in place.

Traffic Regulation Orders

864 . The Borough Engineer and Planning Officer submitted reports on a number of proposals for traffic regulation including responses to consultations where appropriate and details of objections

Bank Street, Rawtenstall

882. (a) 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 loading and unloading of vehicles at any time on the south side of Bank Street from its junction with St. Mary's Way for a distance of 70 metres in an easterly then north easterly direction.

Longholme Road, Rawtenstall

882. (b) 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

1. Prohibiting the waiting of vehicles at all times on the western side of Longholme Road, Rawtenstall from its junction with Bacup Road for a distance of 10 metres in a southerly direction
2. Limited the waiting of vehicles to 1 hour in any 2 hours on Mondays to Saturdays inclusive between the hours of 8.00 a.m. and 6.00 . (return prohibited within 1 hour) - from a point 10 metres south of the junction with Bacup Road for a distance of 23 metres in a southerly direction
3. Prohibiting the loading and unloading on the eastern side of Longholme Road, Rawtenstall from its junction with Bacup Road to its junction with Back Bacup Road and on the western side of Longholme Road from its junction with Bacup Road for a distance of 50 metres in a southerly direction

Lord Street, Rawtenstall (Town Hall Lower Car Park)

882. (c) 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 restricting parking of vehicles to 2 hours maximum stay regulated by a disc parking system on the Town Hall Lower Car Park, such Order to include an exemption for the Mayor's Car.

James Street, Rawtenstall

882. (d) 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 limiting the waiting of vehicles in the layby on James Street, Rawtenstall to 1 hour in any 2 hours on Mondays to Saturdays inclusive between the hours of 8.00 a.m. and 6.00 p.m. (return prohibited within 1 hour).

Baldwin Street, Stacksteads

882. (e) Resolved that the objection be noted but that the Order be made as originally proposed.

Helmshore Road, Helmshore

882. (f) Resolved (i) that the objection be noted and that the Order be carried out as originally proposed, and

(ii) that the situation be monitored and efforts made to further improve safety at this location.

Adoption of Streets

The Moorlands, Weir

864. (a) The Borough Engineer and Planning Officer reported that in accordance with a Section 38 Agreement the following lengths of highway had been adopted with effect from 14th December, 1993

Length 386 metres from Burnley Road in an easterly direction to cul-de-sac and additionally including turning heads between houses Nod. 18, 18a and between No's 75 and 77, plus footpath to Heald Lane length 38 metres from cul-de-sac (tapering width 8m/2.5m).

Roadworks adoption comprises carriageway and footpaths total width 8.6 - 9.1 metres with drainage and highway sewer opposite No's 1-21 (length 97m + 1 manhole) plus street lighting.

Resolved that the report be noted.

New Line Industrial Estate, Bacup

883. (b) Resolved that 'The Sidings' as detailed below be adopted as a highway maintainable at the public expense

Length 411 metres from New Line in a north and easterly direction to cul-de-sac and additionally including turning heads adjacent Plot 1 (length 27 metres), Plot 8 (length 17 metres) and Plot 11 (length 18 metres).

Roadworks adoption comprises carriageway and footpaths total width 11.8 - 12.4 metres (turning heads Plot 1 and 8 widths 9.1 metres) with street lighting and drainage. Additionally, culvert structures beneath these roadworks are to become adopted along with retaining wall, outfall structure, fenceworks and embankment between Trough Syke and roadworks chainages 175 to 215 all as per details agreed with Lancashire County Council shown on drawings Nod. 3006/10-16 inclusive.

Waterside Road (Part), Haslingden

883. (c) The Borough Engineer and Planning Officer reported that in accordance with a Section 38 Agreement the following lengths of highway had been adopted with effect from 21st December, 1993

Length 25 metres from existing adopted roadworks in a northerly direction. Adoption includes 18.15m length retaining wall structure, upstream of (but not including) private access bridge to Springvale Mill, along with drainage and street lighting. Average width of roadworks with one footpath, is 8.5 metres.

Resolved that the report be noted.

Stopping up of Footpath Nos 361 and 364 Haslingden

864 . The Borough Engineer and Planning Officer submitted a report indicating that certain Footpath Diversions and Creations would be necessary to facilitate industrial development in the vicinity of Knowsley Road Industrial Estate. He submitted a plan indicating the proposals.

Resolved that the Borough Solicitor be authorised to make the necessary Orders to facilitate the diversion and creation of footpaths (subject to the costs being met by the developer) as shown on the plan submitted to the Committee and drawing No. 3061.

Private Street Works - Robert Street, Stubbins

864 . The Borough Engineer and Planning Officer reported that the developer of land at Robert Street, Stubbins was required by virtue of planning consent 14/92/235 to make up to adoption standards a portion of Robert Street, Stubbins. Since the developer did not have title to the land and had not been able to contact the owners of the land in question he had sought an undertaking from the Council of their willingness to proceed with the making up of the necessary part of Robert Street with the work being carried out by the developer at his own expense.

Resolved (i) that pursuant to Section 205 of the Highways Act 1980 whereas Robert Street, Stubbins (extending from its junction with Bolton Road North to the south west corner of the site boundary subject to planning consent no. 14/92/235) not being 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, and

(iii) that accordingly the whole of the expenses, be apportioned to the developer, John Delaney & Sons Ltd.

Highways Winter Maintenance

864 . The Borough Engineer and Planning Officer submitted a comprehensive report on the incidences of snow fall during November and December, 1993. He submitted details of the Good Practice Guidelines laid down by the Lancashire County Council which indicated response time and treatment time of different categories of roads.

He responded to Members questions and advised of the changes in procedure which were followed in circumstances when considerable snow falls required extra concentration on higher priority roads. In answer to a question he outlined the manner in which the ice prediction system worked.

Resolved (i) that the report be noted, and

(ii) that the thanks of the Committee be conveyed to those members of staff involved in the gritting/snow clearing operations.

M62 Motorway Widening

864 . The Borough Engineer and Planning Officer submitted a letter from the Metropolitan Borough of Calderdale which sought the views of the Council on options in details with the increased traffic on the Trans Pennine Route.

Resolved that the response to Calderdale Metropolitan Borough Council indicate support for the Lancashire County Council's proposals for the M65 extension eastwards towards Yorkshire.

Objective 2 Status - Reference from Employment Sub-Committee

864 . The Borough Engineer and Planning Officer submitted a copy of the report which had been circulated previously to the Employment Sub-Committee. The report was circulated to all Committees for consideration to be given to possible schemes which might attract ERDF funding.

Resolved that the report be noted.

Estimates of Expenditure 1994/95

864 . The Borough Engineer and Planning Officer submitted a report which outlined the targets for the Committee in preparing its estimates for the next financial year. He indicated that the estimates of the Committee currently stood at £1,078,160 approximately £102,160 in excess of the target figure of £976,000.

He further advised Members that as a result of the Street Cleansing Tender above, the estimates could be readjusted to £1,042,570 i.e. £66,570 in excess of the target.

The Borough Engineer and Planning Officer submitted details of reductions in services/provision which had been achieved to arrive at the current figures. The Chief Executive Officer indicated that the Policy and Resources Committee would be looking at the overall position of the Council's expenditure and that the estimates would be resubmitted to this Committee at the next cycle for further consideration.

Resolved that the report be noted.

Bids for Capital Programme, 1994/95

864 . The Borough Engineer and Planning Officer submitted details of possible Capital Schemes for inclusion in the 1994/95 Capital Programme.

Resolved (i) that the following schemes be treated as priorities in 1994/95 in view of their financial contribution from other bodies agreed

Market Street Parking Bay, Bacup	£17,000
Edison Street Car Park, Bacup	£10,000

(ii) that the remainder of the schemes referred to in the report be forwarded for consideration for inclusion in the 1994/95 Capital Programme by the Policy and Resources Committee.

Conservation Area Partnership - Bacup and Rawtenstall

864 . The Borough Engineer and Planning Officer reported that English Heritage had agreed that the proposed Conservation Area Partnership for Bacup and Rawtenstall, based on its preliminary application; details of which were submitted to the Committee.

The Borough Engineer and Planning Officer submitted details of the financial implications of the Partnership as follows:-

1. A revenue budget of £30,000 p.a. supported by English Heritage at 75% in year 1, 50% in year 2 and 25% in year 3.
2. A capital budget for grant assistance toward repair of historic property of £60,000 p.a. borne English Heritage £30,000, Lancashire County Council £6,000 and RBC £24,000.
3. A capital budget of £40,000 p.a. borne English Heritage £20,000 and RBC £20,000. As far as Council is concerned this budget can be new money, or part of the Council's usual allocation of funds for town centre improvements. There may be the opportunity to enhance this expenditure with ERDF support.

The Borough Engineer and Planning Officer further reported that the preliminary application included a list of 'target buildings in Rawtenstall' which could be the subject of grant applications in respect of the remaining funds held in the current financial year's Town Centre Budget.

Resolved (i) that the preliminary application be approved

(ii) that the Bacup Scheme be extended to the 'target' properties in Rawtenstall, and

(iii) that the Borough Engineer and Planning Officer be authorised to submit the draft action plan to English Heritage with the final version being presented to Committee for approval prior to signing of the Partnership Agreement.

Sickness Report

864 . 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.

The Borough of Rossendale (Part of Footpath 114 Stubbins)
Public Path Diversion Order, 1993

864 . The Chief Executive Officer referred to the report which had been circulated by the Borough Solicitor which indicated that the above-mentioned Order had been made on 17th September, 1993 and that outstanding objections had been resolved.

Resolved that the Order be confirmed as an unopposed order.

Bacup Town Centre Sub-Committee Minutes

864 . Resolved that subject to the following amendments, the Minutes of the Bacup Town Centre Sub-Committee held on 16th December, 1993 be approved and adopted (for Minutes see Appendix 'A')

Minute No. 5 - the designated area to include Market Street to its junction with Lee Street

Minute No. 3 - Add the following to the resolution to the Minute 'that in the event that the tree planting scheme proves not to be viable, consideration be given to a scheme involving alpine planting at this location

Development Control Sub-Committee

864 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 26th November, 3rd, 10th, 17th and 24th December, 1993 and 7th January, 1994 be noted (for Minutes see Appendices 'B' - 'G').

Exclusion of the Public and Press

864 . 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 involves the disclosure of exempt information as defined in paragraph 12 of Part I of Schedule 12A to the Act.

Land at Stack Lane, Bacup

864 . The Chief Executive Officer referred to a report which had been prepared by the Borough Solicitor and the Borough Engineer and Planning Officer relating to the above-mentioned site and particularly to recent correspondence with Solicitors acting for the owners of the site.

Resolved that the report be noted and the matter referred to the Policy and Resources Committee with the recommendation that the Council continues to maintain that planning permission No. 14/78/389 was never validly implemented.

THE MEETING CLOSED AT 9.45 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 21st February, 1994
at 7.00 p.m.

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

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

24 . 10 Resolved that the Minutes of the meeting of the Committee held on 17th January, 1994 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

24 . 10 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1026 to 1033 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. 14/93/334 - Construction of Agricultural Storage Building
with Access Road. The Development may Affect the Setting of
Footpath No. 211 (Amended Plan). Foxhill Farm, Coal Pit Lane, Waterfoot

24 . 10 Resolved that consideration of this application be deferred to enable the Borough Engineer and Planning Officer to advise the applicant of the Committee's

concerns expressed at the meeting in relation to the siting and landscaping of the access road and to its proximity to Foxhill Farmhouse and to enable negotiations to take place with the applicant on the terms of a Section 106 Agreement dealing, inter alia, with the removal of van bodies from the site and the permitted uses of the building.

Application No. 14/93/617 - Conversion of Part Barn to Dwelling Including the Re-Roofing of the Barn and New Barn Doors.
Barn at Goodshawfold Farm, Goodshawfold Road, Loveclough

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

1. Before the dwelling hereby approved is first occupied for residential purposes, the main barn doors hereby approved shall be installed.
2. Before the dwelling hereby approved is first occupied for residential purposes, the whole of the barn roof shall be re-roofed in natural blue slate.
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.
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 Class A of Part 6 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. 14/93/618LB - Demolition of North Facing Gable and its Reconstruction with a Natural Stone Outer Leaf. Re-Roofing of the Barn with Natural Blue Slate Cladding. Insertion of New Windows to the

North Facing Gable and Rear Elevation of the Barn and the Incorporation of Roof Lights into the New Roof. Barn at Goodshawfold Farm, Goodshawfold Road, Loveclough.

24 . 10 Resolved that application for listed building consent be approved subject to the following conditions:-

1. Prior to the commencement of the development hereby approved, a scheme providing details of the proposed doors for the barn and lean to extension shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the first occupation of the dwelling for residential purposes.
2. Prior to the commencement of the development hereby approved, a scheme providing details of the proposed rainwater goods for the barn and lean to extension shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the first occupation of the dwelling for residential purposes.
3. The proposed north facing gable of the barn hereby approved shall be faced in the natural stone which presently faces this gable. Any additional stone which may be needed must be agreed in writing with the local planning authority.

Application No. 14/93/581 - Proposed single and two storey extension for cooked meat production. Stansfield Road/Old Warth Road, Waterfoot

24 . 10 Resolved (i) that planning consent be granted subject to the following conditions:-

1. The building hereby approved shall be so constructed/adapted as to provide sound attenuation against internally generated noise, which should not exceed the following figures when measured outside the site boundary:-
 - i) Monday to Friday

- a) 40 dB (A) Leq 30 minutes - between the hours 22.00 and 07.00 subject to L max 45 dB (A);
- b) 55 dB (A) Leq 30 minutes - between the hours 19.00 and 22.00 subject to L max 65 dB (A);
- c) 65 dB (A) Leq 30 minutes - between the hours 07.00 and 19.00 subject to L max 86 dB (A).

ii) Saturdays/Sundays

No noisy activities shall take place outside the hours 08.00 to 14.00, and within those hours subject to 1(c) supra.

- 2. 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.
- 3. No building/none of the buildings hereby permitted shall be occupied until the servicing and manoeuvring facilities have been provided, laid out and surfaced in accordance with details to be submitted to and approved by the local planning authority on that section of Warth Old Road between the existing gated rear access for the previous Olympic Shoe building and the Mencap building.
- 4. No building/none of the buildings hereby permitted shall be occupied until car parking as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
- 5. 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.

6. No development shall take place until samples of the proposed facing brickwork and plinth details 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.
7. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from that/those approved.
8. 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.
9. 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 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.
10. The car park situated to the rear of the properties Nod. 645, 647, 649 and 651 Bacup Road shall be used solely for the purposes of parking private motor vehicles and shall not be used at any time for the parking of any form of commercial vehicles including refrigerated lorries and vans.

(ii) that in order to demonstrate the effect of conditions relating to noise on planning applications, the Borough Housing and Environmental Health Officer be requested to arrange for some form of practical demonstration to be made to an early meeting of the Engineering and Planning Committee.

Application No. 14/93/306 - Refurbishment and Extension of
3 No. Existing Cottages to Form 2 No. Dwellings with Garages.

The Development May Affect the Setting of Footpath No's 180, 185 and 186.
Far Height Side, Newchurch Road, Higher Cloughfold.

24 . 10 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 applicant/developer by species of a similar type and size.
2. No development shall take place until there has been submitted to and approved by the local planning authority an arboricultural survey which shall include indications of all existing trees and hedgerows on the land, together with such remedial works as may be deemed necessary and consistent with good arboricultural practice.
3. 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 becoming seriously 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.
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 and Class A of Part 2 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.

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.
6. No development shall take place until samples of the proposed natural local 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
7. Before the development hereby approved is first commenced the proposed access track shall be surfaced in tarmac for its entire length from Newchurch Road to Far Heightside.

Application No. 14/93/477 - Proposed Nursing Home.
The Development May Affect the Setting of Footpath No. 237.
Land off Mount Avenue, Booth Road, Waterfoot.

24 . 10 Resolved that consideration of this application be deferred and that the formal views of the County Surveyor be sought prior to its consideration at the next meeting of the Committee.

Application No. 14/93/595 - Proposed Construction of 2 No. Detached Houses.
The Development May Affect the Setting of Footpath No. 437.
Land at Warcock Lane, Bacup.

24 . 10 Resolved that this 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. Prior to the commencement of development, a scheme for the widening of Warcock Lane along the application sites frontage shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the first occupation of the dwellings hereby approved.
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. 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.
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. 14/94/009 - Proposed Two Storey Side Extension to Side of Existing Classroom Block, Forming New Library on Ground Floor and Classrooms on First Floor. B.R.G.S., Glen Road, Waterfoot.

24 . 10 The Borough Engineer and Planning Officer indicated an error in his report relating to the dimensions of the proposed building; the building was to be 7.7 metres wide and 12.72 metres deep (not 1.72 metres deep as indicated in his report).

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

1. No development shall take place until samples of the proposed artificial 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 developer shall give access at all reasonable times to an archaeologist nominated by the local planning authority, shall allow them to observe any excavations and record items of interest and shall give a minimum of two weeks notice before any ground disturbance.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeals

Decisions

24 . 10 (a) The Borough Engineer and Planning Officer reported upon the results of appeals against the Council's decisions to refuse planning permission as follows:-

Application No. 14/93/021 - Erection of 2 No. Industrial Units

(Resubmission) Fallbarn Road, Rawtenstall

- Appeal dismissed

Application No. 14/92/637 - Erection of Agricultural Building 25.6m x 12.2. The development may affect the setting of Footpath No. 20. Winterbutlee Farm, Knott Hill, Shawforth

Appeal 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. Development shall not be begun until a sample of the corrugated sheeting to be used on the roof has been submitted to and approved by the local planning authority

Public Inquiry - Personal Communication Network Equipment
Musbury Tor, Holcombe Road, Helmshore

1034. (b) The Borough Engineer and Planning Officer reported that a Public Inquiry was to be held into the refusal of permission for the proposed telecommunications mast/antenna at Tor End Farm, Helmshore.

He advised the Committee that considerable expenditure would be incurred in fighting the appeal.

Resolved that the report be noted.

Section 106 Agreement - Development at Stubbins Vale Mill,
Stubbins Vale Road, Ramsbottom

24 . 10 The Borough Engineer and Planning Officer reminded the Committee of planning applications which had been granted by the Development Control Sub-Committee in November, 1993, and gave details of progress in the preparation of the associated Section 106 Agreement.

The Borough Engineer and Planning Officer reminded the Committee that the Section 106 Agreement related to the preparation of (a) a woodland management and enhancement scheme, (b) a scheme for planting and public access to Pin Meadow to enhance its nature conservation potential, (c) A financial contribution to the improvement of Stubbins Vale Road, and (d) the agreed revocation of extant planning permission 13/4/2819.

So far as the financial contribution to the improvement of Stubbins Vale Road was concerned, the Borough Engineer and Planning Officer reported that the applicant had expressed his willingness to increase the financial contribution from £10,000 to £15,000; such sum to be called upon and used in connection with that length of Stubbins Vale Road from its junction with Stubbins Street for a distance of 550 metres approximately in a northerly direction to the entrance to the proposed extension; the sum only to be called upon and used if sufficient to enable the length of road to be made up to adoption standards and subsequently adopted.

The Borough Engineer and Planning Officer advised the Committee that contributions from two other sources were being sought in the hope that Stubbins Vale Road might be made up to adoptable standards through to Strongstry.

Resolved that the terms of the Section 106 Agreement as now outlined be agreed and the Borough Solicitor be authorised to complete the Agreement as soon as possible.

National Planning Forum - Delegation Agreements

24 . 10 The Borough Engineer and Planning Officer reported on advice issued by the National Planning Forum on delegation arrangements for handling planning applications. He circulated at the meeting an information bulletin dated 31st January issued by the Department of the Environment containing the planning performance checklist for the year ended 30th September, 1993. The checklist indicated Rossendale to be the second highest in terms of performance of the fourteen Lancashire Districts and considerably above the national average in performance terms.

Resolved (i) that the National Planning Forum Guidance on Planning Application Delegation be noted, and

(ii) that no changes be made to the present Scheme of Delegation.

DOE Inquiry into the Planning System - North Cornwall District Council

24 . 10 The Borough Engineer and Planning Officer reported that an administrative inquiry into the operation of the planning system in North Cornwall District Council had been undertaken by an Inspector appointed by the Secretary of State for the Environment. He submitted the Executive Summary from the Inspector's report and summary of the recommendations contained in the report.

He advised the Committee that he would be submitting a more detailed report to the next meeting of the Committee on the specific recommendations contained in the Inspector's Report and the relevance of these recommendations to the situation in Rossendale.

The Borough Engineer and Planning Officer also drew the Committee's attention to the concept of perverse decisions whereby the Ombudsman had indicated that a local authority must follow its own planning policies unless there are clearly stated reasons for a departure from those policies; in the absence of such clearly stated reasons, any departure would be seen as maladministration.

Resolved that the report be noted.

Development Control Policy Guidance Note

24 . 10 The Borough Engineer and Planning Officer reported that extensive public consultation had been undertaken on the Development Control Policy Guidance Note on landscaping as referred to in the modified Policy E10 in the Rossendale District Local Plan.

He submitted details of the observations received on the document together with his comments on those observations.

Resolved (i) that the report be noted

(ii) that the landscaping development control policy guidance be amended to take into account those points raised in paragraphs 2.1.1., 2.1.2., 2.1.3.,

2.2.1, 2.3.1., 2.3.2., 2.3.3., 2.3.4., and 2.4.1 as outlined in the report of the Borough Engineer and Planning Officer

(iii) that the points raised in paragraphs 2.5.1., 2.6.1. and 2.6.2. of the report of the Borough Engineer and Planning Officer be not accepted, and

(iv) that subject to the amendments referred to in resolution (ii) above, the Development Control Policy Guidance be formally approved and adopted as Supplementary Planning Guidance for use and application in all relevant circumstances.

Open Cast Coal Mining Draft Minerals Policy Guidance

24 . 10 The Borough Engineer and Planning Officer reported that the Department of the Environment was seeking comments on the revised Draft of Minerals Planning Guidance Note No. 3 covering Open Cast Coal Mining. He submitted notes prepared by the Coalfield Communities Campaign and suggested that he reply on behalf of the Committee to the DOE on the lines suggested by the Coalfield Communities Campaign.

Resolved that the Committee agrees with the general guidance issued by the Coalfield Communities Campaign and that the Borough Engineer and Planning Officer be authorised to respond to the Department of the Environment in accordance with the Guidance.

SECTION 'B' - FUNCTIONS DELEGATED

Street Naming

Site of the United Reformed Church, Stubbins

24 . 10 (a) Resolved that the naming of the above-mentioned development be referred to the Development Control Sub-Committee to consider once the views of the Edenfield Residents Association have been received; such decision to be delegated to the Development Control Sub-Committee.

Oakenshaw View, Whitworth

1040. (b) The Borough Engineer and Planning Officer reported that since the Committee had named the above-mentioned development Oakenshaw View, he had received a petition from the residents requesting a change of the name to Briar Court. The developer had marketed the site under the name Briar Court and residents had used this name as their address.

Resolved (i) that no action be taken to change the name Oakenshaw View, Whitworth, and

(ii) that the Borough Engineer and Planning Officer arrange to erect street name plates as soon as possible to avoid further confusion.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Private Street Works - Robert Street, Stubbins

24 . 10 Further to Minute No. 885 of the February meeting of the Committee, the Borough Engineer and Planning Officer reported that he had consulted residents of Robert Street seeking their views on the extension of the scheme to make up part of the street to include their properties. He submitted details of the response received so far. Of the 11 frontagers only three had responded and this was considerably less than the normal response required to enable a street works scheme to proceed.

Resolved that no action be taken in the matter.

Traffic Regulation Orders

Burnley Road, Rawtenstall

24.10 (a) The Borough Engineer and Planning Officer reported on the circumstances in which several accidents had occurred on Burnley Road in the vicinity of its junction with Woodcroft Street. He submitted his recommendation for traffic regulation measures which would resolve the problem without affecting the parking for residents.

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 western side of Burnley Road, Rawtenstall from a point 15 metres north of the gable of No. 287 Burnley Road for a distance of 45 metres in a northerly direction.

Burnley Road, Crawshawbooth

1042. (b) The Borough Engineer and Planning Officer reported that with the reduced traffic flow on the A682, the existing working day restriction was considered too restrictive and could be reduced in severity; he also reported that in order to prevent the parking of vehicles in the bus layby, it would be necessary to make an Order prohibiting the waiting of vehicles at all times.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make the necessary Traffic Regulation Order and any consequential revocations/amendments as follows:-

- (a) to prohibit the waiting of vehicles at all times on the western side of Burnley Road, Crawshawbooth from its junction with Co-operation Street for a distance of 43 metres in a south westerly direction with exemptions for public service vehicles and for the purposes of loading and unloading
- (b) to restrict the waiting of vehicles to 30 minutes in any hour between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Saturdays inclusive

on the western side of Burnley Road, Rawtenstall from a point 43 metres south west of its junction with Co-operation Street for a distance of 27 metres approximately in a south westerly direction

Parking adjacent to dropped kerbs in town centres

24 . 10 The Borough Engineer and Planning Officer referred to the proceedings of the Equal Opportunities Working Party held on 13th January, 1994, whereby this Committee was requested to determine what proposals ought to be included in proposed legislation and to advise when the legislation might be introduced.

He reported that the solution to the problem would be to utilise road markings to delineate the extent of the dropped kerbs and to discourage parking but the markings were not approved markings and as such would require individual approval from the Department of Transport. In addition, such work was carried out on behalf of the County Council and could not be carried out without their consent.

The Committee discussed the matter

Resolved (i) that the Borough Engineer and Planning Officer be authorised to write to the Department of Transport indicating the concern of this Council at the need to apply for specific permissions for dropped kerbs particularly in the circumstances in which they are required

(ii) that a similar letter be sent to the Lancashire County Council seeking their support to the introduction of road markings in respect of all town centre dropped kerbs, and

(iii) that a copy of the letter to the Department of Transport be forwarded to the MP for Rossendale and Darwen.

Town Centre Sub-Committees

24 . 10 The Chief Executive Officer submitted a report in which he suggested that the Committee might wish to consider scheduling meetings of Town Centre Sub-Committees into the calendar for the Municipal Year. He also suggested that it might be appropriate to merge the Bacup and Rawtenstall Town Centre Sub-Committees to enable them to manage jointly the Bacup and Rawtenstall Partnership Scheme.

The Committee discussed the matter

Resolved that no action be taken in the matter.

Traffic Regulation Order - Hightown, Whitewell Bottom

24 . 10 The Chief Executive Officer reported that the Temporary Traffic Regulation Order would expire on 20th July and would not be capable of further extension unless there was clear evidence that the situation necessitating the Order was being resolved.

In order to ensure that the prohibition of through traffic on Hightown was properly authorised, he recommended the making of a permanent Traffic Regulation Order which could be revoked in the event that the problem ultimately reached a satisfactory solution.

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 passage of traffic on Hightown Road from No. 1 to No. 13 Hightown.

Sickness Report

24 . 10 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

24 . 10 Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on the 14th, 21st and 28th January and 4th and 11th February, 1994 be noted (for Minutes see Appendices 'A'- 'E').

Estimates of Expenditure, 1994/95

24 . 10 The Borough Engineer and Planning Officer reported that the Policy and Resources Committee would be considering the Estimates for the Council as a whole at a Special Meeting and he submitted details of the Committee's draft Estimates for the financial year, 1994/95.

Resolved that the Estimates as now presented be forwarded to the Policy and Resources Committee subject to the addition of a sum of £25,000 in respect of Social Street Lighting.

Objective 2 Status

24 . 10 The Chief Executive Officer referred to the proceedings of the Policy and Resources Committee meeting held on 24th January at which responsibility for the co-ordination and submission of schemes for ERDF funding had been handed to this Committee. In addition, the Policy and Resources Committee had requested this Committee to consider the inclusion of a scheme for the cleaning of the road and railway bridges at Stubbins.

The Chief Executive Officer submitted a report which had been prepared by the Industrial Development Officer which outlined the types of schemes which the District Councils and the County Council would like to see approved within the three year ERDF programme. The Chief Executive Officer advised that in the event that schemes within Rossendale were successful in attracting ERDF monies, such funding would need to be matched by the Council and that it might be possible to seek assistance in the form of a new initiative known as the single regeneration budget.

Resolved that the report be noted and the strategic measures outlined in the report be approved.

Item of Urgent Business

24 . 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 serious nature of the item.

Social Street Lighting - Christchurch Street, Bacup

24 . 10 Further to Minute No. 881, the Borough Engineer and Planning Officer submitted a report which outlined the circumstances in which action had been taken by his department contrary to the decision of the Committee contained in Minute No. 881.

The Committee discussed the matter and the Chief Executive Officer submitted his observations.

Resolved that the Chief Executive Officer be requested to submit a detailed report on this matter to the next meeting of the Committee.

Item of Urgent Business

24 . 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 deadline for submitting an appeal in this matter if the Committee so decide.

Claimed Public Footpath from Heald Lane to Old Clough, Weir, Bacup

24 . 10 The Borough Engineer and Planning Officer reported the receipt of a notice of rejection of a claim in respect of a Claimed Public Footpath from Heald Lane to Old Clough, Weir, Bacup. After considering the claim, the County Council had decided that there was insufficient evidence to support the submitted claim. The Borough Engineer and Planning Officer advised the Committee that if they wished to appeal against the decision they were allowed a period of 28 days from the date of the notice of rejection.

Resolved that the matter be referred to the Development Control Sub-Committee with delegated power to act.

THE MEETING CLOSED AT 9.10 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 28th March, 1994
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors Cruise, Easton, Mrs Goldsworthy,
Mellor, McShea, Neal, Pilling, Proctor,
Mrs Talukdar, Weeds, Wilkinson and Wright

APOLOGIES: Councillors Bolton and Keogh

SECTION 'A' - FUNCTIONS NOT DELEGATED

Membership of Committee

181.1 The Chief Executive Officer reported that in accordance with Section 16 of the Local Government and Housing Act 1989 he had been notified of the resignation of Councillor Harding and the appointment of Councillor Proctor for this meeting.

Resolved that the report be noted.

Minutes

181.1 Resolved that the Minutes of the meeting of the Committee held on 21st February, 1994 be signed by the Chair as a correct record.

Road Safety Programme 1994/95

181.1 The Chair welcomed Colin Everett and Elaine Draper from the Road Safety Division of the County Surveyor's Department who addressed the Committee on the proposed programme to be carried out throughout the Borough in 1994/95.

Members asked questions relating to matters of road safety and the representatives responded accordingly. The Chair thanked Mr Everett and Ms Draper for their attendance and they then withdrew.

Resolved that the Road Safety Programme as outlined be approved.

SECTION 'B' - FUNCTIONS DELEGATED

Town and Country Planning Act, 1990

Applications for consideration by the Committee

181.1 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1185 to 1196 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. 14/93/625 - Outline - Erection of 36 No. Bedroomed
two storey Hotel - Land off Blackburn Road, Rising Bridge, Accrington

- 181.1 Resolved that 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, siting, design, means of access, 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. There shall be no direct vehicular or pedestrian access of any kind between the site and the A56 trunk road.
 3. There shall be no development on or adjacent to any trunk road embankment that shall put any such embankment or earthworks at risk.
 4. No drainage from the proposed development shall run off into the trunk road drainage system, nor shall any such new development adversely affect any trunk road drainage.

Application No. 14/94/025 - Change of use from dwelling to office
40 Newchurch Road, Rawtenstall

- 181.1 Resolved that permission be granted subject to the following conditions:-
1. The use hereby permitted shall be carried on only by British Handball Association.
 2. The premises shall be used for offices 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. 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.

Application No. 14/94/016 - Erection of brick detached garage at rear
5 Horsefield Avenue, Whitworth

181.1 Resolved that planning permission be refused for the following reason:-

The proposed driveway would be of sub-standard length and so its use would inevitably entail vehicles overhanging the highway thereby causing an obstruction which would be detrimental to highway safety.

Application No. 14/94/031 - Installation of security shutters
217 Burnley Road, Rawtenstall

181.1 Resolved that permission be granted subject to the following condition:-

1. Prior to the commencement of the development hereby approved a scheme showing the type and colour of shutters to be installed shall be submitted to and approved by the local planning authority and thereafter only shutters of the approved type and colour shall be installed.

Application No. 14/94/018 - Change of use of pathways to garden curtilage(s)
(Blocking off and enclosing within existing garden curtilages).
Land at Northgate to Fairway and Northgate to Eastgate, Whitworth

181.1 Resolved that consideration of this application be deferred and the question of the principle of the closure of the footpaths be referred to the Housing Management and Services Committee and they be asked to reconsider the matter and to advise of their reasons for promoting this application.

Application No. 14/94/017 - Change of use to childrens/youth
Play areas - Land at Northgate/Eastgate, Whitworth

181.1 Resolved that the Committee are minded to grant permission in this case and that the Borough Engineer and Planning Officer be authorised to advertise this proposed departure and to forward the application and any representation received to the Department of the Environment, the results of the departure procedure to be referred to the Development Control Sub-Committee for consideration.

Application No. 14/93/477 - Proposed Nursing Home.
The development may affect the setting of Footpath No. 237.
Land off Mount Avenue, Booth Road, Waterfoot

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

1. No development shall take place until samples of the proposed natural stone facings 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. No building hereby permitted shall be occupied until the car parking, servicing and manoeuvring space as indicated on the approved plans has been provided, laid out and surfaced in accordance with those plans.
3. Before the substantive development of the site is commenced the proposed concessionary footway coloured green on the approved plan shall be provided, laid out, surfaced in permanent construction and thereafter retained for the duration of the development.
4. 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.

5. No shift changes shall take place between the hours of 8.30 am. to 9.30 am. and 3.00 pm. to 4.00 pm. Monday to Friday.
6. There shall be no direct pedestrian or vehicular access between the site and Booth Road, and to that end a continuous wall or fence at least 0.9 metres in height shall be erected before development commences and shall be permanently maintained along the southern boundary of the concessionary footway and along the western boundary of the public footpath as far as the proposed service area, all vehicular and pedestrian access being obtained from Mount Avenue.

Application No. 14/93/334 - Construction of Agricultural Storage Building with Access Road. The Development may Affect the Setting of Footpath No. 211 (Amended Plan). Foxhill Farm, Coal Pit Lane, Waterfoot

181 . 1 Resolved that permission be refused for the following reasons:-

1. The development in terms of both the siting and means of construction of the private way and the siting of the building requiring access along the route applied for is unacceptable. The access track as formed, is, having due regard to the rural character and attractive landscape quality, an alien feature, that disrupts the natural lines of the countryside, due to its artificially raised height, and is of a construction and width judged to be an intrusive feature within the landscape. The proposed alteration of the access in addition will not remedy or significantly ameliorate the access to an acceptable degree.
2. The development would be contrary to the provisions of the Rossendale District Plan and the Deposit Edition of the District Plan Review in that its designation as an area of special landscape and a countryside area respectively requires such developments to be sensitive to the special nature of these attractive landscapes and be in scale and keeping with the character of the landscape. In this instance the scale, materials and construction of the access track are neither sensitive to the landscape nor in scale and keeping with its character.

3. The siting of the access track would, by reason of its close proximity to the adjoining dwellinghouse, be detrimental both to the visual and residential amenities previously enjoyed by and reasonably to be expected to continue to be enjoyed by the future occupiers of that adjoining dwellinghouse.
4. Furthermore, the retention of this unauthorised track would set an adverse precedent which might ultimately encourage other similar sporadic development of this nature which would be prejudicial to the Local Planning Authority's aims of securing orderly and well-planned development.

Application No. 14/94/027 - Outline - Erection of 2 No. dwellings
Land at Helmshore Road, Haslingden

181.1 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 which where adjacent to the Haslingden By-Pass shall be consistent with highway safety) 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, 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 4.5 metres measured along the centre line of the proposed site access road from the continuation of the nearer edge of the carriageway of Helmshore Road to the northern end of the highway frontage of the site and, also, that land in front of a line drawn from the same point to the southern end of the highway frontage of the site, 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.
3. There shall be no direct vehicular or pedestrian access of any kind between the site and the A56 trunk road.
4. There shall be no development on or adjacent to any trunk road embankment that shall put any such embankment or earthworks at risk.
5. No drainage from the proposed development shall run off into the trunk road drainage system, nor shall any such new development adversely affect any trunk road drainage.
6. Before any development is commenced a scheme for protecting the proposed dwellings from noise from the Haslingden By-Pass shall be submitted to and approved by the local planning authority. Any works

which form part of the scheme shall be completed before any of the permitted dwellings is occupied.

7. 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. 14/94/028 - Outline - Erection of 2 No. detached dwellings.
The development may affect the setting of Footpath No. 342.
Land at Helmshore Road, Haslingden.

181.1 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, 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 4.5 metres measured along the centre line of the proposed site access road from the continuation of the nearer edge of the carriageway of Helmsore Road to the northern end of the highway frontage of the site and, also, that land in front of a line drawn from the same point to the southern end of the highway frontage of the site, 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.
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.

Application No. 14/94/037 - Erection of 40 No. dwellings
The development may affect the setting of Footpath No. 342

(Amended scheme) - Land at Helmshore Road, Haslingden

181.1 The Borough Engineer and Planning Officer reported that the number of dwellings associated with this application had been reduced from 40 to 38.

Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the Developer under Section 106 of the Town and Country Planning Act 1990, the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 Agreement the Borough Engineer and Planning Officer be authorised to approve the said application subject to the following conditions:-

1. 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 4.5 metres measured along the centre line of the proposed

site access road from the continuation of the nearer edge of the carriageway of Helmshore Road to the northern end of the highway frontage of the site and, also, that land in front of a line drawn from the same point to the southern end of the highway frontage of the site, 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.

2. There shall be no direct vehicular or pedestrian access of any kind between the site and the A56 trunk road.
3. There shall be no development on or adjacent to any trunk road embankment that shall put any such embankment or earthworks at risk.
4. No drainage from the proposed development shall run off into the trunk road drainage system, nor shall any such new development adversely affect any trunk road drainage.
5. Before any development is commenced a scheme for protecting the proposed dwellings from noise from the Haslingden By-Pass shall be submitted to and approved by the local planning authority. Any works which form part of the scheme shall be completed before any of the permitted dwellings is occupied.
6. 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.
7. No development shall take place until samples of the proposed reconstituted 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.

8. Before any development is commenced a scheme providing details of the trees to be planted on the mount adjacent to the Haslingden By-Pass and proposals for the erection of screen or boundary walls, fences or other means of enclosure which where adjacent to the Haslingden By-Pass shall be consistent with highway safety shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any dwelling 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 five years of planting shall be replaced by the applicant/developer by species of a similar type and size.
9. All planting, seeding or turfing comprised in the approved details of landscaping shown on drawing no. 1002/12 shall be carried out in the first planting and seeding seasons following substantial completion of the development and any shrubs or grassed areas which within a period of five years from the substantial 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. 14/94/035 - Proposed change of use of Former Banqueting Hall to combined lodging house for maximum of 6 persons and domestic dwelling (amended scheme). Former Mount Pleasant Banqueting Hall, Market Street, Whitworth

181.1 Resolved that planning permission be granted subject to the following condition:-

1. The lodging house use to which the permission relates shall not be occupied by more than a total of 6 residents.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

181.1 The Borough Engineer and Planning Officer reported upon the results of appeals against the Council's decision to refuse planning permission as follows:-

- A. 14/93/266 - Conversion of Basement to Form a Night Club. Erection of Rear Extension Comprising a Basement to be used in connection with the Proposed Night Club and a Ground floor beer store. Formation of External Steps to Provide Access/Egress to the Basement from Street Level off Deardengate.

Appeal 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. The basement conversion and rear extension hereby permitted shall be so constructed as to provide sound attenuation against internally generated noise of not less than 50dBA averaged over the frequency range 100 to 3150 Hz.
3. Noise emitted from the night club shall not exceed 45dBA expressed as a 40dB per hour Leq between 22.00 and 07.00 hours when measured at the

nearest dwelling, 3.5m from the basement or ground floor facade of the building or 1.0m from the upper facades of the building.

4. The night club shall not operate outside the hours of 22.00 and 02.00 Mondays to Saturdays inclusive.
5. Before the night club use hereby permitted is commenced details of a scheme for the access between the appeal site and No. 4 Blackburn Road to be effectively closed to vehicles and pedestrians between the hours of 21.00 and 07.00 shall be submitted to and approved by the local planning authority and the approved scheme shall be effectively implemented and thereafter retained.

B. 14/93/260 - Erection of Garage. 1 & 3 Top Oth Bank, Roundhill Lane, Haslingden.

Appeal Dismissed.

C. 14/93/322 - New Windows to Ground and First Floor of Front Elevation. The Development May Affect the Setting of Footpath No's 45 and 60. 1 & 3 Top Oth Bank, Roundhill Lane, Haslingden.

Appeal Dismissed.

- D. 14/93/192 - Side Extension to Provide Double Garage and Lounge with a Bedroom Over Lit by a Front Dormer Window. 10 Jubilee Close, Haslingden.

Appeal Dismissed.

- E. 14/92/267 - Consultation from Lancashire County Council - Change of Use of Quarry Bottom to Mobile Earth Moving Plant Yard, Maintenance Building, Sanitary Facilities, Septic Tank, General Landscape, Retention of Weighbridge and Wheelwash. Little Tooter Quarry, Todmorden Road, Bacup.

Appeal Dismissed.

Resolved that the report be noted.

Farholme Lane, Stacksteads - Traffic Conditions

181.1 The Borough Engineer and Planning Officer reported that he had been instructed by the County Surveyor to prepare a scheme to repair the parapet wall at the junction of Holme Street and Clough Street, Stacksteads. He advised the Committee that in order to carry out the works it would be necessary to facilitate two way traffic on Farholme Lane, Stacksteads between its junctions with Newchurch Road and Holme Street.

The Committee discussed the matter and reference was made to an earlier proposal to make Farholme Lane a two way highway, which the Committee had considered and decided not to pursue.

Members considered suggestions as to how best physical improvements might be made, together with the possibilities of obtaining grant aid.

Resolved that the Borough Engineer and Planning Officer be requested to submit details of all possible alternative methods by which the repair works may be undertaken to determine whether this may be done without altering the existing traffic regulation methods in the area.

Standing Order No. 39(1)

181.1 Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Dunne taking part in the discussion on that part of the following item relating to Rochdale Road, Edenfield.

Traffic Regulation Orders

Shaw Street, Acre

181.1 (a) The Borough Engineer and Planning Officer reported the receipt of objections to the Council's proposal to revoke the existing Traffic Regulation Order on Shaw Street, Acre. He advised that the restrictions were still in fact necessary to facilitate deliveries in the vicinity and he recommended that the Order be not revoked.

Resolved that the decision contained in Minute No. 586(c) be rescinded and that no action be taken to revoke the existing Order on Shaw Street, Acre.

Rochdale Road, Edenfield

1200. (b) The Borough Engineer and Planning Officer reported the receipt of objections to the proposed Order at Rochdale Road, Edenfield.

Resolved that further consideration of this matter be deferred and the Borough Engineer and Planning Officer be requested to consider the imposition of limited waiting between the hours of 8.00 a.m. and 6.00 p.m. on Monday to Saturdays inclusive and to consult the County Surveyor on this alternative proposal.

Highways Report

181.1 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.

Holme Lane, Townsendfold, Rawtenstall

181.1 The Borough Engineer and Planning Officer reported on a problem which had arisen relating to drainage on Holme Lane, Townsendfold. He indicated that the problem related to a private water supply and he proposed to seek to recover the costs of emergency work undertaken by his department from the owner concerned.

Resolved that the Borough Engineer and Planning Officer be authorised to recover the costs of the emergency repairs to the private water supply culvert in Holme Lane, Townsendfold from the owner of the apparatus.

Bacup and Rawtenstall Conservation Area Partnership

181.1 Further to Minute No. 891 of the January meeting of the Committee, the Borough Engineer and Planning Officer submitted the final version of the Action

Plan and a copy of the proposed agreement between the Council and English Heritage.

The Borough Engineer and Planning Officer indicated the proposed plan involved capital expenditure which it was hoped could be increased significantly by additional funding from other sources including ERDF and the Private Sector. The Chief Executive Officer indicated that it would be necessary for the Committee to consider the Administrative arrangements for dealing with the issues arising in the Rawtenstall area and this could be done by the Committee in their meeting in June.

Resolved (i) that the final draft action plan be approved for consultation papers as the Action Plan for the Bacup and Rawtenstall Conservation Area Partnership, and

(ii) that the agreement now submitted be completed.

Sickness Report

181.1 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.

Resolved that the report be noted.

Drainage Problems - 56 Dean Lane, Water

181.1 The Borough Engineer and Planning Officer referred to a report which had been circulated by the Director of Operating Services relating to problems caused by flooding in the vicinity of 56 Dean Lane, Water, and action taken since the incident.

He advised the Committee that further investigations had failed to determine whether the culvert in question was the responsibility of the Council and he sought the Committee's advice on how to proceed in the matter.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to undertake further investigation works to a point between the properties numbered 54 and 56 Dean Lane upto a cost not exceeding £1,000 to determine whether this will enable him to establish responsibility for the culvert, and

(ii) that in the event of limited additional expenditure being needed to give affect to resolution (i) above, the Borough Engineer and Planning Officer in consultation with the Chair of the Committee be authorised to incur such expenditure.

The Borough of Rossendale (Land at Victoria Street, Haslingden T2/86)
Tree Preservation Order 1994

181.1 The Chief Executive Officer reported that the above-mentioned Tree Preservation Order had been made on 24th February 1994 and that no objections had been received thereto.

Resolved that the Order be confirmed as an unopposed Order.

Development Control Sub-Committee Minutes

181.1 Resolved that the Minutes of the meeting of the Development Control Sub-Committee meeting held on 18th, 25th February and 11th and 18th March 1994 (for Minutes see Appendices A to D).

Street Lighting - Christchurch Street, Bacup

181.1 Further to Minute No. 1051 the Chief Executive Officer referred to the report which had been circulated by the Director of Operating Services relating to the circumstances in which a street light had been removed from the above location contrary to the decision of the Committee.

Resolved (i) that the report be noted,

(ii) that the Borough Engineer and Planning Officer be requested to investigate the most practicable and acceptable location for a street lighting column to be erected as near as possible to the Beech Street/Christchurch Street junction, and

(iii) that the Development Control Sub-Committee be given delegated authority to determine the precise siting of the column and to authorise the erection of the column.

Item of Urgent Business

181.1 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 a possible planning appeal and the need to determine the matter which requires the possible revocation of a decision made by the Committee at their last meeting.

Section 106 Agreement - Development at
Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom

181.1 The Borough Engineer and Planning Officer reported further to Minute No. 1035 of the last meeting of the Committee. He advised of a practical difficulty which had arisen in the terms of the agreement relating particularly to the continuing liability of the applicant in respect of future maintenance of a further stretch of Stubbins Vale Road beyond the scope of the proposed agreement.

The Borough Engineer and Planning Officer outlined the possible options available to the Committee in the matter and the Committee discussed the matter in detail.

Resolved that the terms of the Section 106 Agreement authorised by Minute No. 1035 be varied so as to exclude any reference to a financial contribution to the improvement of Stubbins Vale Road.

Item of Urgent Business

181.1 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 so as to enable the Committee to authorise action to deal with the concerns expressed by local residents.

Helmshore Residents' Association - Proposed Meeting

181.1 The Borough Engineer and Planning Officer reported the receipt of a request from the Helmshore Residents' Association for an urgent meeting with

Members and Officers to discuss the effects of the recently approved planning application from Airtours Ltd in respect of the site at Holcombe Road, Helmshore.

Resolved that a Sub-Committee comprising, the Chair, Vice-Chair and Opposition Spokesperson together with the Councillors for the Helmshore Ward be authorised to meet the Helmshore Residents' Association to discuss the matter.

THE MEETING CLOSED AT 9.05 P.M.

ENGINEERING AND PLANNING COMMITTEE

held Monday 13th June 1994
in the Town Hall, Rawtenstall
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors Baron, Bolton, Easton, Mrs Goldsworthy,
Heyworth, Mellor, McShea, Pilling, Procter, Stuart,
Mrs Talukdar, Weeds and Wilkinson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Membership of the Committee

70 . The Chief Executive Officer reported that in accordance with Section 16 of the Local Government and Housing Act 1989 he had been notified of the resignation of Councillors Hancock and Wilkinson and the appointment of Councillors Easton and Stuart for this meeting.

Resolved that the report be noted.

Minutes

70 . Resolved that the Minutes of the meeting of the Committee held 28th March 1994 be signed as a correct record subject to the correction to Minute No. 1207 relating to the Development Control Sub-Committee Minutes by the addition of a reference to the meeting held on 4th March 1994 and by the addition of those Sub-Committee Minutes as an Appendix to the Minutes of the main Committee.

SECTION 'B' - FUNCTIONS DELEGATED

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

70 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 4 to 21 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. 13/94/121 - Proposed conservatory link extension.
Crawshaw Hall, Burnley Road, Crawshawbooth

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

1. A sample of the proposed regular coursed natural ashlar to the plinth of the proposed glazed link shall be submitted to and approved by the local planning authority before commencement of the development and the plinth shall thereafter not be constructed other than with the approved material.
2. Before the development hereby approved is first commenced the colour of the proposed glazed link shall be submitted to and approved by the local planning authority.

Application No. 14/94/122LB - Proposed conservatory link extension including alterations to outbuildings to form laundry room.
Crawshaw Hall, Burnley Road, Crawshawbooth

70 . Resolved that listed building consent be granted subject to the following conditions:-

1. A sample of the proposed regular coursed natural ashlar to the plinth of the proposed glazed link shall be submitted to and approved by the local planning authority before commencement of the development and the plinth shall thereafter not be constructed other than with the approved material.
2. Before the development hereby approved is first commenced the colour of the proposed glazed link shall be submitted to and approved by the local planning authority.

Application No. 14/94/105 - Removal of condition imposed under planning permission reference No. 14/76/294 limiting occupancy of a dwelling known as Stonecroft to that of a person solely or mainly employed to agriculture.
Stonecroft, Croft Top Farm, Kings Highway, Rising Bridge

70 . Resolved that the agricultural workers condition be deleted from planning permission reference no. 14/76/294 and the decision notice re-issued accordingly.

Application No. 14/94/090 - Proposed two storey side extension to provide study on ground floor and two bedrooms on first floor.
Bentgate House, Clod Lane, Haslingden

70 . Resolved that planning permission be refused for the following reason:-

1. The proposed development is contrary to provisions contained both within the approved Structure Plan for North East Lancashire, the approved and adopted District Plan for Rossendale and the Deposit Edition of the District Plan Review wherein the site is shown to be located within an area designated as Green Belt where in accordance with the provisions of

M.O.H.G.G. Circular No. 42/55, D.O.E. Circular 14/84 and D.O.E. Planning Policy Guidance Note 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.

Standing Order No. 39(1)

70. Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Lamb taking part in the discussion on the following two applications.

Application No. 14/94/111 - Consultation from Lancashire County Council -
Proposed amendment to site boundary of existing landfill site.
Blackwood Road, Bacup

70. Resolved that no objection be raised to this proposal.

Applications No. 14/94/113 - Consultation from Lancashire County Council -
Proposed extension of time for completion of tipping operations on
existing landfill site. Blackwood Road, Bacup

70. Resolved (i) that the County Council be advised of the extreme concerns expressed by residents in the immediate vicinity of the tip regarding a number of significant environmental issues, including the number of vehicles, the problems caused by litter and debris blown from vehicles onto the surrounding area, the existing poor condition of both roads and footpaths and their unsuitability for the heavy traffic of the type using the tip in terms of the highway design and layout

(ii) that the County Council be requested to give serious consideration to the length of the extension for completion of tipping, conditions regarding the securing of waste on vehicles, improvements to the access roads to and from the tip including the routine sweeping and cleaning of the roads,

(iii) that the County Council be requested to set up regular liaison meeting between themselves, the operators of the tip, Ward Councillors for the Stacksteads Ward and representatives of the residents.

(iv) that the Chair, Vice-Chair and Opposition Spokesperson together with the Stacksteads Ward Councillors be authorised to attend a site visit to be held on 20th June 1994 to convey the views now expressed by the Committee, to the County Council

Application No. 14/94/057 - Change of use from cafe to hot food takeaway.
335 Market Street, Whitworth

70. Resolved That planning permission be granted subject to the following conditions:-

1. The use which is the subject of this permission shall only be carried out between the hours of 5.30 pm. to Midnight Sunday to Thursday and 5.30 pm. to 12.30 am. Friday and Saturday.

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. The elimination of fumes and cooking smells from the premises shall not be achieved other than by internal ducting details of which shall be submitted to and approved by the local planning authority prior to the commencement of the use.

Application No. 14/94/069 - Proposed installation of waste paper compactor,
Jamesway Print Finishers Ltd, Hud Hey Road, Haslingden

- 70 . Resolved that planning permission be refused for the following reasons:-
1. The provision of the extraction machinery, compactor and skip would reduce the available parking by 7 spaces and whilst alternative areas have been allocated to offset this loss, this area is already partially surfaced and informally used and therefore can not fully mitigate the loss of an important area of parking within an industrial site that remains congested during the working day.

2. The skip, extraction machinery and compactor would form an incongruous feature, even within an industrial setting, the position of which would remain visible from a number of residential properties. The steps to reduce its impact, namely fencing around the machinery, would in part reduce the visual complexity of the machinery, but does not reduce the prominence of the combined structure especially as the properties situated on Hud Hey Road are at a higher level than the structure. The skip that will service the extractor will also be prominent and the quality of the skip in terms of its finish and paintwork could not be guaranteed due to a third party responsible for the waste transfer. The height and complexity of that applied for would therefore be overly prominent within an industrial setting that maintains established simple building lines, resulting in reduced visual amenity and an incongruous feature in the street scene.

3. The visual prominence of the development proposed in addition to the ungainly appearance of its constituent parts would be in contract to the aims of Policy E.9 of the Rossendale District Local Plan Review Deposit Edition and Planning Policy Guidance Note 1 Annex A. Policy E.9 has regard to the development policies of the above plan and includes the following criteria:-

(h) Arrangements for servicing and access to proposed development, including access for pedestrians, disabled people and emergency services.

(i) Visual appearance and relation to surroundings.

.....
extent. This stance is backed up by PPG1, under which the "appearance of proposed development and its relationship to its surroundings are confirmed as material considerations "
"Planning authorities should reject obviously poor designs which are out of Scale or character with their surroundings". The character of this industrial area would be visually affected by this development and as such must be considered, whilst desirable to the firm, to be visually intrusive and unacceptable within the situation proposed.

Application No. 14/94/030 - Proposed single storey side extension to provide, garage, store and toilet to rear. 23 Bolton Road North, Ramsbottom

70. Resolved that planning 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. Before any development commences in respect of the development hereby permitted a scheme for the provision of a footway and radius kerbs to the front of the garage shall be submitted to and approved by the local planning authority.
3. The existing front boundary wall as detailed on the approved plans shall be reduced to 0.9m in length.

4. No walls, fences or other means of enclosure shall be erected in front of the garage hereby permitted at any time.
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.

N.B. The Chair indicated that he had a non-pecuniary interest in the following application, he vacated the Chair and left the meeting during discussion and voting on the application.

Resolved that Councillor Pilling take the Chair for the next item of business.

COUNCILLOR PILLING IN THE CHAIR

Application No. 14/94/094 - Erection of single storey barn.
Brookfield House, Heald Lane, Weir, Bacup

- 70 . Resolved that this application be refused for the following reason:-
 1. The application site lies outside the urban boundary in an area which is designated a countryside area in the approved Lancashire Structure Plan and the deposit edition of the revised Rossendale District Local Plan. The proposed barn would be sited within the curtilage of Brookfield House, a dwelling that has been considerably extended, but due to its extensive floor area would exceed this dwellings ground floor area. Accordingly, it would not be ancillary to this dwelling in scale and due to its elongated form it would fail to complement the traditional character of this dwelling. Thus the proposed barn would be at variance with Policy 15 of the approved Lancashire Structure Plan and Policy E6 of the deposit edition

of the revised Rossendale District Local Plan which require that any development in a countryside area be 'in scale and keeping with the character of the landscape and of a standard of design appropriate to the area'.

COUNCILLOR QUINN IN THE CHAIR

Application No. 14/93/595 - Proposed construction of 2 No. detached houses.
The development may affect the setting of footpath No. 437.
Land at Warcock Lane, Bacup

70. Resolved that consequent upon the compliance with the departure procedure and having considered the responses thereto, the planning permission which the Committee had previously granted, be now issued.

Application No. 14/94/052 - Outline - Erection of 13 No. dwellings.
Freeholds Mill, Market Street, Shawforth

70. Resolved (i) that the Council are minded to grant Outline Planning consent subject to The Town and Country Planning (Development Plans and Consultations) Directions 1992 and subject to the conditions set out below, but desire the Council to enter into an agreement with the Developer under Section

106 of the Town and Country Planning Act 1990, the completion of which shall be delegated to the Borough Solicitor and

(ii) that following compliance with the Directions and upon completion of such Section 106 Agreement, the Borough Engineer and Planning Officer be authorised to approve the said application subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the siting, design, means of access, 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 provisions of Classes A to E of Schedule 1 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. The external elevations of the proposed development shall be constructed wholly of natural coursed stone samples of which shall be submitted to and agreed by the local planning authority before the commencement of development.
4. The roofs of the proposed dwellings shall be laid with natural slate or as deemed appropriate in a good quality acceptable substitute samples of which shall be submitted to and agreed by the local planning authority before the commencement of development.

Standing Order No. 39(1)

70. 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. 14/94/130 - Erection of storage hut for netball equipment (amended plan). Marl Pits, Newchurch Road, Rawtenstall

70. Resolved that consideration of this application be deferred.

Application No. 14/94/148 - Retention of existing pigeon lofts. Land at Cloughfold Recreation Ground, Cloughfold

70. Resolved that planning permission be granted subject to the following condition:-

The building 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. 14/94/146 - Refurbishment of farmhouse and cottage for re-use as a dwelling. Partial rebuilding and conversion of two barns and adjoining shippon to form a dwelling and attached double garage. The development may affect the setting of footpath No's 69, 70 and 71. Slip In Barn, Tunstead Road, Stacksteads

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

1. Prior to the commencement of development samples of the proposed natural stone shall be submitted to and approved by the local planning authority and the outer face of the walls of the building which are shown in the application as requiring to be rebuilt shall not be constructed other than with the approved materials.
2. Prior to the commencement of development samples of the proposed natural slate shall be submitted to and approved by the local planning authority and thereafter only the approved slates shall be used in the re-roofing of the buildings hereby approved.
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. 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

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. 14/95/165 - Proposed variation of conditions 6,7 and 8 on planning application 14/93/477 relating to: (6) changing of shifts (7) pedestrian or vehicular access between the site and Booth Road and (8) materials of construction. Land at Mount Avenue, Waterfoot

70. Resolved,

- (i) that Condition No. 6 be deleted.

(ii) that Condition No. 7 be amended to read as follows:-

There shall be no direct pedestrian access between the site and Booth Road, and to that end a continuous wall or fence at least 0.9 metres in height shall be erected before development commences and shall be permanently maintained along the southern boundary of the concessionary footway and along the western boundary of the public footpath as far as the proposed service area, all vehicular access being obtained from Mount Avenue.

(iii) that Condition No. 8 be amended to read as follows:-

No development shall take place until samples of the proposed artificial stone facings 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 material.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

70 . The Borough Engineer and Planning Officer reported upon the results of five appeals against the Council's decisions to refuse planning permission as follows:-

Application No. 14/93/132 - Outline site for the erection of one dwelling.
Land at New Brighton, off School Street, Whitewell Bottom

- Appeal dismissed

14/93/078 - 2 spectator stands, 2 turnstiles with kiosk, repositioning of 1.8m timber fencing, provision of green pvc coated steel chain link 1.8m high fence to river boundary and revised access, land off Manchester Road, Ewood Bridge

- Appeal 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. The proposed access from the site to Manchester Road shall be constructed to a minimum width of 7.3m together with 10m minimum radius kerbs, and this minimum width shall be maintained for a minimum distance of 20m measured back from the nearside edge of the carriageway; the access must be completed and available before the stands become fully operational.
3. Within 12 months of the date of this permission, that part of the access extending from the highway boundary for a minimum distance of 20m shall be surfaced, in accordance with details to be submitted to and approved by the local planning authority.
4. Within 12 months of the date of this permission, the car parking areas shall be surfaced in materials to be agreed with the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan.

5. Within 3 months of the date of this permission a scheme showing the colour of stand seating shall be submitted to and approved by the local planning authority and the seating shall thereafter be installed and retained for the duration of the development in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority.
6. Within 3 months of the date of this permission a scheme showing the colour of the plastic coated steel sheeting of the walls, fascias and roofs of the spectator stands and the areas of terracing which are to be painted, shall be submitted to and approved by the local planning authority and the stands shall thereafter be finished and retained for the duration of the development in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority.
7. All planting, seeding or turfing comprised in the details of landscaping indicated on the approved plans shall be carried out in the first planting season following the date of this permission; 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. 14/93/340 - Outline site for the erection of 7 dwellings, Burnley Road East, Lumb

- Appeal dismissed

Application No. 14/93/356 - Change of use to dwelling. Ridshaw Farm, Nangreaves

- Appeal dismissed

Application No. 14/93/507 - Proposed new external fire escape and alterations to front elevation. 13A Bacup Road, Rawtenstall

- Appeal dismissed

Resolved that the report be noted.

Wind Energy in the South Pennines

70 . The Borough Engineer and Planning Officer reported on meetings held between representatives of planning authorities in the South Pennines area to discuss all aspects of the issue of wind energy in the region.

Agreement had been reached on arrangements for responding to planning applications in respect of individual wind turbines and wind farms involving notification between authorities and the establishment of a register of applications for anemometer masts.

A memorandum of understanding had been established whereby a comprehensive approach to wind turbines could be maintained throughout the South Pennine area.

Resolved (i) that the report be noted and

(ii) that the Committee support the Memorandum of understanding and principles set out in the report of the Borough Engineer and Planning Officer.

N.B. The Chief Executive Officer indicated that the following item related in part to the treatment of land adjacent to his home and whilst having no direct financial interest in any contract, he suggested that it would be appropriate if he were to withdraw from the meeting. Accordingly, he withdrew from the meeting during discussion and voting on the following item.

Amenity Tree Planting Programme 1993/94

70. The Borough Engineer and Planning Officer reported on progress made in increasing the amount of tree planting activity throughout Rossendale since the mid 1970's. In 1991 the Council had adopted its new Forest of Rossendale project with the target of increasing the amount of tree cover past the Lancashire average of 3.3%, and the national average of 9% towards the European average of 24% over a forty year time scale. Since 1991 the Council had assisted 28 schemes resulting in 56,000 trees planted on 28 Hectares; in addition the Council had on its own sites planted 29,000 trees on 11 Hectares.

Resolved (i) that the report be noted, and

(ii) that no action be taken to withdraw the two fields at Chapel Hill and Hurst Lane, Rawtenstall from the grazing/mowing licences.

Noise Levels and Conditions

70. Mr A H Fisher, Principal Environmental Health Officer, attended the meeting and made a presentation in which he explained the ways in which noise measurements were made, the rationale behind suggested noise conditions relating to planning applications and the levels of acceptable noise in given situations as perceived by the human ear. He responded to questions from Members.

The Chair thanked Mr Fisher for his attendance and he then withdrew.

Royal Town Planning Institute - "Towards a Sustainable Region"

70. Resolved that the Council welcomes the publication of the RTPI document "The North West - Towards a Sustainable Region" and agrees to sponsor the publication to the value of £100.00

Development Plans

70. The Borough Engineer and Planning Officer reported that the development plans of neighbouring authorities were currently at various stages of preparation. He submitted details of the current position in respect of the Rochdale, Calderdale and Bury Unitary Development Plans and the Burnley, Hyndburn and Blackburn district plans as well as the Lancashire County Structure plan.

The Chief Executive Officer reported that he had been asked by a Member to determine whether land in the Edenfield and Shuttleworth areas of Bury, currently used for quarrying activities or available for such activities might be taken out of such classification to protect the landscape from further quarrying activities.

The Borough Engineer and Planning Officer reported that with the consent of the Chair and following discussion with the Bury Planning Officers, the Council's objections to the Bury UDP had been withdrawn and a revised objection, relating to land at Holcombe Moor and the Policy of areas of search for minerals, had been submitted. He further reported that the Bury Programme Officers had indicated that the revised objection was not valid since the initial objection had not related to Holcombe Moor.

The Borough Engineer and Planning Officer further reported that in respect of the Hyndburn District Plan a significant increase in the provision of land for industry had amended the amount allocated from 135 to 151 Hectares resulting in an over provision of approximately 37%. In addition, as a result of an appointment to Policy L8 a further 60-70 Hectares had been allocated for employment uses; accordingly the plan had allocated approximately 215 Hectares, almost 100% more than the structure plan allocation. Accordingly, he had lodged an objection to this element in that plan.

Resolved (i) that the report be noted,

(ii) that the action of the Chairman in respect of the meetings relating to the Bury UDP be confirmed, and

(iii) that the action of the Chairman in agreeing to the objection to the provision for employment land in the Hyndburn Local Plan be confirmed.

Highways Report

70. 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.

Disc Parking - Rawtenstall

70. The Borough Engineer and Planning Officer reported on proposals for introducing further limited waiting in Rawtenstall Town Centre in the Bank Street/St Mary's Way and minor alterations in respect of other regulated car parks in order to retain an appropriate balance of long and short term parking.

Resolved that subject to the consent of the Lancashire County Council, the Chief Executive Officer be authorised to make Orders under the Road Traffic Regulation Act 1984 as follows:-

(a) limiting to two hours between the hours of 8.00 a.m. to 6.00 p.m. Monday to Saturdays inclusive the maximum stay on the car park currently under construction at Bank Street/St Mary's Way.

(b) similarly limiting to two hours between the hours of 8.00 a.m. to 6.00 p.m. Monday to Saturdays the maximum stay in respect of 22 car parking spaces in the Kay Street car park as shown on the plan submitted to Committee.

(c) Revoking that part of the Order relating to a two hour maximum stay in respect of 17 spaces on the Phipps Building Car park as shown on the plan submitted to the Committee.

Farholme Lane, Stacksteads - Traffic Conditions

70. The Borough Engineer and Planning Officer reported on the options available to the Committee for dealing with the necessary repairs/reconstruction works on Farholme Lane, Stacksteads which would enable one way operation on Farholme Lane to continue. The County Surveyor had been advised of the Committee's objection to the reintroduction of two way operation on a permanent basis and the County Surveyor had finally accepted that continued one way operation on Farholme Lane was preferable.

A reduced scheme had been designed which would effect the necessary repairs to the wall but would incur higher maintenance costs because of anticipated future damage. It would however be necessary to introduce two way working on Farholme Lane for a temporary period whilst the repair works were carried out.

The Borough Engineer and Planning Officer indicated that he would endeavour for the works to be carried out during the holiday period when heavy goods traffic would be at a minimum.

The Chief Executive Officer advised the Committee of a letter of objection he had received in respect of the proposed introduction of two way traffic on Farholme Lane.

Resolved (i) that the reduced scheme now reported be implemented,

(ii) that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive officer be authorised to make the necessary temporary traffic regulation order to facilitate the construction works,

(iii) that the Borough Engineer and Planning Officer advise Ward Councillors of the detailed arrangements when they become known.

Street Lighting Night Inspection Contract - Rossendale Valley Training

70. The Borough Engineer and Planning Officer reported that the annual contract for street lighting night inspections had been awarded to Rossendale Valley Training and it was now due for renewal. He advised the Committee that

the Contract with Rossendale Valley Training had worked successfully. He suggested that the Committee may wish to renew the existing contract or employ directly the RVT employee currently undertaking the task, with the costs being borne directly via the Lancashire County Council Street Lighting Agency Budget.

Resolved that the existing annual contract with Rossendale Valley Training be renewed for a further 12 month period on terms and conditions to be approved by the Development Control Sub-Committee.

Standing Order No. 39(1)

70 . 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.

Private Streetworks Programme

70 . The Borough Engineer and Planning Officer outlined the basis upon which Private Streetwork Schemes were currently carried out throughout the County. He submitted details of the Committee's current programme of priorities.

The Borough Engineer and Planning Officer reported that the costs involved in the preparation of a scheme involved both staff time and expenditure which would be abortive if the scheme were not to proceed. He advised that the staff engaged on this work could be used on fee earning schemes such as the reconstruction or repair of retaining walls.

Members asked questions on the manner in which private streetwork schemes might be progressed without County Council involvement and other questions relating to the liability of frontages etc.

Following a full discussion it was

Resolved (i) that whereas Stubbins Vale Road, Stubbins 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) it be sewered, levelled, paved, metalled, flagged, channelled, made good and lighted,

(ii) that the Council's revised private streetworks priority list be as follows:-

1. East Street, Rawtenstall
2. Riley Street, Bacup
3. West Street, Waterfoot
4. Stubbins Vale Road, Stubbins

(iii) that the Borough Engineer and Planning Officer investigate whether it might be feasible for a scheme to be prepared in respect of East Street, Rawtenstall whereby that street might be brought to adoption standards and adopted subject to all costs in the matter being met by the frontagers and that he liaise with Councillor Forshaw in the matter and report to a future meeting.

Dropped Footway Crossings - Disabled Persons

70. The Borough Engineer and Planning Officer reported that the "H-Bar" markings on carriageways to protect dropped kerbs from obstruction by parked vehicles required individual formal authorisation at the present time. He further

advised that the new edition of the traffic signs regulations would change this individual authorisation requirement and publication of the regulations was anticipated within the next few weeks. He indicated that he would advise the Equal Opportunities Officer once the regulations had been published.

Resolved that the report be noted.

Traffic Regulation Orders

70 . The Borough Engineer and Planning Officer submitted a report on proposals for several traffic regulation orders together with the reasons therefor. He also reported in respect of objections received to an order which was in the process of consultation.

Haslingden Old Road, Rawtenstall

70 . (a) 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 between the hours of 8.00 a.m. to

6.00 p.m. on Mondays to Saturdays inclusive on the North Side of Haslingden Old Road from the gable of No. 113 Haslingden Old Road for a distance of 112m approximately in an easterly direction.

Helmshore Road, Helmshore

105. (b) 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 the western side of Helmshore Road from the northerly gable of 515 Helmshore Road for a distance of 102m in a north easterly direction.

Rochdale Road, Edenfield

105. (c) Resolved that the Order be made as originally proposed.

Cowpe Road, Cowpe

105. (d) 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 the western side of Cowpe Road from the boundary of No's 15 and 17 Bottoms Row for a distance of 15m approximately in a southerly direction.

Booth Road, Waterfoot

105. (e) 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 the northern side of Booth road from its junction with Pleasant View for a distance of 15m in an easterly direction and revoking that part of the existing Order on Pleasant View which currently prohibits the waiting of vehicles at all times on the eastern side of Pleasant View from a point 8m north of its junction with Booth Road for a distance of 7m in a northerly direction.

New Line and Height Barn Lane, Bacup

105. (f) 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 as follows:-

(i) on the southern side of New Line from its junction with height Barn Lane for a distance of 20m approximately in a south easterly direction

(ii) the western side of Height Barn Lane from its junction with New Line for a distance of 15m approximately in a south westerly direction

(iii) the eastern side of Height Barn Lane for a distance of 10m approximately in a south westerly direction.

Bacup Road, Waterfoot

105. (g) 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 the southern side of Bacup Road, Waterfoot from the eastern side of the junction with Duke Street for a distance of 43m approximately in a westerly direction and that any necessary consequential revocation orders covering the same length of highway be also made.

Bacup Road, North Road and Heys Street, Cloughfold

70. Resolved (i) that in accordance with the terms of the Highways Agency Agreement with Lancashire County Council, the Chief Executive be authorised to make an Order prohibiting waiting of vehicles at all times as follows:-

a) on the northern side of Bacup Road, Cloughfold from its junction with North Road for a distance of 51m approximately in a North Westerly direction.

b) on the north side of Bacup Road from its junction with North Road to its junction with Heys Street.

c) on the north side of Bacup Road from its junction with Heys Street for a distance of 15m approximately in a south easterly direction.

d) on the south side of Bacup Road from a point opposite the centre line of North Road for a distance of 79m approximately in a south easterly direction.

e) on the eastern side of North Road from its junction with Bacup Road for a distance of 19.5m approximately in a north easterly direction.

f) on both sides of Heys Street, Cloughfold from its junction with Bacup Road for a distance of 10m approximately in a north easterly direction.

(ii) that any necessary revocation orders in respect of lengths of highway covered by this proposed order be also made.

Footpath Diversion Orders

70. The Borough Engineer and Planning Officer reported on proposals for the diversion of certain footpaths necessitated by new development.

He advised that consultation had been carried out and no objections had been received but in the case of Footpath No. 269 at Ramsbottom, the Consultation period had not yet been completed.

Resolved that the Borough Solicitor be authorised to make the necessary Footpath Diversion Orders in respect of the following paths as shown on the plans submitted to the Committee, subject, in the case of Footpath No. 269 to there being no objections from the consultees.

Footpath No. 351 - Rawtenstall
Footpath No. 349 - Haslingden
Footpath No. 269 - Ramsbottom

Routine Highway and Drainage Maintenance

70 . The Borough Engineer and Planning Officer reported in detail on his proposals for dealing with matters of routine highway maintenance; drainage maintenance; and gulleys on private streets. The procedure outlined in his report indicated the most effective way in dealing with these issues, given the limited funding available.

Resolved that the procedure for Highway Maintenance as outlined in the report of the Borough Engineer and Planning Officer be approved.

Tree at 88 Booth Road, Stacksteads

70. The Borough Engineer and Planning Officer reported that a potential danger existed at the above location by virtue of the presence of a tree and the alignment of the kerb.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to arrange for the footpath to be widened at the junction of Booth Road/Rook Hill Road to improve the facilities for consideration, the work to be programmed during 1994/95, and

(ii) that no action be taken to remove the tree at this site.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

70. Resolved (i) that the streets associated with the development at Station Road, Helmshore be named Ogden Drive, Ogden Close and Riverside Walk in accordance with the plan submitted to the Committee,

(ii) that the properties at No's 2,4 & 6 on the plan be known as Bridge End Close,

(iii) that the streets associated with the development at Baltic Mill, Waterfoot be named Connolly Way and Schofield Street in accordance with the plans submitted to the Committee.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Schedule of Charges 1994/95

70. Resolved that the schedule of charges submitted to the Committee be approved for the current financial year (for schedule see Appendix 'A').

Social Lighting Programme 1994/95

70 . The Borough Engineer and Planning Officer submitted a list containing details of requests for lighting improvements to be funded from the Council's Social Lighting Revenue Estimate for 1994/95. He added that he had received a further request from a Member for additional street lights to be provided on adopted streets in Rawtenstall and Edenfield and that if these could not be financed from the normal street lighting account then they would be added to the social lighting programme.

Resolved that the Social Street Lighting Programme for 1994/95 as submitted to the Committee be approved with the addition if necessary of the further two schemes referred to by the Borough Engineer and Planning Officer (for Programme see Appendix 'B').

Adoption of Streets

70 . The Borough Engineer and Planning Officer reported that the undermentioned streets had been adopted in accordance with the terms of section 38 Agreements, having been completed to his satisfaction.

"Hargreaves Court"

Hargreaves Court comprises two short lengths of carriageway with turning heads. Road 'A' being a collector road, and road 'B' an access way or spur road with turning head.

Road 'A'

Carriageway from its junction with Burnley Road East in an easterly direction for a length of 61.5m. Average width 6.0m together with turning head, footways, service verges - lighting columns 2 No. and gully systems.

Road 'B'

Carriageway from its junction with the collector road (Road A) in a southerly direction for a length of 55.6m. Average width 4.8m together with turning head, footways, service verges, lighting columns 3 No. and gully systems.

Bridge Structure Below Road 'A'

Adopt one bridge structure below Road A, providing a passage for Whitewell Brook.

Resolved that the report be noted.

Traffic Conditions - Burnley Road, Weir, Bacup

70. The Borough Engineer and Planning Officer reported on progress in connection with the traffic calming scheme to be introduced on Burnley Road at each end of the village of Weir. A Member pointed out that a request had been made to the County Surveyor for consideration to be given to the extension of the 30 mile per hour zone, northwards towards the Deerplay Inn.

Resolved (i) that the report be noted, and

(ii) that the County Surveyor be requested to investigate the suggested extension to the 30mph zone northwards to be undertaken at the same time and as an integral part of the calming scheme.

Councillor Enquiry System 1993/94

70 . The Borough Engineer and Planning Officer submitted details of the number of enquiries received through the Councillor Enquiry System together with details of response times both for the current year to date and the previous year.

Resolved that the report be noted.

North West Water - Request for Meeting

70 . The Chief Executive Officer reported the receipt of a letter from North West Water which indicated their desire to hold a meeting with elected Members with a view to strengthening the formal and informal ties between the two organisations.

Resolved that the Chair, Vice-Chair and Opposition Spokesperson be authorised to attend the meeting with North West Water on Wednesday 29th June 1994 at 2.30 p.m.

River Irwell Water Quality Monitoring Working Group

70. The Chief Executive Officer referred to the proceedings of the Environmental Health and Control Committee when the feasibility of establishing the River Irwell Water Quality Monitoring Working Group had been considered.

Resolved that the Chair, Vice-Chair and Opposition Spokesperson of the Engineering and Planning and Environmental Health and Control Committees be authorised to represent the Council on the River Irwell Water Quality Monitoring Working Group.

Footpath Extinguishment/Creation Orders

70. Resolved that the Borough of Rossendale (Part of Footpath No. 121, Rawtenstall) Part of Public Footpath Extinguishment Order 1994 and the Borough of Rossendale (Part of Footpath No. 121, Rawtenstall) Public Path Creation Order 1994 be confirmed as unopposed Orders.

Tree Preservation Orders

70. Resolved that the Borough of Rossendale (Land adjacent to 37 Haslingden Old Road, Rawtenstall - T2/87) Tree Preservation Order 1994 and the Borough of Rossendale (Land off Highfield Road, Hareholme, Rawtenstall - T2/85) Tree Preservation Order 1994 be confirmed as unopposed Orders.

Appointment of Sub-Committees

70. Resolved that in accordance with the Local Government and Housing Act 1989 the following Sub-Committees be appointed:-

a) Haslingden Town Centre Sub-Committee - 10 Members

Allocation of Seats: 6 Labour 4 Conservative

Labour Members: Atkinson, Caldwell, McManus, Procter (Chair),
Quinn and Wilkinson

Conservative Members: to be notified by the Leader of the
Conservative Group

b) Bacup Town Centre Sub-Committee - 7 Members

Allocation of Seats: 4 Labour 3 Conservative

Labour Members: Baron, Heyworth (Chair), McShea and Quinn

Conservative Members: to be notified by the Leader of the
Conservative Group

c) Rawtenstall Town Centre Sub-Committee - 10 Members

Allocation of Seats: 6 Labour 4 Conservative

Labour Members: Pilling (Chair), Fishwick, J Forshaw, L Forshaw,
Quinn and Hayler

Conservative Members: to be notified by the Leader of the
Conservative Group

Engineering and Planning Sub-Committee

70. Resolved that the Minutes of the Engineering and Planning Sub-Committee held on 15th April 1994 (relating to Planning Application No. 14/93/596 - Outline - Erection of 175,000 sq ft of office floor space [4 storeys] and provision of 701 on site parking spaces following the demolition of existing factory premises - Hamilton McBride, Holcombe Road, Helmshore) be noted (for Minutes see Appendix 'C').

Development Control Sub-Committee

70. Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 25th March, 31st March, 8th April, 15th April, 22nd April, 29th April, 13th May, 20th May, 27th May and 3rd June be noted subject to an amendment to the recorded attendance in respect of the meeting held on 3rd June 1994 to indicate the attendance of Councillor Wilkinson in the Chair, Councillors Mrs Goldsworthy and McShea (for Minutes see Appendices 'D' to 'M').

Exclusion of the Public and Press

70. 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 involves the disclosure of exempt information as defined in paragraphs 5 & 7 of Part I of Schedule 12A to the Act.

Sewers - Meadows Farm Estate, Haslingden

70. The Borough Engineer and Planning Officer referred to the report which had been circulated by the Director of Operating Services in connection with the abovementioned matter.

The report outlined the circumstances in which a limited financial package of assistance might be made available subject to certain conditions, and he submitted his comments on the package and attached conditions.

Resolved that the matter be referred to the Policy and Resources Committee for determination.

THE MEETING CLOSED AT 9.35 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 15th August, 1994,
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair),
Councillors Baron, Bolton, Mrs Goldsworthy, Hancock,
Heyworth, Holt (for Mrs Talukdar), McShea, Pilling,
Ruddick (for Mellor), Weeds, Wilkinson, and Winder

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

299 . Resolved that the Minutes of the meeting held on 11th June 1994 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

299 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 302 to 314 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.

Standing Order No. 39(1)

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

Application No. 14/94/163 - Erection of wooden shed -
10 Market Street, Whitworth, Healey, Nr Rochdale

- 299 . Resolved that planning permission be refused for the following reasons:-
1. 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 the site is shown to be located within an area designated as Green Belt where in accordance with the provisions of DOE Planning Policy Guidance Note 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.

Application No. 14/94/216 - Proposed Detached Garage -
Former Offices/Workshop, Blackwood Road, Bacup

- 299 . Resolved that planning permission 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. This proposal would be contrary to Policy E.1 and E.5 of the Rossendale District Local Plan - Review Deposit Edition wherein the application site is shown to be located beyond the Urban Boundary - the urban boundary delineates 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 be strongly resisted.
3. The proposal would be contrary to Policy E.30 of the Rossendale District Local Plan Review Deposit Edition having regard to "The affects of the creation of a garden area together with any garaging or car parking facilities" which in this instance would harm the appearance and function of the area of the conversion. In addition part H of the above Policy considers that extensions in size, mass and scale ancillary to the existing building may normally be permitted, which in this instance would preclude such additional buildings as the garage due to the scale of additional building works that were agreed for the existing building.
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. 14/94/195 - Erection of industrial unit -
land at Grane Road/Waterside Road, Haslingden

299 . That this application be deferred for further information on traffic movements in the area.

Application No. 14/94/240 - Change of use from storage to taxi booking office
for 8 no. hackney carriages and 2 no. private hire with hours of operation:
06.30 hrs. to 04.00 hours seven days per week -

Unit 3, York Avenue, Helmshore, Rossendale

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

1. There shall be no more than 8 hackney carriages and 2 private hire vehicles operating from the unit which is the subject of this consent.

Application No. 14/94/176 - Change of Use of Shop to reception/waiting area and bar to serve existing restaurant - 247 Bacup Road, Rawtenstall

299. `Resolved that planning permission be refused for the following reasons:-

1. By providing larger reception/waiting and bar areas, the potential for a greater throughput of customers would be facilitated which would only exacerbate the already unsatisfactory arrangements for off-street customer car parking, leading to further vehicular manoeuvring and parking on the adjoining classified road and neighbouring residential

streets to the further detriment of the free flow of traffic and highway safety. The proposed small increase in off-street parking provision by a maximum of two additional spaces is not considered to be sufficient to make any material contribution to the amelioration of any increased highway problems resulting from the proposed development.

Application No. 14/94/154 - Proposed single storey extension of existing church hall to provide new kitchen and bar store facilities - St Veronica's Church Hall, Helmshore Road, Helmshore (Amended Plan)

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

1. No development shall take place until samples of the proposed facing brickwork has 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 trees on site shall be protected during construction by means of fencing the design and location of which must be submitted to and approved by the local planning authority before any development begins.

Application No. 14/94/233 - Change of use from warehousing to the manufacture of plastic extrusions and mouldings (general industrial use). Installation of a steel roller shutter door in the front elevation - Unit 2 Bentgate Works, Manchester Road, Ewood Bridge

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

1. The use which is the subject of this permission shall only be carried out between the hours of 8.00 am. and 6.00 pm. Monday to Friday and at no time on Saturdays and Sundays.
2. Car parking spaces and manoeuvring areas shall be marked out before the use of the premises hereby permitted becomes operative.

3. The roller shutter door hereby approved shall remain closed during the hours of operation except for the purposes of delivery and despatch.
4. The existing personnel door shall remain closed during the hours of operation, except for the purposes of staff and visitors arriving at and departing from the premises.
5. 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.
6. 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).

Standing Order No. 39(1)

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

(N.B. Councillor McShea declared an interest in the undermentioned item and took no further part in the discussion or voting thereon.)

Application No. 14/94/254 - Proposed change of use from shop to taxi office with hours of operation as follows: Sunday to Thursday 6.00 am. to 1.00 am. Friday and Saturday 6.00 am. to 3.00 am. - 256a Newchurch Road, Stacksteads.

299. Resolved that planning permission be refused for the following reasons:-

1. The proposed development would increase the standing and turning of vehicles and also the concentration of traffic on the heavily trafficked Class 1 Highway in the vicinity of the site, to the detriment of highway safety.
2. The proposed development would, by reason of the noise and general 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. 14/94/243 - Retention of building for agricultural storage and domestic garages - Land at Carter Place Farm, Blackburn Road, Haslingden

299. Resolved that planning permission be refused for the following reasons:-

1. The retention of the building would be contrary to the provisions of the approved Structure Plan for Lancashire, the approved and adopted District Plan for Rossendale and the Rossendale District Local Plan - First Review which both indicate that the application site is located within an area designated as being Green Belt where in accordance with the provisions of DOE Planning Policy Guidance Note 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.

2.

The building is proposed to be used for domestic garaging and agricultural storage associated with the residential occupation of Carter Place Farmhouse and the management of 18 acres of grazing land, notwithstanding a refusal of planning permission as recently as December 1992 for the construction of a pair of semi-detached double garages for domestic use an appeal against which was dismissed in July 1993, and the granting of planning permission in May 1992 for the conversion of agricultural buildings at Carter Place Farm which were judged to be redundant to agriculture to form two detached dwellinghouses. In so far as the circumstances upon which both these decisions have not materially changed the proposed retention of the unauthorised building for combined agricultural storage and domestic garaging pays no regard to and ultimately conflicts with both the national and local planning policy context within which these decisions were made.

3. The applicant is seeking to advance agricultural justification for his proposal whilst currently pursuing through the auspices of a third party the possibilities of obtaining planning consent for a golf driving range upon the land for which the building purports to be required for agricultural purposes, thereby further bringing into question the agricultural justification for the proposal.

Application No. 14/94/269 - Outline Erection of 8 no. dwellings - formation of turning head, associated parking and landscaping - Land at Island Garage site, at end of Brenbar Crescent, Whitworth

- 299 . Resolved that Planning permission be refused for the following reason:-
 1. The proposed redevelopment for housing of a garage colony identified under Policy H.8 of the revised Rossendale District Local Plan would be contrary to this Policy which states that such colonies 'will be protected from redevelopment to ameliorate the problems of on-street parking congestion and traffic hazards in over-crowded narrow streets.' Furthermore, to approve the proposed redevelopment would form an adverse precedent that would make similar proposals in the future more difficult to resist.

Application No. 14/94/295 - Erection of detached bungalow (resubmission) - Land at the rear of 5 Lloyd Street, Whitworth

- 299 . Resolved that planning permission be refused for the following reasons:-
 1. The proposed bungalow would be erected within a small landscaped garden area which is surrounded by buildings, the majority of which are two storey dwellings. It would thus be visually anomalous and, due to the extent of development that would arise in terms of both new building and associated paved areas, destructive of the natural break which the application site presently provides within a heavily built up area. Accordingly, it would be detrimental to the visual and residential amenities of the locality and contrary to policy E.9 of the revised Rossendale District Local Plan, which seeks that development proposals should provide a high standard of building and landscape design, to

contribute to environmental quality and not to be detrimental to existing conditions in the surrounding area, and advice contained in Planning Policy Guidance Note 3 entitled 'Housing' that development which would lead to town cramming should be resisted.

2. The proposed bungalow would be overlooked by adjacent two storey dwellings and its outlook would be severely restricted primarily by the fence enclosing the application site. Accordingly, the bungalow would be unlikely to afford a satisfactory standard of amenity in terms of privacy and adequate outlook to future occupiers.

Application No. 14/94/291 - Construction of a conservatory. The development may affect the setting of Footpath No. 79 - Heightside Lane, Crawshawbooth

- 299 . Resolved that planning permission be refused for the following reasons:-
1. The proposed development would be contrary to Policy E.30 of the Rossendale District Local Plan Review Deposit Edition in that the scale of extension to this property including previous extensions are to collectively "necessary to provide a reasonable standard of modern habitable accommodation".

2. The character of the building in addition maintains simple lines and elevations which have currently been extended in both size and design acceptably, where as the conservatory would be an uncharacteristic addition of a size which would extend the building to an unacceptable extent.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decision - Personal Communication Network - Land at Horncliffe Quarry, Rawtenstall

299 . The Borough Engineer and Planning Officer reported that the above appeal had been withdrawn as a result of the second application 14/94/238 for the development having received deemed planning approval due to an administrative oversight.

He advised Members that the application had been refused by the Development Control Sub-Committee on 24th June 1994, but the decision notice of refusal had not been delivered to the applicant within the statutory 28 days determination period and therefore the applicants were empowered under the terms of the General Development Order to carry out the development as a result of the planning authorities failure to notify them of the decision within the 28 day period.

The Borough Engineer and Planning Officer outlined the reasons for the administrative oversight and apologised to the Committee for the mistake which had occurred.

Resolved (i) that the report be noted,

(ii) that the Borough Engineer and Planning Officer write to the Association of District Councils requesting that they pursue on the Council's behalf an amendment to the General Development Order so that in the case of PCN applications 'deemed approval' no longer results from a non decision by the Local Planning Authority on such applications, and

(iii) that the Chief Executive Officer in consultation with the Chair be requested to investigate the circumstances of the administrative oversight

Appeal Against Condition of Operating at Facit Quarries, Tong Lane, Whitworth

299. The Borough Engineer and Planning Officer reported that the Lancashire County Council, as mineral planning authority, had been processing the Interim Development Order in relation to Facit Quarries off Tong Lane, Whitworth.

He advised the Committee that the Order had been confirmed and the Lancashire County Council had imposed certain conditions on the operations.

He pointed out that the developer had appealed against one of the conditions which related to the starting times of 07.30 hours for traffic movement and had proposed an alternative start time of 06.30 hours in his appeal.

He stated that he understood that the Department of the Environment intended to conduct the appeal by written representations but it had been suggested to him that this would preclude local residents from giving evidence to the inspectorate. Accordingly, local resident's representatives had written to

the Department of the Environment asking that the appeal be heard at the public inquiry and had also requested that the Council support their request.

Resolved that the Department of the Environment be requested to hold a public local inquiry into the appeal against the above condition.

Proposed Pennine Bridleway

299 . The Borough Engineer and Planning Officer submitted a report on the progress which had been made with regard to the proposed Pennine Bridleway which had first been suggested by the Countryside Commission in 1990 and consisted of a 270 mile route from Northumberland to Derbyshire. He advised the Committee that following consultation the Commission had submitted the proposals to the Secretary of State in 1991. Following further consideration and consultation the Commission submitted the supplementary report to the Secretary of State in July 1993 requesting that the revised route of 275 miles be approved or approval be given for the route as far as Kirby Stephen in Cumbria a distance of 206 miles.

He informed the Committee that the Secretary of State had now indicated that he was minded to approve the report for the route as far as Kirby Stephen. Accordingly, he was now seeking the views of the County and District Councils through whose areas the route passed.

The Borough Engineer and Planning Officer submitted details of the route and of the proposed modification insofar as it related to the Rossendale. This involved an alteration to the proposed crossing point on the A671 Bacup to Burnley road which was more acceptable on safety grounds than the original crossing point.

The Committee discussed the matter in detail.

Resolved that the Council welcomes the proposal and emphasises its support for the route including the proposed modification and would wish to see an early decision by the Secretary of State on the proposed Pennine bridleway since it plays a significant role in local, county and sub-regional proposals to improve bridleway networks.

Haslingden Town Centre Plan - Public Consultation

299 . The Borough Engineer and Planning Officer reported that the Town Centre Sub-Committee at its meeting held on 12th July 1994 had approved the above plan for public consultation purposes.

He advised the Committee that officers in the local planning section had started the necessary preparation works on the draughting and printing of the plan and preparation of displays etc. He pointed out that there was no specific Budget Head within the 1994/95 Revenue Budget for this work and consequently, it was anticipated that the Planning, Local Plan budget could be overspend by an estimated £2,000. He stated that whilst every effort would be made to recoup the expenditure by reducing expenditure elsewhere, he could not guarantee that this particular budget head would not be overspent during 1994/95. He also pointed out that Members of the Council had agreed to 'staff' an exhibition stall at the Haslingden Street Fair on 28th August to hand out questionnaires and leaflets relating to the plan.

Resolved (i) that the report be noted,

(ii) that the necessary expenditure for the public consultation phase of the Town Centre Plan be authorised, and

(iii) that the Borough Engineer and Planning Officer be requested to organise a briefing session for those Members of the Council who will be 'staffing' the exhibition stand.

Landgate Quarry, Shawforth

299 . The Borough Engineer and Planning Officer reported that Whitworth Town Council had been in correspondence with Lancashire County Council over a 3 year period concerning their proposals to undertake a land reclamation scheme at the above site. He stated that the Town Council were concerned about the lack of progress in the matter and had requested the Council's support in their attempt to bring the matter to a satisfactory conclusion.

He submitted his observations on the matter and recommended that the Council should support Whitworth in their demand that the Lancashire County Council as minerals and waste planning authorities should pursue their proposals to undertake land reclamation on the Landgate Quarry site.

Resolved that the Borough Engineer and Planning Officer be requested to advise Whitworth Town Council of this Council's support in the matter and to request the Lancashire County Council to progress their reclamation proposals for the Landgate site.

Woodland Maintenance Contract

299 . The Borough Engineer and Planning Officer reminded the Committee that for several years the Council had, as an integral part of its tree planting programme, included maintenance work on its tree planted sites.

He pointed out that such maintenance was not only essential for the well being of the trees but was also a condition of grant aid which the Council had received from the Forestry Authority and the Countryside Commission.

He stated that if the Council's current financial restrictions meant that no new planting was to be undertaken in the current financial year, it was essential some maintenance work was undertaken to ensure that the money already spent was not wasted and greater liabilities incurred.

He pointed out that the maintenance work would be carried out in the late summer and early spring of 1994/95 and would consist largely of fencing repairs and weed suppression at selected sites.

Resolved (i) that authority be given for the drawing up and letting of a woodland maintenance contract the details of which to be approved by the Development Control Sub-Committee prior to inviting tenders and that the necessary funds be made available for this purpose,

(ii) that it be a recommendation to the Policy and Resources Committee that an amount of £5,000 is included in the 1994/95 Capital Programme for Woodland Maintenance Works.

Bacup Market - Feasibility Report

299. The Borough Engineer and Planning Officer reported that the Bacup Town Centre Sub-Committee had recently discussed the possibility of re-locating Bacup Market to two alternative sites, namely, the paved square at St James Street and former Market Hall on Bank Street, Bacup. He also pointed out that a third possibility had been presented by the owner of a former nightclub on Market Street, Bacup.

He advised the Committee that the Environmental Health and Control Committee had referred the third option to the Bacup Town Centre Sub-Committee which had resolved that a report be submitted to the next meeting of the Environmental Health and Control Committee and this Committee upon the options for the relocation of Bacup Market.

The report gave a brief resume of the history of the existing market together with details of its operation on the present site in terms of the number of stalls, licensing conditions and operating costs.

The Borough Engineer and Planning Officer in his report also outlined each of the other alternative options for the relocation of the market and submitted his observations thereon together with the views of the existing market traders on each particular option. He also put forward the advantages and disadvantages of the various options for the Committee's consideration.

The Committee discussed the matter in detail.

Resolved (i) that the Borough Engineer and Planning Officer in consultation with the Borough Housing and Environmental Health Officer be instructed to conduct exploratory discussions with land owners, and with potential grant giving bodies and to bring forward detailed, costed proposals for the relocation of Bacup Market to the three potential sites namely, Irwell Street/Union Baptist Church Site, the former Market Hall/Police Station Car Park, and the former Nightclub on Market Street, and

(ii) that the current market operation at Temple Court continues pending the above investigations.

Bacup and Rawtenstall Conservation Area Partnership Repair Scheme

299. The Borough Engineer and Planning Officer reported that under the terms of the Bacup and Rawtenstall Conservation Area Partnership the Council operated a Repair Scheme which sought to encourage the repair of certain historic properties within Bacup and Rawtenstall Conservation Areas, using traditional methods and materials.

He advised the Committee that the funding of the repair scheme was on the basis of English Heritage contributing £30,000, Lancashire County Council £6,000 and Rossendale Borough Council £24,000. He reported the receipt of the County Council's contribution in the current financial year and informed the Committee that a letter had been received from the County Council wishing the Council well in the new Conservation Area Partnership.

Resolved that the County Council be thanked for their financial contribution to the Bacup and Rawtenstall Conservation Area Partnership Repair Scheme.

Highways Report

299 . The Borough Engineer and Planning Officer submitted a report giving details of work being carried out on highways throughout the Borough and replied to Member's 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 Calming - Staghill Road

299 . The Borough Engineer and Planning Officer reported that a Member had requested that he report to the Committee on the possibility of traffic calming measures being introduced on Staghill Road. He stated that the request had arisen following a serious accident to a child pedestrian.

He advised the Committee that a request would normally be put to the County Surveyor for consideration as a Small Capital Improvement Scheme and that such applications were prioritised by their Highways and Transportation Committee in March on the basis of the scheme's potential for accident reduction.

He submitted details of the accident history at the site.

Resolved that the Borough Engineer and Planning Officer be requested to submit a scheme for traffic calming to the County Council for inclusion in the 1995/96 Small Capital Improvements Programme.

Traffic Calming - Osborne Terrace, Stacksteads

299 . The Borough Engineer and Planning Officer reported the receipt of a petition signed by 32 residents of the above street and 3 from surrounding streets, requesting that road-humps be installed on Osborne Terrace to slow down the traffic to make it safer for the children to play.

He advised the Committee that he would be assessing the scheme with a view to submitting it to the County Council for inclusion in the 1995/96 Small

Capital Improvements Programme which was prioritised on an accident reduction basis. He submitted details of the accident statistics at the site for the Committee's information.

Resolved that the Borough Engineer and Planning Officer be requested to submit a scheme for traffic calming to the County Council for inclusion in the 1995/96 Small Capital Improvements Programme.

Traffic Regulation Orders

299 . The Borough Engineer and Planning Officer submitted a report upon the proposals for two traffic regulation orders together with the reasons therefore. He also reported the receipt of a request for a revocation of a small section of part of the Borough of Rossendale (No. 87) Order 1982 which related to the prohibition of waiting on Free Lane adjacent to No. 570 Free Lane.

Free Lane, Helmshore

(a) Resolved that the Borough of Rossendale (No. 87) Order 1982 be revoked over a distance of 7.0m approximately from the boundary of No. 572 Free Lane in a northerly direction.

St Peter's Avenue, Haslingden

(b) Resolved that in accordance with the terms of the 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 both sides of St Peter's Avenue, Haslingden from its junction with Manchester Road for a distance of 15.0m approximately in a south westerly direction.

Todd Hall Road, Haslingden

(c) 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 as follows

(i) Todd Hall Road - (north side) - from its junction with the A56 for a distance of 130.0m approximately in a westerly direction.

(ii) Todd Hall Road - (south side) - from its junction with the A56 for a distance of 90.0m approximately in a westerly direction.

Adoption of Streets

299 . The Borough Engineer and Planning Officer reported that the undermentioned street had been adopted in accordance with the terms of an agreement under Section 38 of the Highways Act 1980 having been completed to his satisfaction.

"Grange Close"

Grange Close from its junction with Grange Road for a length of 58m. Average width 5.5m together with turning head, length 9m, link footways total length 192m average width 1.8m, service strips (0.5m wide), street lighting and gully systems.

Retaining Wall - Adoption of 1 Retaining Wall total length 28m - Lancashire County Council Reference No. 4811/R1

Resolved that the report be noted.

Proposed Footway Works - Stonefold Village, Rising Bridge

299. The Borough Engineer and Planning Officer reported the receipt of a petition and a letter from residents of the above area, objecting to the proposed replacement of the traditional stone flags outside No's 5 to 23 Stonefold, Rising Bridge with a tarmacadamed pavement, which they felt would spoil the heritage of the old mill village.

He stated that although he had indicated in his report that it was proposed to replace the stoneflagged pavement and to tarmacadam the footway further investigations had now revealed that this was not in fact the case, although a scheme was to be implemented in this area which involved the provision of new kerbing and a new tarmacadamed footpath opposite the terraced properties where no footpath currently existed.

Resolved that the report be noted and the Borough Engineer and Planning Officer be requested to write to the residents confirming that there are no proposals to replace the stone pavement outside No's 5 to 23 Stonefold and outlining the details of the proposed kerbing and footpath works which are to be carried out in the area.

Parking for Residents - Hall Carr

299 . The Borough Engineer and Planning Officer reported that he had been asked by a Member to report upon the situation regarding the provision of parking areas for residents on housing areas, i.e. Hall Carr.

He advised the Committee that the Highways Authority was not prepared to authorise expenditure for the provision of laybys, hardening of verges etc. Some similar schemes had been carried out in conjunction with other housing works in Housing Action Areas and although the Highways Authority did not object to such schemes it would not provide the funding for the schemes.

He pointed out that the only method of creating such parking facilities was for the Borough Council to finance them, but unfortunately there were no funds available in the current year's Housing or Engineering and Planning Revenue Budgets for such work.

Resolved that the report be noted.

Car Parking in Whitworth

299 . The Borough Engineer and Planning Officer reported the receipt of a letter from Whitworth Town Council requesting the Committee to reconsider their earlier request for disc parking to be introduced, particularly upon the car park at the junction of Hall Street and Market Street in view of the recent planning application of the former Barclay's Bank to a Chapel of Rest, which was likely to exacerbate the parking situation in that area.

He submitted his observations thereon for the Committee's consideration.

Resolved that the matter be deferred to enable the Borough Engineer and Planning Officer to carry out a survey on the usage of the public car parks and a further report thereon to include the results of the survey be submitted to a future meeting for consideration.

Standing Order No. 39(1)

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

(N.B. Councillor Holt declared an interest in the undermentioned Minute and took no further part in the discussion or voting thereon)

Display of Goods on the Highway

299 . The Borough Engineer and Planning Officer informed the Committee that he had been asked to report to the Committee on the action taken to implement the Council policy relating to goods on the highway. He also reported the receipt of a petition signed by approximately 800 persons disagreeing with the Council's policy on the matter which had been generated by those traders on whom removal notices had been served.

He outlined the Council's current policy in relation thereto and to the action which had been taken in connection with that policy.

He further reminded the Committee that the display of goods, private signs or other items on the highway constituted an obstruction of the highway under the Highways Act 1980, and the Highway authority had a statutory duty under Section 130 of the Act to assert and protect the rights of the public and to prevent the obstruction of highways.

He advised the Committee that cases of obstructions of the highway by displayed goods had been tested in the courts and it had been found that the display of goods were actionable obstructions for the purposes of bringing prosecutions under the Highways Act, and that the display of goods constituted a nuisance for the purposes of Section 149 of the Highways Act 1980 such that the authority could obtain a removal and disposal order from the magistrates court, or remove the nuisance forthwith if it considered that the obstruction constituted a danger.

He further advised the Committee of the action which he had taken against a number of shopkeepers in Rawtenstall Town Centre following receipt of complaints, requiring them to remove goods from the highway and that to date none of the shopkeepers had complied with the notices. He pointed out that the policy of pursuing offenders only on a complaints basis had inevitably resulted in an inequitable situation where neighbouring traders had been treated inconsistently. He reaffirmed his recommendation given in an earlier report in November that action should be taken in a consistent but prioritised manner so as to fulfil the highway authority's obligation under the Highways Act 1980.

The Committee discussed the matter in detail.

Resolved (i) that this matter be deferred to enable the Borough Engineer and Planning Officer to clarify the legal position concerning the display of goods on the highway and to consider the insurance implications in the event of the Council not taking action to remove the obstructions, and

(ii) that no further action be taken at the present time in respect of the five cases now reported, pending the submission of a further report to the next meeting on this matter.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

299 . Resolved that the streets associated with the housing development off Lower Lane, Haslingden be named Smithy Brow Court.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Off-Street Parking Wardens

299 . The Borough Engineer and Planning Officer reported that as a result of the expansion of the disc parking in Rawtenstall and to enable maximum flexibility in both Rawtenstall and Waterfoot Disc Parks it would be necessary to reconsider the job specification of both posts and to this end he submitted his recommendations in relation thereto.

Resolved (i) that the maximum working hours of the Waterfoot off- street car parking Warden Post be increased to 15 and the job specification be amended to include supervision of the Rawtenstall car parks when required,

(ii) that the job specification for the Rawtenstall Off-Street Car Parking Warden post be amended to include supervision of the Waterfoot car park and the maximum working hours be reduced to 30 hours, and

(iii) that subject to the approval of the Policy and Resources Committee at its meeting on 24th August 1994 the vacant post for Rawtenstall be advertised and filled as soon as possible on the basis of the amended specification.

Compulsory Competitive Tendering - Highway Maintenance

299 . The Borough Engineer and Planning Officer reported that in June 1994 the Government had laid regulations before Parliament which effectively required 100% of highways work, including winter gritting, to be subject to competitive tendering from 1st April 1995.

He informed the Committee that given the tight timescale prompted by the late issuing of the Regulations, as reported to the Development Control Sub-Committee he had already advertised for a select list of tenderers. He circulated a copy of the advertisement which gave details of the scope and terms of the proposed contract.

He pointed out that the deadline for application for inclusion on the select list of tenderers was the 12th August 1994 and he submitted details of the applications which have been received for inclusion on the select list.

He submitted for the Committee's approval a timetable of events with regard to the tendering process.

Resolved that the report be noted and the following timetable in connection with the award of the Highways Maintenance Contract be approved.

Closing Date, Receipt of Select List Applications: 12th August 1994

Approval of Tender Document and Select List of Tenderers by Development Control Sub-Committee 30th September 1994

Despatch Tender Documents: Mid October 1994

Receipt and Opening of Tenders:

18th December 1994

Award of Contract by Development Control Sub-Committee: January 1995

SECTION 'B' - FUNCTIONS DELEGATED

Tree Preservation Orders

299 . Resolved that the Borough of Rossendale (Land at Highfield, off Helmshore Road, Haslingden T2/90) Tree Preservation Order 1994 and the Borough of Rossendale (Land at rear of 31-73 Schofield Road, Rawtenstall T2/83) Tree Preservation Order 1994 be confirmed as unopposed Orders.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Applications - Procedure for Achieving Targets

299 . The Chief Executive Officer reminded the Committee that the Council had adopted an eight weekly cycle for the current municipal year the effect of which would be that planning applications which were referred to the Sub-Committee from

the Engineering and Planning Committee could be delayed by between two and nine weeks.

Accordingly, the Chair had asked that a report be presented to the Committee indicating a revised timetable for additional meetings of the Engineering and Planning Committee to deal exclusively with planning applications so as to reduce the length of time by which planning applications might be delayed. He submitted his suggestions for additional meetings of the Engineering and Planning Committee to deal with this matter.

Resolved that special meetings of the Engineering and Planning Committee be held on Monday 12th September, 31st October 1994 and 27th February and 24th April 1995 for the purposes of dealing exclusively with the consideration of planning applications.

Cumbria and Lancashire Road Accident Prevention Federation -
Appointment of Representatives

299. The Chief Executive Officer reminded the Committee that at the Annual Council meeting the Chair and Vice-Chair had been appointed as the two representatives on the Federation. He reported the receipt of a letter from the Secretary of the Federation asking whether the Council wish to nominate Councillors Quinn and Wilkinson for any other offices of the Federation.

He also stated that in the past the Council had also appointed substitutes to attend in place of the Council's appointed representatives and suggest that the Committee might wish to give consideration to appointing substitutes.

Resolved that the Chair be nominated as a member of the General Purposes Committee of the Federation for the 1994/95 Municipal Year.

Bacup and Rawtenstall Conservation Area Partnership

299. The Chief Executive Officer reported that under the terms of the partnership agreement the Council had available a sum of £60,000 per annum available over a three year period in respect of the repairs scheme. He stated that at

the present time there were no administrative arrangements established for authorising expenditure from the fund.

He stated that the Committee had already established the Bacup Town Centre Sub-Committee and there was also a Rawtenstall Town Centre Sub-Committee. Both Sub-Committees dealt with a range of matters including authorising expenditure from the town centre improvements allocation within the Capital Programme. This allocation was separate from the partnership funds.

In order that the partnership funds might be administered in accordance with the Sub-Committee's wishes he suggested that it might be appropriate to establish a Bacup and Rawtenstall Partnership Sub-Committee with delegated authority to deal exclusively with the grants/expenditure under the repairs scheme.

Resolved that the report be noted.

Haslingden Town Centre Sub-Committee

299 . Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held on 12th July 1994 be approved and adopted (for Minutes see Appendix 'A').

Bacup Town Centre Sub-Committee

299 . Resolved that the Minutes of the Bacup Town Centre Sub-Committee held 19th July 1994 be approved and adopted (for Minutes see Appendix 'B').

Development Control Sub-Committee

299 . Resolved that the Minutes of the Development Control Sub-Committee held on 10th June, 17th June, 24th June, 1st July, 8th July, 15th July, 22nd July, 29th July and 5th August 1994 be noted (for Minutes see Appendices 'C' to 'K').

Enforcement Action - Land at Foxhill Farm, Waterfoot

299 . The Borough Engineer and Planning Officer informed the Committee that some time ago various planning enforcement notices together with notices relating to a further footpath blockage had been served upon the owner of land surrounding Foxhill Farm. He stated that none of these notices had been appealed against and therefore they had all now come into effect, but the necessary works required to comply with the terms of the notices had not been carried out within the period stated in the notices. It was now therefore for the Council to consider options for further action.

He stated that whilst such action was delegated to the officers he felt that the Committee should be made aware of the matters in view of the potential financial consequences to the Council.

He outlined the various options for further action and requested the Committee's further instruction in the matter.

Resolved that the report be noted and option (iv), namely to carry out the necessary works in respect of all three notices by default, and subsequently, to seek to recover the costs incurred in so doing be pursued as soon as practicably possible.

Exclusion of the Public and Press

299 . 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 items on the grounds that they involve the disclosure of exempt information as defined in paragraphs 12 and 13 of Part I of Schedule 12A to the Act.

Land at Stack Lane, Bacup

299 . Further to previous reports upon the above matter the Borough Solicitor now advised the Committee on the planning history of the above site and the planning status of the land.

He further advised that the matter might be referred to the Policy and Resources Committee with regard to the current legal proceedings.

Resolved (i) that the Borough Solicitor's advice in relation to the above matter be noted, and

(ii) that the Policy and Resources Committee at its meeting to be held on 24th August 1994 be requested to give further thought to the legal proceedings in respect of this land in the light of the Borough Solicitor's advise on the matter.

THE MEETING CLOSED AT 9.40 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 19th September, 1994,
at 7.00 p.m.

PRESENT: Councillor Quinn, (in the Chair)
Councillors Baron, Bolton, Easton (for Wilkinson),
Hancock, Heyworth, Holt (for Mrs. Goldsworthy), Mellor,
McShea, Pilling, Proctor, Mrs. Talukdar, Winder.

APOLOGIES: Councillors Mrs. Goldsworthy and Wilkinson.

SECTION 'B'- FUNCTIONS DELEGATED

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

451. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 2 to 10 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. 14/94/250 - Erection of detached dwelling and garage -
Land adjacent to 16 Meadows Avenue, Bacup

451. Resolved (i) that notwithstanding the policies contained in the District Plan, the Committee are minded to grant permission for the following reasons:-

The site is intended, within the Rossendale District Local Plan (which Plan, when adopted will replace the District Plan) to be included within the Urban Boundary.

There have been no objections to the proposal to include the site within the Urban Boundary during the current review process associated with the introduction of the Rossendale District Local Plan, the period for such objections having now expired.

(ii) that the Borough Engineer and Planning Officer be authorised to deal with the application in accordance with the departure procedure in the Town and Country Planning (Development Plans and Consultation) Directions 1992, and

(iii) that the Development Control Sub-Committee authorise the issue of the decision notice in respect of this application following completion of the said departure procedure.

Application No. 14/94/195 - Erection of industrial unit -
Land at Grane Road/Waterside Road, Haslingden.

451 . Resolved that consideration of this application be deferred and that the County Surveyor be asked to attend a site meeting to discuss the concerns of the Committee with a deputation of 5 Members (3 Labour and 2 Conservative).

Application No. 14/92/620 - Change of use of plant hire office to residential flats and outline for the erection of eight dwellings including amended access from York Street (amended plan) - Land at Forest Bank Road, Crawshawbooth

451. Resolved that 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 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 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. Before any construction of the development hereby approved is commenced, the existing access from the site to York Street shall be widened to provide a minimum width of 6 metres at the back of footway position; and the width shall be maintained for a minimum distance of 4 metres measured back from the nearside edge of the carriageway.
3. Before any construction of the development hereby approved is commenced, the existing wall on the highway frontage of the site to York Street shall be reduced to and be permanently maintained henceforth at a height not greater than 0.7 metres above the crown level of the carriageway of York Street.
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 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.

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. 14/94/302 - Change of use of vacant land to residential garden curtilage. The development may affecting the setting of footpath No. 200 - 37 Hurst Lane, Rawtenstall.

451. Resolved that planning permission be granted subject to the following condition:-

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 Class F of Part 1 of Class A of Part 2 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. 14/94/337 - Proposed single storey rear extension to provide a dining room and sun lounge - 5 Sunnindale Avenue, Waterfoot, Rossendale

451. Resolved that consideration of this application be deferred to enable further discussions to take place with the applicant relating to the design of the proposed extension and that the application be referred to the Development Control Sub-Committee for determination.

Application No. 14/94/319 - Consultation from Calderdale MBC - Renewal of existing planning permission for sinking of two new drifts for coal and new surface installation facilities - Hill Top Colliery, Todmorden Road, Todmorden and Application No. 14/94/332 - consultation from Lancashire County Council - renewal of permission for sinking of two new drifts for coal and surface installation facilities - Hill Top Colliery, Todmorden Road, Todmorden.

451. Resolved (i) that no objection be raised to the applications subject to the reimposition of conditions consistent with those previously attached to consents numbered 12/89/268 and 89/00557

(ii) that the Calderdale MBC and Lancashire County Council be requested to ensure that the applications and any conditions associated therewith comply with minerals policy guidance note number 3 issued by the Department of the Environment

Application No. 14/94/328 - Erection of detached bungalow - Land off Highfield Road, Hareholme, Rossendale.

451. Resolved (i) that notwithstanding the Policies contained in the District Plan, and the officer's recommendations in respect of this application, the Committee are minded to grant permission for the following reason:-

the application in its present form is necessitated by the collapse of part of the original structure on this site. The site has the benefit of planning consent for

conversion of the original structure and the Committee are satisfied that the applicant's intentions to convert the structure have been frustrated as a result of the collapse.

(ii) that the Borough Engineer and Planning Officer be authorised to deal with the application in accordance with the departure procedure in the Town and Country Planning (Development Plans and Consultation) Directions 1992, and

(iii) that the Development Control Sub-Committee authorise the issue of the decision notice in respect of this application following completion of the said departure procedure.

Application No. 14/94/344 - Erection of conservatory -
Rossendale Special school, Bamford Road, Turn, Ramsbottom.

451 . Resolved that consideration of this application be deferred to enable the Borough Engineer and Planning Officer to have further discussions with the applicant relating to the design of the proposed conservatory and that the matter be referred to the Development Control Sub-Committee for determination.

Application No. 14/94/345 - Retention of prefabricated classroom block -
2 years - Rossendale Special School, Bamford Road, Turn, Ramsbottom.

451. That planning permission be granted subject to the following condition:-
1. The use authorised by this permission shall be discontinued at the end of a period of 2 years beginning with the date of this permission 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).

THE MEETING CLOSED AT 7.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 3rd October 1994
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors Bolton, Mrs Goldsworthy, Hancock,
Heyworth, Mellor, McShea, Pilling, Procter,
Mrs Talukdar, Weeds, Wilkinson and Winder

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

520 . Resolved that the Minutes of the meetings of the Committee held on 15th August 1994 (as corrected at the Council meeting on 7th September 1994) and 19th September 1994 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

520 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 521 to 539 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. 14/94/060 - Outline - Erection of 2 No. dwellings. The development may affect the setting of Footpath No. 201 (Amended Layout)- Land adjacent to Worswick Memorial Ground, Bacup Road, Rawtenstall

520 . Resolved (i) that notwithstanding the policies contained in the District Plan, the Committee are minded to grant permission for the following reasons:-

1. The site whilst currently lying in a protected greenland within the District Plan is proposed, within the Rossendale District Local Plan (which plan when adopted will replace the District Plan) to be contained within the Urban area without specific allocation for any particular use.

There have been no objections to this proposal during the current Review process associated with the introduction of the Rossendale District Local Plan, the period for such objections having now expired.

(ii) that the Borough Engineer and Planning Officer be authorised to deal with the application in accordance with the Departure Procedure in the Town and Country Planning (Development Plans and Consultation) Directions 1992,

(iii) that the Development Control Sub-Committee authorise the issue of the decision notice in respect of this application following completion of the said Departure Procedure, and

(iv) that the Borough Engineer and Planning Officer be authorised to pursue the removal of the hoardings adjacent to this site.

Application No. 14/94/330 - Erection of Taxi Booking Office and associated car parking for 10 No. vehicles - Land at Newhallhey Road, Rawtenstall

520 . Resolved that planning permission be refused for the following reasons:-

1. The proposed taxi booking office and associated car parking would act as the operating centre for a business currently comprising 15 hackney carriages and two private hire vehicles. Insofar as the site is capable of accommodating six car parking spaces together with a small office, the regime of use would, based upon the mode of operation of the business at the current operational centre, result in the parking and turning of vehicles on the carriageway of New Hall Hey Road to the detriment of highway safety.
2. The proposal would, by reason of the noise and consequential disturbance from vehicular traffic movements which would be likely to ensue (and which may, in particular, be experienced during unsocial hours) be detrimental to the amenities presently enjoyed by the occupiers of nearby dwellinghouses.

Application No. 14/94/336 - Erection of agricultural storage building. The development may affect the setting of Footpath No. 19 - Land at Higher Tunstead, Tunstead Lane, Stacksteads, Bacup

520 . The Borough Engineer and Planning Officer reported that since the preparation of his report he had received a communication from the National Farmers Union which indicated that the applicant was prepared to accept that the building should be constructed in natural stone. He suggested that this had a material effect on his recommendations sufficient to enable him to now be in a position to recommend approval of the application subject to conditions.

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

1. Before any development is commenced samples of the proposed natural walling stone and the colour and type of blue slate roofing material shall be submitted to and approved by the local planning authority. The

development shall thereafter be implemented using the materials so approved.

2. The building shall not at any time be used for the accommodation of livestock or the storage of slurry or sewage sludge.
3. Only plant, machinery and vehicles, normally kept at, and operated by the occupier of this agricultural unit in connection with bona fida agricultural uses and operations thereupon shall be permitted to be repaired or maintained within this building. Any such repairs or maintenance works shall only be carried out within the building, and all doors shall be kept closed whilst the building is in use for such purposes. No repairs or maintenance shall normally be carried out outside the building, nor should any such works normally be carried out between the hours of 7.00 p.m. and 8.00 a.m. Mondays to Saturdays, or at any time on Sundays.
4. When not in use plant, machinery and vehicles shall normally be left or parked within the building which is hereby permitted specifically for that purpose. No scrap vehicles, plant or machinery, or any parts thereof (including wheels and tyres) shall be kept or stored anywhere within the land edged blue on the plan accompanying the application.

5. Before any other works in respect of the erection of the building are concerned a vehicle turning area shall be provided within the application site, and shall thereafter be retained for the duration of the development.
6. Before any development is commenced a detailed landscaping scheme for the site shall be submitted to and approved by the local planning authority, and such scheme as may be approved shall be implemented during the first planting season after commencement of development.

Application No. 14/94/130 - Erection of storage hut for netball equipment (amended plan) - Marl Pits, Newchurch Road, Rawtenstall

- 520 . Resolved that planning permission be refused for the following reasons:-
1. The proposed building would be sited outside the urban boundary in a countryside area of scenic value and constructed with timber boarding under a mineral felt roof. It would thus be contrary to Policy E12 of the revised Rossendale District Local Plan which requires that new buildings within the countryside be faced in natural stone under a slated roof.
 2. The application site lies within an established recreation area that is designated as a greenland in the revised Rossendale District Local Plan and thus under Policies E34 and E36 the predominantly open character of this area should be retained. The proposed free standing building would be sited in an isolated position that would be remote from the existing recreational buildings at Marl Pits and as such it would detract from the open character of the recreation area and so be contrary to Policies E34 and E36 of the revised Plan and the visual amenities of the locality.
 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.

Standing Order No. 39(1)

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

Application No. 14/94/368A - Erection of illuminated signage -
271 Haslingden Old Road, Rawtenstall, Rossendale

520 . Resolved that planning permission be granted subject to the following condition:-

1. Any external source of lighting shall be effectively screened from the view of a driver on the adjoining public highway.

Application No. 14/94/160 - Renewal of planning permission 14/87/641 for the change of use of barn to residential dwelling. The development may affect the setting of Footpath No. 161 - Setting Barn Farm, Burnley Road, Bacup

520. The Borough Engineer and Planning Officer reported that a number of detailed and lengthy letters and communications had been received in connection with this application since the preparation of his report. He advised that one of the statutory notices necessary in connection with the application had been served, although the time within which representations might be made in connection with the notice had not yet expired.

Resolved (i) that consideration of this application be deferred and that the Borough Engineer and Planning Officer be requested to make available full details of the most current correspondence to Members, and

(ii) contrary to normal practice, the application be considered at the next available of the meeting of the principal committee rather than being deferred to the Development Control Sub-Committee.

Standing Order No. 39(1)

520. Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillors Fishwick and J Forshaw taking part in the discussion on the following item.

Application No. 14/94/315 - Consultation from Lancashire County Council - extension of time to allow the completion of landfilling and restoration of land to agricultural and planting usage - Horncliffe Quarry, Bury Road, Rawtenstall

520. Resolved (i) that whilst the Council has continuing concerns about the operation of the operations at Horncliffe Quarry, it does not wish to raise objections to Application No. 14/94/315, and

(ii) that the following observations be submitted to the Lancashire County Council for their consideration in determining this application:-

1. That the matter of the disposal of toxic materials should be made a subject of a planning application.
2. That an absolute limit be placed on the cubic capacity of the tip.
3. That a timetable be agreed with the operators of the quarry for the ultimate completion of the operation within the period of this current application.
4. That consideration be given to the hours of operation of the quarry so as to minimise the disturbance to residents.
5. That the permission be conditioned so as to delineate and identify the areas to be filled and the order in which they are to be filled.
6. That no alteration be made to the agreed profile for the site.
7. That in order to ensure compliance with the proposed conditions, adequate enforcement measures are put in place.

Application No. 14/94/166 - Proposed conversion of garage to dwelling -
Former garage building, Aitken Street, Irwell Vale, Ramsbottom

520. Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below, but desire the Council to enter into an Agreement with the developer under Section 106 of the Town and Country Planning Act 1990, the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion on such Section 106 Agreement the Borough Engineer and Planning Officer be authorised to approve the said application subject to the following conditions:-

1. No development shall take place until samples of the proposed natural blue slate have been submitted to and approved by the local planning authority and the outer face of the roofs shall not be constructed other than with the approved materials.
2. No development shall take place until samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the additional walling shall not be constructed other than with the approved materials.
3. 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, send a copy of the report and assessment together with any recommendations to the local authority and take all such steps and carry out all such measures as may be required, following the assessment, and recommendations, to deal satisfactorily with any methane gas still being generated within (or beyond) the site boundaries, before any of the buildings is/are first occupied.
4. 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.

5. 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. 14/94/168CA - Application for conservation area consent for the demolition of an existing outhouse (Application No. 14/94/168CA refers) and the erection of a dwelling and a double garage on the cleared site (Application No. 94/169 refers) - Land to the rear of 11 Bowker Street, Irwell Vale, Ramsbottom

520. Resolved that planning permission be granted subject to the following condition:-

1. The site shall be cleared of all demolition material and left in a clean and tidy condition in accordance with details to be submitted in writing to and approved by the local planning authority before demolition commences.

Application No. 14/94/169 - Erection of detached dwelling and double garage on former site of outhouse (Application No. 14/94/168CA refers) - Land at 11 Bowker Street, Irwell Vale, Ramsbottom

520. Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990, the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 Agreement the Borough Engineer and Planning Officer be authorised to approve the said application subject to the following conditions:-

1. No development shall take place until samples of the proposed coursed natural 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.
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, & 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. 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 Part 2 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.

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. 14/94/370IDO - Consultation from Lancashire County Council - proposed landscaping and restoration of quarry - (Ref No. 14/93/385IDO) - Jamestone Quarry, Grane Road, Haslingden

520. Resolved that planning permission be granted subject to the following condition:-

1. That the County Council be informed of the Committee's concerns, relating to the phasing of restoration works and footpath diversions and that they be requested to give these issues significant weight in both the consideration of this landscaping proposal, and in the determination of the conditions to which it relates, and that they should reconsult this Council both upon any amendments subsequently achieved in respect of the landscaping/restoration scheme, and upon the final format of the relevant condition or conditions which they intend to propose for determination.

Application No. 14/94/351 - Erection of two storey extension off N W facing gable of existing building to provide a lounge, office and 5 No. single bedrooms with en-suites at ground floor level and 9 No. single bedrooms with en-suites at first floor level - Erection of conservatory adjoining the existing front door to form lounge and new entrance way - Formation of 2 No. additional car parking spaces - Holme Manor Care Home, Holme Lane, Rawtenstall

520. The Borough Engineer and Planning Officer reported that since the preparation of his report he had been contacted by the applicant who had indicated

his willingness to enter into an agreement with the Council, the effect of which would be to enable works to be carried out to Holme Lane Bridge.

Resolved (i) that the Committee are minded to grant consent to the application but desire the Council to enter into an Agreement with the developer under Section 106 of the Town and Country Planning Act 1990 in respect of repairs to Holme Lane Bridge, the completion of which will be delegated to the Borough Solicitor,

(ii) that notwithstanding the policies contained in the District Plan the Committee are minded to grant permission for the following reason:-

The extension to what is an already accepted and existing facility is considered acceptable in land use terms and does not require the acquisition of additional land beyond the existing ownership of the applicant.

(iii) that the Borough Engineer and Planning Officer be authorised to deal with the application in accordance with the departure procedure in the Town and Country Planning (Development Plans and Consultation) Directions 1992, and

(iv) that the Development Control Sub-Committee authorise the issue of the decision notice in respect of this application following the completion of the said Departure Procedure.

Application No. 14/94/382 - Construction of new weir in River Irwell, Stilling well and gauging hut on land adjacent to the river. Also 10m high lighting column mounted aerial for radio signals - Land adjacent to Meadow Park, Irwell Vale, Ramsbottom

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

1. The proposed gauging hut shall be constructed with an outer wall face of natural coursed stone and a roof of natural blue slate, samples of which shall be submitted to and approved by the local planning authority before the development is commenced.
2. The landscaping scheme hereby permitted shall be fully implemented in all respects within the first available planting season following completion of the gauging hut, stilling well and weir and the erection of the telemetry mast. 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. 14/94/383 - Construction of new weir in River Irwell, Stilling well and gauging hut on land adjacent to the river - Erection of 13m high lighting column mounted aerial for radio signals - Land adjacent to Meadow Park, Irwell Vale, Ramsbottom

520 . Resolved that planning permission be refused for the following reason:-

1. The proposed development would be sited in a visually prominent location within the Irwell Vale Conservation Area and would, by virtue of the height and consequential intrusiveness of the associated telemetry mast create a form of development which would fail to have sufficient regard for the special character of the Conservation Area, and would thereby be contrary to Policy E50 of the Rossendale District Plan - First Review which requires that development proposals within Conservation Areas shall be assessed, inter alia, in relation to the effect of the proposed development upon the character of any space or spaces within or adjacent to the Conservation Area.

Application No. 14/94/355 - Application for determination of conditions
for interim development order (Ref No. 14/92/148) -
Hutchbank Quarry, Grane Road, Haslingden

520 . Resolved that no objection be raised in principle to the application but the Lancashire County Council be requested to consider imposing a condition so as to restrict the hours of operation of the quarry to commence at 7.00 a.m. and to prohibit blasting on Saturdays.

Application No. 14/94/018 - Change of use of pathways to garden curtilage(s)
(blocking off and enclosing within existing garden curtilage) - Land at
Northgate to Fairway and Northgate to Eastgate, Whitworth

- 520 . Resolved that planning permission be refused for the following reasons:-
1. The use of these two footpaths has not been proven in planinng terms to be without value and as footpaths they still maintain and support an existing function. Such an existing use or function must be said to outweigh the benefit to those immediate neighbours of the closure of the footpaths.
 2. The favourable determination of this matter would in procedural terms convey consent to the land before consent was established to close the footpaths and as such must be considered to be premature.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

520 . The Borough Engineer and Planning Officer reported upon the results of two appeals against the Council's decisions to refuse planning permission as follows:-

Application No. 14/94/73A - Retention of non-illuminated hoarding for a temporary period of 1 year. Land at junction of Blackburn Road/Burnley Road, Edenfield

- Appeal Dismissed.

14/94/602 - Change of use from retail shop to takeaway. 5A Market Street, Bacup.

- Appeal 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. The use hereby permitted shall not commence until a means of venting cooking odours shall have been implemented in accordance with plans and details which should have been previously submitted to and approved by the local planning authority. Furthermore, any proposals for alterations to the external appearance of the building shall be approved prior to the commencement of any building work or other development.
3. The use hereby permitted shall not be carried out except between the hours of 1800 and midnight on Sundays to Thursdays, and between 1800 and 0100 on Fridays and Saturdays. (For the avoidance of doubt the 0100 times are applicable on the Saturday and Sunday mornings).

Resolved that the report be noted.

Land at Hobson Street, Rawtenstall

520. The Borough Engineer and Planning Officer referred to the proceedings of the Policy and Resources Committee at their meeting on the 24th August, 1994 and the Council meeting held on 7th September 1994 when the above matter was discussed and referred to this Committee for consideration.

The Committee were asked to consider whether they should submit and pay for a planning application for a change of use of land at the above location to allotment gardens. He advised that the proposed purchaser could apply for planning permission or the Council could submit its own application for consideration by the Planning Committee but he suggested that in both cases a formal planning application should be submitted before the Committee gives any consideration to the matter.

Resolved that the report be noted and the Policy and Resources Committee be advised accordingly.

Maintenance of trees along the Railway Line South of Strongstry Bridge

520 . The Borough Engineer and Planning Officer reported that following a recent detailed inspection, it would be necessary to prune or remove for safety reasons certain selected trees adjacent to the power lines at the bottom of the embankment in the stretch of woodland to the South of Strongstry Bridge. These works were in addition to works to the 45m section including in the current year's maintenance programme.

Resolved that the authorised management programme be extended to allow for the additional pruning and removal of trees as now reported.

Standing Conference of South Pennine Authorities -
European Community "Life" Programme Bid for Funding

520 . The Borough Engineer and Planning Officer reported the receipt of a request from SCOSPA for the Council to support their bid for European Community Funds under the "Life" Programme in respect of an integrated environmental action programme for the South Pennines.

Resolved that the report be noted.

Mersey Basin Campaign

520 . The Borough Engineer and Planning Officer reported the receipt of a letter from the Chairman of the Mersey Basin Campaign for the Council to be

represented at the Chairman's Forum on Tuesday 29th November, 1994. The aim of the Forum was to provide the opportunity for senior campaign partners to maintain an involvement in campaign business and to exert their influence on campaign thinking.

Resolved that the Chair be authorised to attend the Chairman's Forum.

Woodland Management Programme

520 . The Borough Engineer and Planning Officer reported that the Policy and Resources Committee had agreed to release £5,000 from the Capital Programme to enable work to be carried out on a Woodland Management Contract. He submitted details of those sites to be included in the Autumn Phase of the contract as follows:-

<u>Site Implementation</u>	<u>Work</u>	
Britannia Greenway, Bacup	Fencing/Weed Suppression/Beating Up	Farmer Contractor
Hall Carr, Rawtenstall	Weed Suppression/ Beating Up	Contractor

Stubbins Nature Reserve, Edenfield	Fencing/Pruning/ Thinning/Coppicing	Contractor
Holden Wood Reservoir, Helmshore	Weed Suppression/ Beating Up	Contractor
Hutch Bank, Haslingden	Beating Up/Fencing	Contractor
Dean Lane, Water	Weed Suppression/ Beating Up	Groundwork/ Local School
Sleepers Wood, Waterfoot	Fencing/Disabled Access Gate	Groundwork

The Borough Engineer and Planning Officer reported on a site which had the benefit of a licence for tree planting at Lower Long Acres Farm, Whitworth. He advised that the scheme involved a considerable amount of fencing for a small number of trees and in fact the scheme had proved largely unsuccessful. He suggested that rather than continue with this scheme which did not represent good value for money, the Council should surrender the licence.

The Borough Engineer and Planning Officer submitted a list of companies which he recommended should be invited to tender for the Autumn Phase of the Woodland Management Contract. A Member suggested that in case where the Committee were using a Select List of Contractors, it would be appropriate for the contractors to be selected by the Committee in private and for the names of the companies not to be disclosed.

Resolved (i) that the Autumn Phase of the Woodland Management Contract as reported by the Borough Engineer and Planning Officer be approved,

(ii) that the tree planting licence in respect of Lower Long Acres Farm be surrendered,

(iii) that the contractors detailed in the report of the Borough Engineer and Planning Officer be invited to tender for the Autumn Phase of the Woodland Management Contract, and

(iv) that the Policy and Resources Committee be requested to consider the method by which select lists of contractors are drawn up by Committee with a view to determining a method by which such lists are determined in private so as to preserve the integrity of the competitive nature of the tendering process.

Local Authority National Type Approval Scheme - Amended Council Resolution

520 . The Borough Engineer and Planning Officer reported that the Association of District Councils were recommending participating authorities to obtain a resolution indemnifying all other parties and undertaking not to pursue claims against other participating authorities involved in the local authority national type approval federation.

He advised the Committee that LANTAC was a scheme whereby participating local authorities were empowered to pass plans for building control purposes without examination where such plans were accompanied by a type approval certificate issued under the scheme. System approval allowed participating authorities to examine plans submitted with a system approval certificate but to refer back to the issuing authority in the first instance to resolve any queries in connection with the submission.

Resolved that Rossendale Borough Council agree to adopt the "Rules of Membership of a LANTAC Consortium" currently applying and adopted by the LANTAC Executive Committee and the appropriate Committee of the A.M.A. and A.D.C.

In particular the Council agree to provide the Secretary of the appropriate Consortium and the LANTAC Coordinator, with an undertaking approved by its public liability insurer, Zurich Municipal, that in the event of a claim arising in respect of any works shown on plans passed by it under the regulation or on plans deposited with it in reliance on a type approval or system approval notice in respect of which notice of rejection has not given within the relevant from their deposit, the Council:-

1. Shall not pursue any action, claim or other proceedings against any other Council which is a member of LANTAC Consortium dealing the type or system approved matters within LANTAC, any of the officers of any such Council or any other person or body concerned with the procedures relating to the type and system approval schemes; and
2. Shall indemnify and keep indemnified all such Councils, officers, persons and bodies against all losses, damages, proceedings, costs and expenses whatsoever in respect of the claim.

Tree Preservation Order T2/89(a) -
Land Adjacent to Hargreaves Court, Whitewell Vale

520 . The Borough Engineer and Planning Officer reported the receipt of an objection to the abovementioned Tree Preservation Order in respect of 1 tree included within the Order.

He submitted details of the history of the site and explained the concerns of the resident in respect of the particular tree to which the objection was raised.

Resolved that the Borough Engineer and Planning Officer be authorised to negotiate further with the applicant in respect of the particular tree in question.

Floodlighting of Public Buildings

520 . The Borough Engineer and Planning Officer reported upon the floodlighting schemes in operation in Rawtenstall and Haslingden and submitted details of the running costs.

He further reported upon a problem involving the siting of one of the floodlights at St Mary's Church, Rawtenstall. In addition, he advised the Committee that following considerable expenditure as a result of vandalism and other problems, the floodlights at Haslingden Parish Church had all been stolen.

Resolved that the Borough Engineer and Planning Officer be authorised to consider the selection of alternative methods for floodlighting a public building in Haslingden and to report to a future meeting of the Committee.

The Lancashire Structure Plan 1991-2006 - Deposit Edition

520 . The Borough Engineer and Planning Officer reported that following consideration of the Structure Plan at meetings in November 1993 and January 1994, the County Council had amended the Structure Plan and it had now been placed on formal Deposit with effect from 22nd September 1994 to the 2nd November 1994.

He submitted his observations on the plan and the policies contained therein and he reminded the Committee that any representations would need to be made before the 2nd November 1994.

Resolved that the County Planning Officer be informed:-

1. That the Council welcomes and supports the basic strategy and approach of the replacement Structure Plan.
2. That objection is raised, in conjunction with other Lancashire Districts to the 20 policies referred to in the report of the Borough Engineer and Planning Officer as being inappropriate to the Structure Plan.
3. That the Council specifically welcomes policies 1-4, 13, 22-28 and 42.
4. That this Council views with grave concern and objects to the introduction of the extended 2nd paragraph to the reasoned justification to Policy 67 of the Deposit Edition of the Structure Plan for the reasons outlined in the report of the Borough Engineer and Planning Officer, and requests that at the earliest opportunity following the end of the Deposit period the County Council gives consideration to its amendment/removal such that an agreed proposed amendment can be tabled before the Enquiry in Public.
5. That should any additional response be necessary during the remainder of the Deposit period authority be delegated to the Development Control Sub-Committee to deal with any such issues.
6. That the Council welcomes and supports the inclusion of the Waterfoot By-Pass in the list of local road improvements in Policy 31 as its early construction will significantly contribute to reducing a local bottleneck and thereby assist in the economic regeneration of the eastern half of Rossendale. The County Council is now urged to give this proposed road improvement priority in terms of its programming and implementation.

Road Safety Report

520 . The Borough Engineer and Planning Officer submitted a copy of the County Council's 1994 supplement to its Road Safety Plan which gave details inter-alia of personal injury accidents during 1993.

He also submitted details of the Road Safety organiser's proposals for road safety activities in Rossendale together with information on Engineering activities/Improvement Schemes designed to promote accident reduction.

The Borough Engineer and Planning Officer also reported that District Councils were being recommended to establish a Road Safety Strategy for the area of their District and this was currently in the course of preparation with a view to its being submitted to the Committee at their next meeting.

Resolved that the report be noted.

Rossendale District Local Plan (First Review)

520 . The Borough Engineer and Planning Officer referred to the Inspector's Report following the Public Inquiry into the First Review of the Rossendale District Local Plan and advised the Committee that he hoped to arrange for all the issues covered in the Inspectors Report to be dealt with as quickly as possible so that the plan could be adopted in April 1995.

He advised that it would be necessary to have probably two special meetings of the Engineering and Planning Committee followed by a special meeting of the Council in the following week if his proposed timetable for adoption of the plan were to be achieved.

Resolved that special meetings of the Engineering and Planning Committee be held on 1st November (and 2nd November if necessary) and that a special meeting of the Council be called for the following week.

Obstructions on the Highway

520 . The Borough Engineer and Planning Officer reported that he had contacted Lancashire County Council seeking clarification on the legal position in respect of the Display of Goods on the Highway.

He further advised that he was continuing to process additional written complaints but that prosecutions would be held in abeyance pending clarification from the County Council.

Resolved that the report be noted

Water in Cellars - 10-30 Market Street, Whitworth

520 . The Borough Engineer and Planning Officer reported that several properties at the above location were affected by water in the cellars and he had been asked to take action to alleviate the problem.

He advised the Committee that the problem appeared to be a blockage in a private drain and as such, responsibility for the maintenance of the drain did not rest with the Council.

Resolved that no action be taken to locate and remove the blockage in the private cellar drain at 10-30 Market Street, Healey.

Proposed Extension of 30 mph Speed Restriction - at Burnley Road, Weir

520 . The Borough Engineer and Planning Officer reported that following the approval of a traffic calming scheme it would be necessary to extend the 30 mph speed restriction in a Northerly direction to the calming scheme in the vicinity of the Moorlands.

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 so as to extend the existing 30 mph speed limit from the existing terminal point for a distance of 497m in a Northerly direction.

Traffic Signs Regulations and General Directions 1994

520 . The Borough Engineer and Planning Officer reported that the abovementioned regulations came into effect on 12th August 1994. He advised that the regulations introduced a number of changes that particularly drew attention to the authority contained in the regulations for the placing of white "H" markings on the highway at dropped crossings.

Resolved that the Borough Engineer and Planning Officer be requested to supply details of the significant changes within the regulations to the press with a view to these receiving maximum publicity.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

520. Resolved that the Housing Development in the course of construction off Acre Avenue, be named Acre View and numbered in accordance with the plan submitted to the Committee.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Adoption of Highways

520. (a) The Borough Engineer and Planning Officer reported that the following streets had been the subject of Agreements with the developer under Section 38 of the Highways Act 1980 and following the satisfactory completion thereof, had been adopted in accordance with the terms of the Agreement.

Saunders Close, Crawshawbooth

From its junction with Bonfire Hill Road to the end of the cul-de-sac, a distance of 116 metres.

Lyndale Close, Crawshawbooth

From its junction with Clarence Street to the end of the cul-de-sac, a distance of 71 metres.

Link Footway: Lyndale Close to Saunders Close, Crawshawbooth

Link footway connecting Lyndale Close and Saunders Close, Crawshawbooth, a distance of 54 metres.

Moorside Crescent (Part), Bacup

From its junction with Todmorden Road in a northerly direction for a distance of 116 metres.

Change Close, Bacup

From its junction with Moorside Crescent, to the end of the cul-de-sac, a distance of 39.4 metres.

Lower Cribden Avenue, Rawtenstall

From its junction with Union Road for a distance of 245 metres.

Resolved that the report be noted.

557. (b) The Borough Engineer and Planning Officer reported that the Private Street Works Scheme at Rosebank Street, Bacup had been completed and he now recommended that the Street be adopted.

Resolved that Rosebank Street, Bacup from its junction with Burnley Road to its junction with Dale Street for a distance of 73.8m be adopted and the Chief Executive Officer be authorised to prepare and serve the necessary notice under the Highways Act.

Private Street Works - Robert Street, Stubbins

520. Further to Minute No. 885 of the January meeting of the Committee, the Borough Engineer and Planning Officer submitted the plans, sections, specifications and estimates in respect of the proposed private street works scheme

Resolved (i) that the plans, sections, specifications and estimates for the work be approved, and

(ii) that the Chief Executive Officer be authorised to serve necessary notices etc in accordance with the Highways Act 1980 subject to all associated advertising and administrative costs being met by the developer.

Private Streetworks - Progress Report

Back Industry Street, Whitworth

520. (a) The Borough Engineer and Planning Officer reported that works had commenced on site but a delay had arisen as a result of the location of an un-recorded gas main. The main had now been diverted at no cost to the scheme.

Resolved that the report be noted.

Holme Lane, Rawtenstall

559. (b) The Borough Engineer and Planning Officer reported considerable objection to the proposal to proceed with a scheme at Holme Lane, Rawtenstall. He reminded the Committee of their decision held earlier in the evening when they had indicated their support for a planning application, which, if ultimately approved, would involve a contribution from the applicant towards the maintenance of Holme Lane Bridge. In the circumstances he recommended that no further action be taken to proceed with a Private Street Works scheme at this location.

Resolved that no further action be taken to proceed with a Private Street Works scheme at Holme Lane, Rawtenstall.

East Street, Rawtenstall

559. (c) The Borough Engineer and Planning Officer reported that a public meeting had been held on 28th September to discuss a draft apportionment for a scheme at East Street. He advised that because of the particular layout of the street and properties it had been appropriate to consider undertaking the scheme on the basis of a degree of benefit rather than strictly on a frontage basis.

Resolved (i) that East Street, Rawtenstall not being at present sewered, levelled, paved, flagged, metalled, channelled, made good and lighted to the satisfaction of the Council (acting as agents for Lancashire County Council), be sewered, levelled, paved, flagged, metalled, channelled, made good and lighted under and in accordance with the provisions of the Private Street Works Code in the Highways Act 1980,

(ii) that the expenses incurred in executing such works be apportioned between the premises fronting or adjoining such streets having regard to the degree of benefit to be derived from the street works, in accordance with the policy of Lancashire County Council,

(iii) that the County Council in accordance with the provisions of Section 205 of the Housing Act 1980 approve the specification plans, sections, estimates and provisional apportionment relating to such works as prepared by the Borough Engineer and Planning Officer and now submitted to the Committee, and

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

Footpath Works - Bank Street to St Marys Way

520 . The Borough Engineer and Planning Officer reported that works to complete the treatment of car park and adjacent footpaths were shortly to be undertaken and he advised Members that different treatments were available.

Resolved that the existing format of 3 seats be retained and the site be treated with the new "Saxon" type pavings.

Consultation from Bury M.B.C. Re Dearden Bridge, Stubbins

520 . The Borough Engineer and Planning Officer reported that emergency works to the abovementioned bridge were to be carried out by Bury MBC and as part of the works it was proposed to narrow the width of the bridge so as to prohibit vehicular traffic. Following consultation from Bury MBC, the Borough Engineer and Planning Officer had indicated that he had no objections but following a request from a Member, wider local consultation had been undertaken and as a result objections had been received from two local companies.

Resolved that the Committee advise Bury MBC that they wish to object to the proposal to restrict the width of the bridge so as to prohibit vehicular traffic.

Traffic Regulation Order - Helmshore Road, Haslingden

520 . The Borough Engineer and Planning Officer reported the traffic calming scheme it would be necessary for the Order to be amended and for a traffic order to be made restricting the parking of vehicles at all times on Helmshore Road and at the entrance to Dean Road.

He advised that the support of the Chief Constable had not yet been obtained but in order to progress the matter he suggested that the Committee might wish to agree to make the order at the present time and to consider any representations which the Chief Constable might wish to make at a later stage.

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 under the Road Traffic Regulations Act 1984 prohibiting the waiting of vehicles at all times as follows:-

Helmshore Road - West Side - from its junction with Mayfield Avenue for a distance of 67.0m in a Southerly direction.

Helmshore Road - East side - from a point 25.0m south of the junction with Dean Road in a northerly direction for a distance of 65.0m

Dean Road (both sides) - from its junction with Helmshore Road for a distance of 10m in an easterly direction.

Sickness Report

Statistics

520. (a) The Chief Executive Officer referred to the report giving details of sickness within the Department (excluding DLO employees) from 16th March to 15 August 1994.

Resolved that the report be noted.

Additional Information

563. (b) The Borough Engineer and Planning Officer submitted a report which explained in more detail the position regarding sickness within the Department.

Resolved that the report be noted.

Footpath Diversion Orders

The Borough of Rossendale
(Part of Footpath No. 351, Rawtenstall) Public Path Diversion Order 1994

520. (a) Resolved that the Borough of Rossendale (Part of Footpath No. 351, Rawtenstall) Public Path Diversion Order 1994 be confirmed as an unopposed Order.

The Borough of Rossendale
(Part of Footpath No. 269, Edenfield) Public Path Diversion Order 1994

564. (b) Resolved that the Borough of Rossendale (Part of Footpath No. 269, Edenfield) Public Path Diversion Order 1994 be confirmed as an unopposed Order.

Planning Application 14/94/238 -
Telecommunication Mast at Horncliffe, Rawtenstall

520. Further to Minute No. 315 of the last meeting of the Committee, the Chief Executive Officer submitted a report on his investigation into the circumstances in

which a notice of refusal had not been delivered to the applicant in respect of this case within the statutory 28 day period. He advised that staff had been advised and reminded of the vital deadlines applicable in such cases and certain internal arrangements had been established to prevent a recurrence of the error.

Resolved that the report be noted.

Development Control Sub-Committee

520 . Resolved that the Minutes of the Development Control Sub-Committee held 12th August, 19th August, 26th August, 2nd September, 9th September, 16th September, and 23rd September 1994 be noted (for Minutes see Appendices 'A' to 'G').

Item of Urgent Business

520 . 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.

Exclusion of the Public and Press

520 . 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 involves the disclosure of exempt information as defined in paragraph 12 of Part I of Schedule 12A to the Act.

Enforcement Action - Land at Foxhill Farm, Waterfoot

520 . The Chief Executive Officer referred to Minute No. 343 of the last meeting of the Committee and advised that the opportunity to carry out the necessary works had presented itself and he recommended that the Committee act urgently in this matter. He advised that the Committee had authority to accept a tender for the necessary work but in view of the urgency of this case he suggested that it would not be possible for tenders to be invited and opened and for the normal tendering procedures to be followed. Accordingly he recommended that the Committee direct that an exception be made in this case for the reasons of urgency now explained.

Resolved that the Committee directs that Standing Orders relating to contracts shall not apply in this case for the reasons of urgency now outlined by the Chief Executive Officer and the Borough Engineer and Planning Officer be authorised to proceed in the matter.

THE MEETING CLOSED AT 9.20 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 31st October 1994
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors, Baron, Bolton, Goldsworthy, Hancock,
Heyworth, Mellor, McShea, Pilling, Procter, Mrs Talukdar,
Weeds, Wilkinson and Winder

Minutes

743 . Resolved that the Minutes of the meeting of the Committee held 3rd October 1994 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

743 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 745 to 751 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. 14/94/389 - Proposed Stabling Facilities and Manage -
Land at Heap Hey Farm, Todmorden Road, Bacup

743 . Resolved that planning permission be refused for the following reasons:-

1. On account of its size, mass, prominent position and inappropriate facing materials, the proposed stabling facilities would be contrary to the provisions of both the approved and adopted Lancashire Structure Plan and the Rossendale District Local Plan - First Review which require that, within Countryside Areas or Areas of Local Landscape Value,

development should be in scale and keeping with the character of the landscape.

2. The predominant use of rendering to the external facings of the proposed stable building would be contrary to Policy E12 of the R.D.L.P. - First Review which requires that in the Countryside, natural stone will normally be required for all new development.
3. The proposed development fails to provide a satisfactory standard of access and internal layout for visitor parking to the detriment of highway safety.

Application No. 14/94/396 - Renewal of Permission 89/502 for the
Retention on Site of a Training Greenhouse for a 5 Year Period -
Land at Newhallhey, Rawtenstall

743 . Resolved that this application be approved subject to the following conditions:-

1. Within 3 months of the date of this decision samples of natural stone to be used in facing the lower walls of the greenhouse shall be submitted to and approved by the local planning authority in writing and thereafter within 6 months of such written approval the facing of these walls in the approved stone shall be fully carried out.

2. The building authorised by this permission shall be removed at the end of a period of five years from the date of this decision 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. 14/94/401 - Proposed New Roof to Existing Building and Associated Increase in Height of Walling of 600mm - Sagar Holme Mill, Burnley Road East, Whitewell Bottom

- 743 . Resolved that this application be deferred.

Application No. 14/94/160 Renewal of Planning Permission 14/87/641 for the change of use of Barn to Residential Dwelling. The development may affect the setting of Footpath No. 161 - Setting Barn Farm, Burnley Road, Bacup

- 743 . Resolved that planning permission be refused for the following reason:-

The proposed conversion of Setting Barn Farm Barn would be contrary to the provisions of Department of the Environment Planning Policy Guidance Note 7 'The Countryside and the Rural Economy', Annex D of which requires that the value in planning terms of the existing use should be taken into consideration in the case of a tenanted agricultural building for which planning permission for re-use or adaption is being sought. Setting Barn Farm Barn is currently occupied and used for agricultural purposes by a third party for whom it represents the only available agricultural building. Its loss to agricultural use could conceivably result in pressure for a replacement agricultural building thereby increasing the amount of physical development in this particularly attractive rural location. In the interests of safeguarding the natural beauty and landscape character of the area it is considered that this proposal should be strongly resisted.

Application No. 14/94/339 - Change of use from dwelling to children's residential home for 6 children - Grange House, Hardsough Lane, Edenfield

743 . Resolved that this application be approved subject to the following conditions :-

1. Before the development hereby permitted becomes operative, that part of the site access road extending from the edge of carriageway of Blackburn Road for a distance of 15 metres into the site shall be suitably improved in surfacing in accordance with a scheme to be approved 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. The premises shall be used for a children's residential home for 6 children and for no other purpose (including any other purpose in Class C.2 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).

Application No. 14/94/096 - Outline - Erection of 5 no. dwellings (amended plan) - land adjacent to the Rostron Arms, Exchange Street, Ramsbottom, Edenfield

743. Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990, the completion of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 Agreement the Borough Engineer and Planning Officer be authorised to approve the said application 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 and external appearance of the buildings 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 of 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. No development shall begin until the access between Exchange Street and the stone wall which delineates the boundary of the site has been constructed to base course standards.
3. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
4. 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.

5. 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 Part 2 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.
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 Class E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out within plots 4 and 5 as detailed on amended plan No. FC9.407.SK0Z Revision B without the grant of formal express planning permission in that behalf by the local planning authority.

7. Before and during the construction period no existing trees or hedgerows on the site shall be topped, lopped or cut down without the prior written consent of the Local Planning Authority, nor does this permission authorise any action or work which may adversely affect such trees or hedgerows which shall be protected whilst development is in progress in accordance with details to be submitted to and approved by the Local Planning Authority before the commencement of the development.
8. Prior to development taking place on site a tree management scheme shall be submitted to and approved by the Local Planning Authority. This scheme shall be implemented prior to the occupation of the dwellings hereby approved.
9. No development shall begin until details of the surface treatment of the access including paving, kerbing, road surface and rumble strips, together with the location and design of lighting columns have been submitted to and approved by the Local Planning Authority.
10. No development shall begin until details of the piled foundations to be provided for plots 4 and 5 as detailed on amended plan No. FC9.407.SKOZ Revision B have been submitted to and approved by the Local Planning Authority.

Application No. 14/94/195 - Erection of industrial unit -
land at Grane Road/Waterside Road, Haslingden.

- 743 . Resolved that planning permission be refused for the following reason:-

The proposed industrial access to Grane Road would generate additional vehicular turning movements to and from the heavily trafficked Class 2 highway at a point where the requisite criteria on visibility standards could not be met and which is located close to other existing industrial access points, to the detriment of road safety and contrary to good highway planning.

Item of Urgent Business

743 . 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.

Mersey Basin Campaign

743 . The Borough Engineer and Planning Officer reported that he had received an invitation for a representative to be appointed to the Upper Catchment Project Group of the Mersey Basin Campaign. He advised that the first meeting of the group would be held on 4th November 1994.

Resolved that the Chair be appointed as the Council's representative on the Upper Catchment Group.

THE MEETING CLOSED AT 7.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 1st November 1994
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors Baron, Bolton, Mrs Goldsworthy, Hancock,
Heyworth, Mellor, Pilling, Procter, Mrs Talukdar,
Weeds, Wilkinson and Winder

APOLOGIES: Councillor McShea

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

679. Resolved that the Minutes of the meeting of the Committee held 31st October 1994 be signed by the Chair as a correct record.

Rossendale District Local Plan - First Review

679. The Borough Engineer and Planning Officer submitted a report which gave details of the recommendations contained in the report of Mr D Gill, BA, MRTPI, the Inspector appointed to hold the Public Local Inquiry into objections to the Rossendale District Local Plan (First Review).

The Borough Engineer and Planning Officer advised the Committee that the next step in the process towards the adoption of the plan was for the Committee to consider the Inspector's Report and to come to their decisions on all the recommendations contained in the Inspector's Report.

The Borough Engineer and Planning Officer advised the Committee that once they had reached decisions on the Inspector's recommendations, these would be considered by the Special Meeting of the Council to be held on Wednesday, 9th November 1994. In all cases, where the Inspector recommended modifications to the Plan or where the Council were proposing modifications which would materially affect the contents of the Plan, it would be necessary for a detailed list of

such modifications, together with the reasons therefor, to be prepared, and for public advertisement of such modifications to be made giving 6 weeks for the submission of objections and representations.

The Committee proceeded to consider the report prepared by the Borough Engineer and Planning Officer and it was

Resolved (i) that the modifications referred to in Appendix A to these Minutes be approved for the reasons outlined in the report of the Borough Engineer and Planning Officer, and as indicated in the plans annexed to the report,

(ii) that the modification referred to in Appendix 'B' to these Minutes be approved for the reasons outlined in Appendix 'B', and

(iii) that the proposed modifications referred to in resolutions (i) and (ii) above be advertised in accordance with the appropriate statutory provisions.

THE MEETING CLOSED AT 8.00 P.M.

APPENDIX 'A'

to the Minutes of the
Engineering and Planning Committee
of 1st November 1994

NOTE

THROUGHOUT THIS APPENDIX REFERENCES TO IR REFER TO THE INSPECTOR'S REPORT; REFERENCES TO MR REFER TO THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS, CONTAINED IN THE PUBLICATION "MODIFCATIONS" PUBLISHED IN MAY 1994, AND TO SUBSEQUENT MODIFICATIONS IN ACCORDANCE WITH DECISIONS TAKEN BY THE DEVELOPMENT CONTROL SUB-COMMITTEE.

POLICY E1 - URBAN BOUNDARY

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.7) THERE BE NO MODIFICATION TO THE POLICY

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION WITH REGARD TO THE FOLLOWING SITES NO MODIFICATION IS MADE TO THE RDLP AT:-

**CHAPEL VILLAS, GREENSCLOUGH RECOMMENDATION
2.11**

LEE MILL RECOMMENDATION 2.15

SHEEPHOUSES RESERVOIR RECOMMENDATION 2.37

TUNSTEAD BROOK RECOMMENDATION 2.46

THAT IN RESPECT OF THE SITE AT STACK LANE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.29 (A), (B), (C), (D), (E), (F) AND (I):-

- (I) THERE BE NO MODIFICATIONS TO THE URBAN BOUNDARY AT STACK LANE.**
- (II) THERE BE NO MODIFICATION TO POLICY E2.**
- (III) THERE BE NO MODIFICATION TO POLICY E5.**
- (IV) THERE BE NO MODIFICATION TO POLICY E10.**
- (V) THERE BE NO MODIFICATION TO POLICY E12.**
- (VI) THERE BE NO MODIFICATION TO POLICY H10.**
- VII) THAT THE RDLP/D.E. BE AMENDED SO THAT THE SITE BE EXCLUDED FROM GREENLANDS UNDER POLICY E34.**
- (VIII) THAT THE WOODLAND PRIORITY NOTATION UNDER POLICIES E44 AND 45 BE DELETED FROM THE SITE.**

THAT IN RESPECT OF THE SITE AT LOWER STACK FARM IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.29 (B)) THE URBAN BOUNDARY BE MODIFIED TO INCLUDE THE SITE FOR TWO HOUSES FRONTING NEW LINE, BUT NO ADDITIONAL LAND.

- (I) THAT IN RESPECT OF THE SITE AT MEADOWS MILL IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.33) THE URBAN BOUNDARY UPON THE PROPOSALS MAP IS MODIFIED TO ALLOW A SMALL SCALE EXTENSION OF THE URBAN AREA.**
- (II) THAT THE LAND BE ALLOCATED AS AN EMPLOYMENT SITE UNDER J3.**

THAT IN RESPECT OF THE SITE AT TONG FARM IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.42) THERE BE NO MODIFICATION TO THE RDLP.

THAT IN RESPECT OF THE SITE AT WARCOCK FARM IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.51) THE LAND BETWEEN WARCOCK FARM AND OAKENCLOUGH FARM AND FRONTING WARCOCK LANE BE INCLUDED IN THE URBAN BOUNDARY.

THAT IN RESPECT OF THE SITE AT BURNLEY ROAD, WEIR IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.55)

THE URBAN BOUNDARY IS MOVED TO INCLUDE THE FRONTAGE OF THIS SITE.

THAT IN RESPECT OF THE SITE AT WINDERMERE ROAD IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.60) THE OBJECTION SITE BE INCLUDED IN THE URBAN BOUNDARY AND ALLOCATED FOR HOUSING.

THAT IN RESPECT OF THE SITES AT BLACKBURN ROAD, BURNLEY ROAD AND EDEN STREET IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.65, 2.68 AND 2.72) THERE BE NO MODIFICATIONS TO THE RDLP.

THAT IN RESPECT OF THE SITE AT ESK AVENUE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.76), THE RDLP BE MODIFIED TO FOLLOW THE LINE SHOWN ON THE 1982 DLP.

THAT IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS NO MODIFICATIONS ARE MADE TO THE RDLP AT:-

BENT GATE	RECOMMENDATION 2.80
CLOUGH END	RECOMMENDATION 2.84
MOORLANDS RISE	RECOMMENDATION 2.112
RISING BRIDGE ROAD	RECOMMENDATION 2.116

THAT IN RESPECT OF THE SITE AT GREENS LANE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.91) THERE BE NO MODIFICATION TO THE RDLP.

THAT IN RESPECT OF THE SITE AT LONGSHOOT IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.104) THE URBAN BOUNDARY BE EXTENDED TO INCLUDE A HOUSING ALLOCATION AT LONGSHOOT.

THAT IN RESPECT OF THE SITE AT SWINNEL BROOK IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.108):-

- (I) THE URBAN BOUNDARY BE MOVED WESTWARDS TO RUN FROM THE REAR OF PROPERTIES ON EDINBURGH ROAD ROUGHLY PARALLEL TO SWINNEL BROOK.**
- (II) THE LAND WITHIN THE URBAN BOUNDARY BE ALLOCATED FOR HOUSING.**
- (III) THE REMAINDER OF THE OBJECTION SITE BE RETAINED AS GREENLANDS.**

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS NO MODIFICATIONS ARE MADE TO THE RDLP AT:-

BURNLEY ROAD, CONSTABLELEE RECOMMENDATION

2.120

ISLE OF MAN YARD, BURNLEY ROAD EAST	"
COWPE ROAD	" 2.134
CRIBDEN VIEW, HASLINGDEN OLD ROAD	"
DEAN LANE, WATER	" 2.142
GOODSHAWFOLD	" 2.146
HASLINGDEN ROAD	" 2.156
HEIGHTSIDE FARM	" 2.160
HILLSIDE, BURNLEY ROAD EAST	" 2.168
HOLLIN LANE, CONSTABLELEE	" 2.172
NEW HALL HEY	" 2.182
SHATLOCK COTE, BURNLEY ROAD EAST	"

THAT IN RESPECT OF THE SITE AT GOODSHAWFOLD ROAD IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.150) THE URBAN BOUNDARY BE REDRAWN TO INCLUDE THE LAND AT GOODSHAWFOLD ROAD TOGETHER WITH EXISTING DEVELOPMENT ON EITHER SIDE OF GOODSHAWFOLD ROAD AND TO LINK TO GOODSHAWFOLD VILLAGE, AND THAT THE OBJECTION SITE BE ALLOCATED FOR HOUSING.

THAT IN RESPECT OF THE SITE AT HIGHER BOOTHS LANE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.164) THE URBAN BOUNDARY IS REDRAWN.

THAT IN RESPECT OF THE SITE AT HURST LANE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.178) THE URBAN BOUNDARY SHOULD FOLLOW THE LINE SHOWN IN THE RDLP, THAT IS, THE LINE OF THE FOOTPATH, NOT THE NEW ACCESS ROAD.

THAT IN RESPECT OF THE SITE AT SUNNYSIDE WORKS IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.192) THE URBAN BOUNDARY BE EXTENDED TO INCLUDE BOTH THE NORTHERN AND SOUTHERN PARTS OF THIS SITE AND THE SITE ALLOCATED FOR HOUSING. CONSEQUENTLY IT WILL BE NECESSARY TO AMEND THE JUSTIFICATION OF POLICY E1/E2 12(3) AS THIS OPEN BREAK WILL NO LONGER EXIST.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.196) AN URBAN BOUNDARY BE DRAWN AROUND THE VILLAGE OF WATER IN ACCORDANCE WITH THE PROPOSALS MAP AMENDMENT 1 - DATED NOVEMBER 1992.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS NO MODIFICATIONS ARE MADE TO THE RDLP AT:-

CLEGG'S YARD	RECOMMENDATION	
2.199		
EDWARD STREET	"	2.201
HORSTEADS FARM	"	2.209
MARKET STREET	"	2.215
TROUGHGATE	"	2.223
WALLBANK DRIVE	"	2.225

THAT IN RESPECT OF THE SITE AT THORNEYLEA IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.219) THERE BE NO MODIFICATION TO THE RDLP.

THAT IN RESPECT OF THE SITE AT HIGHGATE LANE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.205) THE OBJECTION SITE IS EXCLUDED FROM THE URBAN AREA AND INCLUDED IN THE GREEN BELT.

POLICY E2 - SETTLEMENTS GENERAL

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.230) THERE BE NO MODIFICATION TO THE RDLP IN RESPECT OF POLICY E2 SETTLEMENTS.

POLICY E3 - GREEN BELT

THAT, IN ACCORDANCE WITH THE INSPECTOR'S CONCLUSIONS (2.239) IN PRINCIPLE THE GREEN BELT BOUNDARIES SHOULD BE THOSE ADOPTED IN THE DISTRICT PLAN IN 1982, EXCEPT AT STUBBINS VALE MILL.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.243) THERE BE NO MODIFICATION TO THE RDLP TO RELAX THE GREEN BELT BOUNDARIES ADOPTED IN 1982.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.246) THERE BE NO MODIFICATION TO THE RDLP.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.2.48) THE WORD "AGRICULTURAL" BE DELETED FROM POLICY E3.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.251) THERE BE NO MODIFICATION TO THE RDLP.

THAT, IN ACCORDANCE WITH THE COUNCIL'S PREVIOUS RESOLUTIONS THE FOLLOWING SITES ARE REMOVED FROM GREENLANDS E34:-

**STONEFOLD SCHOOL PLAYING FIELDS
PART ST. VERONICA'S PLAYING FIELDS, HELMSHORE
EDENFIELD RECREATION GROUND
TONACLIFFE SCHOOL PLAYING FIELDS**

THAT IN RESPECT OF THE SITE AT FEARN'S HIGH SCHOOL IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.254) THE PROPOSED EXTENSION TO THE GREEN BELT BE DELETED BUT THAT THE AREA BE ALLOCATED UNDER POLICIES E34 AND E36.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.257) THE SITE AT IRWELL VALE ROAD BE INCLUDED IN THE URBAN BOUNDARY OF THE INSET VILLAGE OF EWOOD BRIDGE AND EXCLUDED FROM THE GREEN BELT.

THAT IN RESPECT OF THE SITE AT MUSHROOM HOUSE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.261) THIS SITE IS SHOWN AS BEING INSIDE THE URBAN BOUNDARY OF THE INSET VILLAGE OF EDENFIELD AND OUTSIDE THE GREEN BELT BUT THAT IT IS NOT INCLUDED AS A HOUSING SITE.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.263) EDENFIELD RECREATION GROUND BE EXCLUDED FROM THE URBAN AREA AND INCLUDED IN THE GREEN BELT.

THAT IN RESPECT OF THE SITE AT WATER LANE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.268) THERE BE NO MODIFICATION TO THE RDLP.

THAT IN RESPECT OF THE SITE AT HASLINGDEN HIGH SCHOOL IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.272) THE 1982 GREEN BELT BOUNDARY BE REINSTATED.

THAT IN RESPECT OF THE SITE AT HAZEL MILL IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.276) THE URBAN AND GREEN BELT BOUNDARIES ARE RESTORED TO THAT SHOWN ON THE RDLP ADOPTED IN 1982.

THAT IN RESPECT OF THE SITE AT HARDSOUGH MEADOW IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.278) THERE BE NO MODIFICATION TO THE RDLP.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS NO MODIFICATIONS ARE MADE TO THE RDLP AT:-

LANGWOOD LODGE	RECOMMENDATION
ROSSENDALE GENERAL HOSPITAL "	2.286
TOWNSENFOLD "	2.290
WOLFENDEN GREEN "	2.292

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.298) THERE BE NO LARGE SCALE MODIFICATION TO THE GREEN BELT BOUNDARIES IN WHITWORTH AND THEY RETURN TO THOSE ADOPTED IN THE D.P. IN 1982,

BAR TERRACE	RECOMMENDATION	2.301
--------------------	-----------------------	--------------

GANDY BROW	"	2.304
MEADOWHEAD	"	2.313
MILL STREET	"	2.317
TONACLIFFE	"	2.321
WAINGAP	"	2.325
WHITWORTH RAKE	"	2.329

POLICY E4 - INSET VILLAGES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.333) PINFOLD BE INTEGRATED WITH EDENFIELD AS SHOWN ON THE 1982 D.P. PROPOSALS MAP.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (2.342) THE URBAN BOUNDARY AROUND TURN BE DELETED AND THE GREEN BELT RETURNED TO THAT ADOPTED IN THE 1982 D.P. PROPOSALS MAP, AND THAT CONSEQUENTLY THE HOUSING SITE (UNDER POLICY H10) BE DELETED BUT THAT REFERENCE BE MADE IN THE JUSTIFICATION IDENTIFYING LODGE MILL AS A SITE IN THE GREEN BELT WHERE REDEVELOPMENT, SUBJECT TO MEETING THE APPROPRIATE CRITERIA, WOULD BE ACCEPTABLE.

POLICY E5 - DEVELOPMENT OUTSIDE URBAN BOUNDARY AND GREEN BELT

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICY E5 BE MODIFIED BY DELETING THE WORDS "THAT ARE NO LONGER REQUIRED FOR THEIR ORIGINAL PURPOSE".
- (II) THE REASONED JUSTIFICATION BE MODIFIED TO DELETE THE WORD "REDUNDANT", AND TO INDICATE THAT SPECIALIST ADVICE WILL BE SOUGHT AS NECESSARY.

POLICY E6 - COUNTRYSIDE

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THERE BE NO MODIFICATION TO POLICY E6.
- (II) THE REASONED JUSTIFICATION BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATION (P. 33 M.R.) AND AS A CONSEQUENCE OF THE INSPECTOR'S RECOMMENDATION ON POLICY E7 BELOW.

POLICY E7 - LOCAL LANDSCAPE VALUE

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICY E7 BE DELETED.
- (II) THE PROPOSALS MAP BE MODIFIED ACCORDINGLY.

POLICY E8 - AREA OF SPECIAL LANDSCAPE

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THIS POLICY.

POLICY E9 - DEVELOPMENT CRITERIA

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, POLICY E9 BE MODIFIED BY THE ADDITION OF THE FOLLOWING CRITERION:-

"THE IMPACT UPON MAN-MADE AND OTHER FEATURES OF LOCAL IMPORTANCE".

POLICY E10 - LANDSCAPING

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

(I) THERE BE NO MODIFICATION TO THE POLICY.

(II) PARAGRAPHS A AND B OF THE REASONED JUSTIFICATION BE DELETED;

(III) AND ALSO THAT APPROPRIATE REFERENCE IS MADE WITHIN THE PLAN TO THE EXISTENCE

POLICY E11 - OPEN SPACE

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

(I) THERE BE NO MODIFICATION TO THE POLICY.

(II) THE REASONED JUSTIFICATION BE MODIFIED, AS PER THE COUNCIL'S EARLIER PROPOSED MODIFICATION, TO TAKE ACCOUNT, IN APPROPRIATE CASES, OF DEVELOPERS ENTERING INTO PLANNING AGREEMENTS TO IMPROVE EXISTING AREAS OF OPEN SPACE.

POLICY E12 - MATERIALS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THE POLICY BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATION (PP. 39 AND 41 M.R.).
- (II) THE REASONED JUSTIFICATION BE SIMILARLY MODIFIED.

POLICY E13 - ADVERTISEMENTS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THE POLICY AND THE REASONED JUSTIFICATION BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATION (P. 41 M.R.).

POLICY E14 - DORMER WINDOWS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, POLICY 14 BE DELETED AND REPLACED BY A NEW POLICY WORDED THUS:-

"PLANNING APPLICATIONS FOR DORMER WINDOWS WILL BE CONSIDERED FAVOURABLY PROVIDING THE DESIGN IS IN HARMONY WITH THE APPEARANCE AND CHARACTER OF THE BUILDING AND ITS NEIGHBOURS".

POLICY E15 - WIND ENERGY

THAT THE POLICY BE MODIFIED BY REDRAFTING IT IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION AT PARA. 2.399, BUT THAT THE WORDING OF CRITERION (B) WILL SAY "THE EFFECT ON THE LANDSCAPE, INCLUDING IN PARTICULAR THE VISUAL IMPACT OF PROPOSALS ON RIDGE TOP AND SUMMIT LOCATIONS, IS MINIMISED BY CAREFUL DESIGN AND SITING".

POLICY E16 - REINSTATEMENT AFTER WIND TURBINES
POLICY E17 - POWER LINES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICIES E16 AND E17 BE DELETED.
- (II) THE ISSUES COVERED BY THESE POLICIES BE TRANSFERRED TO THE TEXT OF THE REASONED JUSTIFICATION TO POLICY E15.

POLICY E20 - UNSTABLE LAND

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION:-

- (I) THERE BE NO MODIFICATION TO THE POLICY.
 - (II) THE REASONED JUSTIFICATION BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATION (P. 47 M.R.).
-

POLICY E21 - CARAVAN SITES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, POLICY E21 BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATION (P. 47 M.R.), WITH THE EXCEPTION OF THE WORD "NORMALLY" IN LINE 2 WHICH SHOULD BE DELETED.

POLICY E23 - NOISE SOURCES

POLICY E24 - SHOP FRONTS

POLICY E25 - DEVELOPMENT IN LARGE GROUNDS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, NO MODIFICATION BE MADE TO THE PLAN IN RESPECT OF POLICIES E23, E24 AND E25.

POLICY E26 - OVERHEAD LINES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION POLICY E26 BE DELETED AND REPLACED BY THE VERSION CONTAINED IN THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS (PP. 51 AND 53 M.R.), BUT WITH THE ADDITION OF THE WORDS "WILL NOT NORMALLY BE OPPOSED" IN SUBSTITUTION FOR THE WORDS "WILL NORMALLY BE PERMITTED"; AND "MAY NOT BE OPPOSED" IN SUBSTITUTION FOR "MAY BE PERMITTED".

POLICY E30 - REDUNDANT AND DISUSED BUILDINGS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, POLICY E30, ITS INTRODUCTION AND ITS REASONED JUSTIFICATION BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER MODIFICATION (PP. 53 AND 55 M.R.).

POLICY E31 - AGRICULTURAL LAND
POLICY E32 - ALTERNATIVE FARM INCOME

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, NEITHER POLICY E31 NOR POLICY E32 BE MODIFIED.

POLICY E33 - ENVIRONMENTAL EYESORES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, POLICY E33 BE DELETED.

POLICY E34 - GREENLANDS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, POLICY E34 AND ITS REASONED JUSTIFICATION BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS AT P. 59 OF THE M.R.

THAT IN RESPECT OF THE SITES AT DOUGLAS ROAD, BACUP, RISING BRIDGE INN, ASHWORTH ROAD, PIERCY, IRWELL VALE GREEN, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS IN EACH CASE NO MODIFICATION BE MADE TO THE PLAN IN RESPECT OF ANY OF THESE SITES.

THAT IN RESPECT OF THE SITE AT ROCKCLIFFE MEADOWS IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THE GREENLANDS ALLOCATION BE EXTENDED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS (P. 65 M.R.).

THAT IN RESPECT OF THE SITE AT NORTHFIELD STREET PLAYGROUND, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION:-

- (I) THIS SITE BE NOT ALLOCATED AS A GREENLAND.**
- (II) IT BE ALLOCATED AS A RECREATION AREA UNDER POLICY E36.**

THAT IN RESPECT OF THE SITE AT ST. MARY'S R.C. PRIMARY SCHOOL, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THE PLAN BE MODIFIED BY REMOVING PART OF THIS SITE FROM GREENLANDS DESIGNATION AND ALLOCATING IT INSTEAD FOR HOUSING DEVELOPMENT.

THAT IN RESPECT OF THE SITE AT HOLLIN WAY, CONSTABLELEE, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THE GREENLANDS NOTATION BE DELETED SOUTH OF REEDS CLOSE AND THAT AREA BE REALLOCATED FOR HOUSING.

THAT IN RESPECT OF THE SITE AT MOORLANDS PARK, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THERE BE NO MODIFICATION TO THE URBAN BOUNDARY.**
- (II) NO SITE BE ALLOCATED FOR THE REPLACEMENT ST. SAVIOUR'S COUNTY PRIMARY SCHOOL.**
- (III) THE EMPLOYMENT AREA (J3.15) BE DELETED AT ROSS MILL.**

(IV) THE ONLY MODIFICATION TO THE GREENLANDS ALLOCATION BE THE INCLUSION OF THE TENNIS COURT IN STUBBYLEE PARK.

THAT IN RESPECT OF THE SITE AT BRIDGE STREET, WATERFOOT, NOTWITHSTANDING THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THE PLAN IN RESPONSE TO THIS OBJECTION.

POLICY E35 - VALLEY WAYS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, POLICY E35 AND ITS REASONED JUSTIFICATION BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATION (P. 67 M.R.).

POLICY E36 - PROTECTING RECREATION AREAS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (PARA. 2.520 (A) AND [B]), POLICY E36 AND ITS REASONED JUSTIFICATION BE MODIFIED, THE POLICY BEING REWORDED AS FOLLOWS:-

"PROPOSALS FOR DEVELOPMENT WITHIN RECREATION AREAS WILL NOT BE CONSIDERED FAVOURABLY UNLESS THE PROPOSED DEVELOPMENT:-

- MAKES A POSITIVE CONTRIBUTION TO THE RECREATIONAL OPPORTUNITIES PROVIDED;**
- DOES NOT CHANGE THE PREDOMINANTLY OPEN CHARACTER OF THE AREA".**

THAT IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

(I) SCHOOL PLAYING FIELDS NOT AVAILABLE FORMALLY FOR SCHOOL USE BE DELETED FROM RECREATION AREAS DESIGNATION.

(II) IN THE CASE OF HILL STREET PLAYING FIELD (CRAWSHAWBOOTH) AND MILLGATE PLAYING FIELD (WHITWORTH) THERE BE NO MODIFICATION TO THE PLAN.

(III) ALL OTHER PROPOSALS FOR NEW RECREATION AREAS BE REJECTED.

(IV) CONSEQUENTIAL MODIFICATIONS BE MADE TO APPENDIX 2 AND THE PROPOSALS MAP.

POLICY E37 - ENVIRONMENTAL IMPROVEMENTS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- I) POLICY E37 BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS (P. 73 M.R.), WITH THE EXCEPTION OF PARAGRAPH 1 WHERE THE WORDS "AND THE SUBJECT OF FORMER QUARRYING, WASTE DISPOSAL AND ANCILLARY ACTIVITIES" BE DELETED.**

- II) PARAGRAPH 2 OF THE PROPOSED MODIFIED VERSION OF THE REASONED JUSTIFICATION (P. 73 M.R.) BE REDRAFTED TO READ AS FOLLOWS:-**

"THE COUNCIL WILL THEMSELVES, OR IN ASSOCIATION WITH THE COUNTY COUNCIL AND OTHERS, UNDERTAKE AND IMPLEMENT APPROPRIATE SCHEMES OF RECLAMATION WHERE POSSIBLE AND PRACTICABLE, AND WILL ALSO TAKE APPROPRIATE ACTION TO CLEAR EYESORES, FLY-TIPPING ETC. IN THE COUNTRYSIDE BY USING THEIR STATUTORY POWERS, AND WHERE APPROPRIATE BY ENCOURAGING THE COUNTY COUNCIL TO DO LIKEWISE".

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, NO FURTHER MODIFICATION BE MADE TO

POLICY E37, AND THAT HURDLES QUARRY REMAINS ON THE LIST OF SITES TO BE ADDED TO THIS POLICY.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THURNS HEAD QUARRY REMAINS ON THE LIST OF SITES TO BE ADDED TO POLICY E37.

THAT, IN ADDITION TO HURDLES QUARRY AND THURN'S HEAD QUARRY, PINNER AND BROW EDGE QUARRIES BE ADDED TO THE LIST OF E.I.A.'S UNDER POLICY E37 AND THAT THE PROPOSALS MAP BE MODIFIED ACCORDINGLY.

POLICY E38 - ACCESS TO THE COUNTRYSIDE
POLICY E39 - PENNINE BRIDLEWAY

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, BOTH POLICY E38 AND E39 SHOULD BE REDRAFTED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS, RESPECTIVELY AT PP. 75 AND 77 OF THE M.R.

POLICY E40 - COUNTRYSIDE RECREATION FACILITIES
POLICY E41 - WATER BASED ACTIVITIES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, BOTH POLICIES AND THEIR REASONED JUSTIFICATIONS BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS (PP. 77 AND 79 M.R.).

POLICY E42 - COOPERATIVE WORKING
POLICY E43 - USE OF DERELICT LAND FOR RECREATION

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICIES E42 AND E43 BE DELETED.**
 - (II) THE REFERENCE IN POLICY E43 TO EXISTING WILDLIFE, ARCHAEOLOGICAL AND HERITAGE INTEREST BE MADE, INSTEAD UNDER POLICY E37.**
-

POLICY E44 - MULTI PURPOSE FOREST
POLICY E45 - WOODLAND PROTECTION AND PLANTING AREAS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION SAVE FOR THE SUBSTITUTION OF THE WORDS "MIXED WOODLANDS" FOR THE WORDS "NATIVE SPECIES".

(I) POLICIES E44 AND E45 BE DELETED.

(II) A NEW POLICY BE SUBSTITUTED WHICH WILL SAY:-

"THE EXTENSIVE PLANTING OF MIXED WOODLAND WILL BE ENCOURAGED PROVIDED THAT:-

(A) THE MOORLAND AREAS REMAIN UN

(B) ANY PROPOSED SCHEME HAS, IN THE OPINION OF THE LOCAL PLANNING AUTHORITY, A SATISFACTORY FORM AND SCALE AND IS WELL RELATED TO THE EXISTING LANDSCAPE.

(C) THERE ARE NO UNACCEPTABLE ADVERSE EFFECTS ON AGRICULTURE, WILDLIFE, ARCHAEOLOGY, LOCAL DRAINAGE OR NEIGHBOURING USES".

(III) REFERENCES TO EXISTING WOODLAND BE TRANSFERRED TO POLICY E46.

(IV) CONSEQUENTIAL MODIFICATIONS BE MADE TO THE REASONED JUSTIFICATION.

(V) THE WPA BE DELETED FROM THE PROPOSALS MAP.

POLICY E46 - TREE PRESERVATION

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICY E46 IN THE D.E. BE DELETED AND REPLACED BY THE FOLLOWING:-**

"THE COUNCIL WILL ENCOURAGE THE CONSERVATION OF EXISTING WOODLAND, INDIVIDUAL TREES AND HEDGEROWS AND WILL CONTROL DEVELOPMENT SO THAT SIGNIFICANT EXAMPLES OF EACH ARE PROTECTED FROM UNNECESSARY DAMAGE OR DESTRUCTION".

- (II) THE REASONED JUSTIFICATION BE MODIFIED ALONG THE LINES INDICATED IN PARA. 2.571 OF THE I.R.**

POLICY E47 - CONSERVATION

IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.580):-

- (I) POLICY E47 BE REWORDED IN ACCORDANCE WITH THE INSPECTOR'S SUGGESTION (SEE PARA. 2.579 I.R.).**

- (II) IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS THE REASONED JUSTIFICATION BE MODIFIED NOT ONLY AS SET OUT IN THE M.R. (PP. 87 AND 89) BUT ALSO TO EXPLAIN UPON WHAT BASIS AND UPON WHOSE ADVICE THE COUNCIL IDENTIFY I.W.S. AND ALSO TO IDENTIFY EXAMPLES OF**

**HABITATS OF SPECIAL SIGNIFICANCE AND OTHER
ISSUES.**

- (III) WILDLIFE CORRIDORS AND LINKS ARE NOT SHOWN EITHER UPON THE PROPOSALS MAP OR AS A DIAGRAM IN THE PLAN BUT ARE EXPLAINED IN THE ACCOMPANYING JUSTIFICATION.**
- (IV) IN ACCORDANCE WITH THE DECISION OF THE DEVELOPMENT CONTROL SUB-COMMITTEES OF THE 10TH JULY, 1993 AND THE 6TH AUGUST, 1993 THE BOUNDARIES OF THE DEARDEN CLOUGH, SCOUT MOOR, RAVENSHORE VALLEY AND LOWER COCKHAM I.W.S. BE AMENDED.**
- (I) IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.583) THAT SITES AT CRIBDEN MOOR, GIN CLOUGH, SETTING BARN, SUNNYFIELDS AND HASLINGDEN HIGH SCHOOL BE ADDED TO APPENDIX III OF THE RDLP AND SHOWN ON THE PROPOSALS MAP**
- (II) IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.588) THAT THERE BE NO MODIFICATION TO THE PLAN TO INCLUDE THE SITE AT PARK ROAD AS AN I.W.S. UNDER POLICY E47.**

THAT, WHILST THE COUNCIL HAVE HAD DUE REGARD TO THE INSPECTOR'S REASONS AND RECOMMENDATIONS, IN THIS

SPECIFIC CASE THEY DO NOT ACCEPT HIS RECOMMENDATIONS BUT MAINTAIN THE IDENTIFICATION OF SCOUT MOOR AS AN IWS.

POLICY E48 - ACCESS TO WILDLIFE

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (2.596) POLICY E48 BE DELETED.

POLICY E49 - MOORLAND PROTECTION

- (I) THAT AS POLICY E49 IS AN ESSENTIAL ELEMENT IN ENSURING BOTH THE PROPER PLANNING OF THE AREA AND THE CONSERVATION OF THE AMENITY AND NATURAL BEAUTY OF ROSSENDALE THEN POLICY E49 BE RETAINED IN THE PLAN.**

- (II) THAT TO CLARIFY THE ROLE OF THE POLICY IN IDENTIFYING A MAJOR LANDSCAPE ELEMENT OF ROSSENDALE AND THE DIFFERENT PROTECTION THAT THE SPECIAL LANDSCAPE OF MOORLANDS REQUIRE, THE POLICY IS MOVED TO THE DEVELOPMENT SECTION OF THE PLAN, IMMEDIATELY AFTER POLICY E6, COUNTRYSIDE.**

- (III) THAT THE JUSTIFICATION AFTER THE POLICY IS AMENDED IN ACCORDANCE WITH THE DECISION OF THE DEVELOPMENT CONTROL SUB-COMMITTEE ON THE 3RD SEPTEMBER, 1992 AS SET OUT IN THE M.R. p. 91.**



POLICY E50 - LISTED BUILDINGS AND CONSERVATION AREAS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

(I) POLICY E50 AND ITS REASONED JUSTIFICATION BE MODIFIED IN ACCORDANCE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS (PP. 93, 95 AND 97), EXCEPT:-

(A) THE WORD "NORMALLY" BE DELETED FROM E50(A)(II).

(B) E50(A)(III) BE REWORDED TO STATE -

"THE COUNCIL WILL NOT GRANT PLANNING PERMISSION FOR ALTERATIONS OR ADDITIONS TO A LISTED BUILDING UNLESS THERE IS NO ADVERSE EFFECT ON ITS ARCHITECTURAL OR HISTORIC CHARACTER".

(C) THE THIRD CRITERION IN E50(B) BE AMENDED TO READ -

"THE EFFECT ON THE CHARACTER OF THE CONSERVATION AREA".

(II) DESIGNATED CONSERVATION AREA BOUNDARIES BE SHOWN ON THE PROPOSALS MAP.

POLICY E52 - ANCIENT MONUMENTS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION:-

- (I) THERE BE NO MODIFICATION TO THE POLICY.**
- (II) THE REASONED JUSTIFICATION BE EXPANDED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS (PP. 97 AND 99 M.R.).**

POLICY E53 - POLLUTION PREVENTION

THAT, IN ACCORDANCE WITH THE INSPECTOR'S CONCLUSION:-

- (I) POLICY E53 BE MODIFIED IN LINE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATION (P. 99 M.R.), EXCEPT THAT CRITERION E53(C) BE REWORDED IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION AT PARA. 2.613(A).**
 - (II) THE REASONED JUSTIFICATION BE MODIFIED IN LINE WITH THE INSPECTOR'S RECOMMENDATION AT PARA. 2.613(B).**
 - (III) THE POLICY BE RELOCATED TO THE "DEVELOPMENT POLICIES" SECTION.**
-

POLICY E54 }
POLICY E55 } MINERALS AND WASTE DISPOSAL
POLICY E56 }

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICIES E54, E55 AND E56 BE DELETED FROM THE PLAN.
- (II) THE L.I.A. NOTATION BE REMOVED FROM THE PROPOSALS MAP.
- (III) A STATEMENT BY THE LANCASHIRE COUNTY COUNCIL EXPLAINING THEIR ROLE AND FUNCTION AS MINERALS AND WASTE PLANNING AUTHORITY BE INSERTED IN THE PLAN.

POLICY J1 - ENCOURAGEMENT OF INDUSTRY
POLICY J2 - ENCOURAGEMENT OF DIVERSIFICATION

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICIES J1 AND J2 BE DELETED FROM THE PLAN.
- (II) THE ISSUES COVERED BY BOTH POLICIES BE TRANSFERRED TO AND CONTAINED IN THE EXPLANATORY TEXT OF POLICY J3.
- (III) AGRICULTURE SHOULD ALSO BE INCLUDED IN THE EXPLANATORY TEXT TO POLICY J3 IN

**RECOGNITION OF ITS CONTRIBUTION
TO THE RURAL ECONOMY.**

POLICY J3 - EMPLOYMENT SITES

THAT THE PLAN BE MODIFIED IN ACCORDANCE WITH THE COUNCIL'S EARLIER MODIFICATIONS (M.R. P. 107) BUT TO INDICATE AN OVERALL LEVEL OF PROVISION OF LAND FOR EMPLOYMENT DEVELOPMENT ON NEW EMPLOYMENT SITES PURSUANT TO POLICY J3 OF ABOUT 35 HA.

THAT IN RESPECT OF THE SITE AT BAXENDEN CHEMICAL WORKS, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THE EMPLOYMENT ALLOCATION IN THE PLAN (SAVE FOR THAT OCCASIONED BY REVERSION TO THE 1982 GREEN BELT BOUNDARY).

THAT IN RESPECT OF THE SITE AT DEANSGREAVE, BACUP, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION:-

- (I) THIS SITE BE DELETED FROM POLICY J3.**
- (II) IT SHOULD BE ALLOCATED, INSTEAD, FOR HOUSING UNDER POLICY H10.**

THAT IN RESPECT OF THE SITE AT FREEHOLDS MILL, SHAWFORTH, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION:-

- (I) THE SITE BE DELETED FROM POLICY J3.**
- (II) IT BE ALLOCATED, INSTEAD, FOR HOUSING UNDER H10.**

THAT IN RESPECT OF THE SITE AT NEWHALLHEY, RAWTENSTALL, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, SITE J3.8(D) BE DELETED FROM POLICY J3 AND PART OF THE SITE BE ALLOCATED UNDER POLICY E34.

THAT IN RESPECT OF THE SITE AT NEWLOCK, HASLINGDEN, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THE LAND NORTH WEST OF CARR HALL STREET BE DELETED FROM THE EMPLOYMENT SITE.**
- (II) 0.18 HA LAND FRONTING HUD HEY ROAD BE DELETED FROM THE EMPLOYMENT SITE.**
- (III) CONSEQUENTIAL MODIFICATIONS BE MADE TO THE PROPOSALS MAP.**

THAT IN RESPECT OF THE SITE AT ROSEBANK MILL, STUBBINS, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THE SITE BE DELETED FROM POLICY J3.**
- (II) IT BE ALLOCATED, INSTEAD, FOR HOUSING UNDER POLICY H10.**

THAT IN RESPECT OF THE SITE AT SPRING MILL, WHITWORTH, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) SPRING MILL SHOULD BE DELETED FROM POLICY J3.**
- (II) EMPLOYMENT USE DESIGNATION SHOULD BE REMOVED FROM THE PROPOSALS MAP.**
- (III) THE GREEN BELT BOUNDARY SHOULD BE RESTORED TO THE 1982 LINE.**
- (IV) THE URBAN BOUNDARY SHOULD FOLLOW THE SAME LINE AS AT (III) ABOVE.**

THAT IN RESPECT OF THE SITE AT STUBBINS VALE MILL, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THE BUILT-UP PART OF THE PROPOSED EXTENSION TO STUBBINS VALE MILL BE ALLOCATED AS AN EMPLOYMENT SITE.**
- (II) THE PART OF THE SITE IDENTIFIED IN (I) ABOVE BE EXCLUDED FROM THE GREEN BELT BOUNDARY AND INCLUDED WITHIN THE URBAN BOUNDARY.**

THAT IN RESPECT OF THE SITE AT TODD CARR ROAD, WATERFOOT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, THERE BE NO MODIFICATION TO THE PLAN.

POLICY J4 - SERVICE INDUSTRIES AND OFFICES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) NO PROPERTIES IN POLICY J4 TO BE TRANSFERRED TO POLICY J3.**
- (II) RESIDENTIAL BE INCLUDED WITHIN THE RANGE OF APPROPRIATE USES FOR ILEX MILL.**
- (III) LEISURE TO BE INCLUDED WITHIN THE RANGE OF APPROPRIATE USES FOR LOWER MILL.**

- (IV) B1 INDUSTRY BE INCLUDED WITHIN THE RANGE OF APPROPRIATE USES FOR NEWHALLHEY.
- (V) THE REASONED JUSTIFICATIONS IN RESPECT OF LOWER MILL AND NEWHALLHEY BE MODIFIED RESPECTIVELY IN ACCORDANCE WITH THE COUNCIL'S EARLIER PROPOSED MODIFICATIONS (P. 123 M.R.).

POLICY J5 - EMPLOYMENT PRIORITY

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THERE BE NO MODIFICATION TO POLICY J5 IN RESPONSE TO AN OBJECTION BY COATS VIYELLA PLC.
 - (II) REFERENCES TO IMPROVEMENT GRANTS BE DELETED FROM POLICY J5 AND FROM ITS REASONED JUSTIFICATION.
 - (III) THE REASONED JUSTIFICATION BE FURTHER MODIFIED BY ADDING TO ITS TEXT MATERIAL TRANSFERRED FROM POLICY J6.
-

POLICY J6 - EMPLOYMENT IMPROVEMENT AREAS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) POLICY J6 BE DELETED.**
- (II) THE COUNCIL'S INTENTIONS INSTEAD BE REFERRED TO IN THE REASONED JUSTIFICATION TO POLICY J5.**

POLICY J8 - TOURISM

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THERE BE NO ADDITIONAL POLICY ON TOURIST FACILITIES INCLUDED WITHIN THE PLAN.**
- (II) THE COUNCIL'S PROPOSED MODIFIED VERSION OF POLICY J8 BE REJECTED.**
- (III) POLICY J8 BE DELETED AND THE FOLLOWING VERSION SUBSTITUTED:-**

"THE COUNCIL WILL ENCOURAGE THE IMPROVEMENT OF EXISTING TOURIST FACILITIES AND THE DEVELOPMENT OF NEW ACCOMMODATION AND

ATTRACTIONS IN APPROPRIATE LOCATIONS".

- (IV) AN APPROPRIATE REASONED JUSTIFICATION SHOULD INCLUDE IN ITS TEXT REFERENCE TO THE MATERIAL TO BE TRANSFERRED FROM POLICIES J9 AND J10.**

POLICY J9 - EAST LANCASHIRE RAILWAY
POLICY J10 - TOURIST ACCOMMODATION

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) BOTH POLICIES J9 AND J10 BE DELETED FROM THE PLAN.**
- (II) THE REASONED JUSTIFICATION TO POLICY J8 BE MODIFIED TO INCLUDE REFERENCE TO THE COUNCIL'S INTENTIONS IN RESPECT OF BOTH POLICIES.**
-

**POLICY H1 IMPROVEMENT OF THE OLDER HOUSING
AREAS**

POLICY H2 IMPROVEMENT OF DWELLINGS

POLICY H3 BACK TO BACK HOUSES

POLICY H4 DEVELOPMENT BY HOUSING ASSOCIATIONS

POLICY H5 FUNDING FOR LOCAL AUTHORITY LOANS

POLICY H7 FUNDING FOR HOUSE IMPROVEMENTS

POLICY H9 GARAGE COLONIES

POLICY H11 CARAVANS AND CAMPING

POLICY H12 RESIDENTIAL AMENITY

**THAT IN ACCORDANCE WITH THE INSPECTOR'S
RECOMMENDATIONS, POLICIES H1, H2, H3, H4, H5, H7, H9, H11 AND
H12 BE DELETED AND THAT WHERE APPROPRIATE, ADDITIONAL
EXPLANATION OF THE COUNCIL'S APPROACH BE INCLUDED IN
THE INTRODUCTION AND THE REASONED JUSTIFICATION TO THE
APPROPRIATE POLICY.**

**IN ACCORDANCE WITH THE INSPECTOR'S
RECOMMENDATION THE PROPOSED ADDITIONAL POLICY
RELATING TO AFFORDABLE HOUSING IS NOT INCLUDED IN
THE PLAN.**

**H6 - LIVING OVER THE SHOP
H10 - SITES FOR NEW HOUSING**

**THAT IN ACCORDANCE WITH THE INSPECTOR'S
RECOMMENDATIONS THE WORDING FOR POLICIES H6 AND H10 BE
DELETED AND BE REPLACED BY THE AMENDED WORDING
INCLUDED IN THE I.R. (paragraphs 4.17 and 4.32).**

THAT IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION 1.5 HA OF THE HOUSING SITE AT HEALD LANE, WEIR IS ALLOCATED FOR COMMUNITY PURPOSES.

- (I) THAT IN RESPECT OF THE SITE AT NUN HILLS MILL STACKSTEADS IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION THE EMPLOYMENT ALLOCATION BE DELETED.**
- (II) THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS THE SITE EAST OF BLACKWOOD ROAD BE INCLUDED AS A HOUSING ALLOCATION.**

THAT IN RESPECT OF THE SITE AT STEP ROW, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS THERE BE NO MODIFICATION TO THE RDLP.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION THE NOTATION UNDER POLICY E45 IS REMOVED FROM TONG CLOUGH.

THAT IN RESPECT OF THE SITE AT DEARDEN CLOUGH, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (4.52) THERE BE NO MODIFICATION TO THE RDLP AND THAT THIS SITE BE INCLUDED AS A HOUSING ALLOCATION.

THAT IN RESPECT OF THE SITE AT ALDEN ROAD, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (4.57) THERE BE NO MODIFICATION TO THE RDLP AND THIS SITE BE INCLUDED AS A HOUSING ALLOCATION.

THAT IN RESPECT OF THE SITE AT FREE LANE IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (4.61) THERE BE NO MODIFICATION TO THE RDLP AND THIS SITE BE IDENTIFIED AS A HOUSING ALLOCATION.

THAT IN RESPECT OF THE SITE AT SYKE MILL, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (4.64) THERE BE NO MODIFICATION TO THE RDLP AND THIS SITE BE IDENTIFIED AS A HOUSING ALLOCATION.

THAT IN RESPECT OF THE SITE AT HUGH MILL, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (4.68) THAT THERE BE NO MODIFICATION TO THE RDLP.

THAT IN RESPECT OF THE SITE AT JOHNNY BARN FARM, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION (4.72) THAT THERE BE NO MODIFICATION TO THE RDLP.

THAT IN RESPECT OF THE SITE AT LOWER CRIBDEN, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (4.80) THAT THE CAPACITY OF THIS SITE BE MODIFIED TO 20 DWELLINGS.

THAT IN RESPECT OF THE SITE AT WAINGATE, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (4.84) THERE BE NO MODIFICATION TO THE RDLP.

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS (4.87) THE SITE AT ORAMA WILL BE ALLOCATED FOR HOUSING.

TRANSPORTATION

- (I) THAT THE WHOLE OF THE TRANSPORTATION SECTION IN THE D.E. BE DELETED AND REPLACED BY THE "FINAL MODIFICATIONS" AS APPROVED BY DEVELOPMENT CONTROL SUB-COMMITTEE ON 19TH NOVEMBER, 1993.**
- (II) THAT IN CONSEQUENCE OF (I) NO FURTHER ACTION NEED TO BE TAKEN IN RELATION TO EXTANT OBJECTIONS TO POLICY T3(A)(IX), AND POLICY 15.**
- (III) THAT NO ACTION BE TAKEN IN RELATION TO THE OBJECTION TO POLICY T3(A)(VIII).**

**POLICY S1 - MAJOR RETAIL DEVELOPMENTS OUTSIDE MAIN
TOWN CENTRES**
POLICY S2 - MAJOR RETAIL DEVELOPMENTS IN URBAN AREAS
POLICY S3 - OFFICE USES IN SHOPPING AREAS
POLICY S4 - HOT FOOD SHOPS
POLICY S5 - LOCAL SHOPS
POLICY S6 - IMPROVEMENTS TO SHOPS

**THAT, IN ACCORDANCE WITH THE INSPECTOR'S
RECOMMENDATIONS:-**

- (I) POLICIES S1, S2, S4 AND S5 BE DELETED AND
REPLACED BY THEIR PROPOSED MODIFIED
VERSIONS TO BE FOUND RESPECTIVELY ON PP. 195,
197 AND 199 OF THE M.R.**

 - (II) THAT THE REASONED JUSTIFICATION TO POLICY
S1 SHOULD BE AMENDED TO IDENTIFY THE
PLACES TO WHICH THE POLICY RELATES,
NAMELY BACUP AND HASLINGDEN (IN ADDITION
TO RAWTENSTALL WHICH IS ALREADY SPE-
CIFICALLY MENTIONED WITHIN THE POLICY).**

 - (III) THAT THERE BE NO CHANGE TO POLICY S6.**
-

COMMUNITY FACILITIES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS :-

- (I) A NEW POLICY BE INSERTED IN THE PLAN IN ACCORDANCE WITH THE WORDING OF THAT INDICATED IN THE I.R. AT PARA 7.6(A).**
- (II) THAT THE SITES REFERRED TO IN THAT POLICY BE SHOWN ON THE PROPOSALS MAP.**

CONSULTATION WITH VOLUNTARY GROUPS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THE PLAN.

COUNTRYSIDE AND LANDSCAPE

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THE PLAN.

ENERGY CONSERVATION

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THERE BE NO MODIFICATION TO THE PLAN IN RESPECT OF THE INSERTION OF NEW POLICIES ON ENERGY CONSERVATION.
- (II) THE INTRODUCTION TO THE PLAN BE MODIFIED TO AMPLIFY THE ISSUE OF ENERGY CONSERVATION AND TO INCLUDE AN ADDITIONAL OBJECTIVE ON THE SUBJECT.

IMPROVEMENT OF THE PHYSICAL ENVIRONMENT

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THE PLAN.

MINERALS AND WASTE DISPOSAL

THAT IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THE PLAN.

STATUTORY UNDERTAKERS

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, THERE BE NO MODIFICATION TO THE PLAN.

TELECOMMUNICATIONS

- (I) THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, A NEW POLICY BE INSERTED INTO THE PLAN WHICH ACCORDS WITH THE COUNCIL'S PROPOSED MODIFICATION, BUT WITH THE ADDITION OF THE WORDS "SUBJECT TO TECHNICAL AND OPERATIONAL REQUIREMENTS" BEFORE THE LAST SENTENCE ON P. 203 (M.R.).**
 - (II) THAT A SUITABLE EXPLANATION AND JUSTIFICATION BE ADDED TO THE TEXT.**
-

WATER RESOURCES

THAT, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATION, TWO NEW POLICIES BE INSERTED IN THE PLAN FOLLOWING THE WORDING SET OUT ON P. 205 M.R., AND THAT THE APPROPRIATE REASONED JUSTIFICATIONS BE INCLUDED IN THE TEXT.

PROPOSALS MAP

THAT IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

- (I) THE RAWTENSTALL AND BACUP TOWN CENTRE PLANS AND POLICIES BE REMOVED FROM THE REVERSE SIDE OF THE PROPOSALS MAP.**
- (II) SUPPLEMENTARY PLANNING GUIDANCE BE PREPARED AND PUBLISHED FOR THE THREE TOWN CENTRES OF RAWTENSTALL, BACUP AND HASLINGDEN.**
- (III) REFERENCE TO THESE PLANS BE MADE IN THE WRITTEN STATEMENT OF THE PLAN.**
- (IV) THAT THE INFORMATION CONTAINED ON THE INSET MAPS FOR RAWTENSTALL AND BACUP TOWN CENTRES BE TRANSFERRED TO THE FACE OF THE PROPOSALS MAP.**

AGRICULTURAL DWELLINGS

THAT THE PLAN BE MODIFIED BY THE INSERTION OF AN ADDITIONAL POLICY WHICH READS AS FOLLOWS :-

"AGRICULTURAL BUILDINGS (EXCLUDING DWELLINGHOUSES) AND PLANT REQUIRING EXPRESS PLANNING PERMISSION WILL BE PERMITTED PROVIDING THEY ARE :-

- 1. REASONABLY NECESSARY FOR THE PURPOSES OF AGRICULTURE ON THE AGRICULTURAL UNIT THEY ARE INTENDED TO SERVE:**

2. 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.**

BOUNDARY CHANGES

THAT THE PROPOSALS MAP BE MODIFIED BY INCLUDING UPON IN THOSE AREAS OF LAND AT EDENFIELD AND WHITWORTH TRANSFERRED TO THE BOROUGH OF ROSSENDALE VIA THE LAST BOUNDARY COMMISSION REVIEW, SUCH AREAS OF LAND TO CONTINUE TO BE DESIGNATED AS GREEN BELT.

MINOR GRAPHICAL ERRORS

THAT THE FOLLOWING CORRECTIONS BE MADE TO THE PROPOSALS MAP TO RECTIFY GRAPHICAL ERRORS:-

- 1. CORRECT ROUTE OF VALLEY WAY AT HOLDEN VALE RESERVOIR. (SEE APPENDIX G.1).**

2. **SHOW COMMERCIAL MILL AT HASLINGDEN AS AN EMPLOYMENT SITE (NOT AN EMPLOYMENT AREA). (SEE APPENDIX G.2).**
3. **CORRECT GREEN BELT AND URBAN BOUNDARIES AT KIRKHILL, HASLINGDEN. (SEE APPENDIX G.3).**
4. **ADD RECREATION AREA NOTATION TO GOODSHAW PLAYING FIELD. (SEE APPENDIX G.4).**
5. **EXCLUDE HOUSES FROM GREENLAND DESIGNATION ADJOINING SKI-SLOPE. (SEE APPENDIX G.5).**
6. **ADD RECREATION AREA NOTATION TO WHITTAKER PARK. (SEE APPENDIX G.6).**
7. **CORRECT RAWTENSTALL TOWN CENTRE BOUNDARY WITH CONSEQUENTIAL CHANGES TO THE GREEN BELT AND URBAN BOUNDARIES. (SEE APPENDIX G.7).**
8. **ADJUST POSITION OF URBAN G.B. BOUNDARY AT GIN CROFT LANE WITH CONSEQUENTIAL CHANGES TO THE HOUSING SITE BOUNDARY. (SEE APPENDIX G.8).**
9. **ADD EMPLOYMENT AREA NOTATION TO BRIDGE MILLS, EDENFIELD, AND CORRECT GREEN BELT AND URBAN BOUNDARIES ACCORDINGLY. (SEE APPENDIX G.9).**
10. **REMOVE MOORLAND NOTATION FROM WATER AREA AT CLOWBRIDGE. (SEE APPENDIX G.10).**
11. **CORRECT BOUNDARY OF HOUSING ALLOCATION AT LOWER HOUSE FARM, WATER. (SEE APPENDIX G.11).**

- 12. ADD RECREATION AREA NOTATION TO EDGESIDE PARK, WATERFOOT. (SEE APPENDIX G.12).**
- 13. SMALL FIELD ADJACENT TO RAKEHEAD LANE, STACKSTEADS TO BE INCLUDED IN GREEN BELT NOTATION. (SEE APPENDIX G.13).**
- 14. ADD RECREATION AREA NOTATION TO STACKSTEADS RECREATION GROUND. (SEE APPENDIX G.14).**
- 15. SHOW FORMER RAILWAY LAND EAST OF FARHOLME LANE, STACKSTEADS AS EMPLOYMENT AREA. (SEE APPENDIX G.15).**
- 16. BOUNDARY OF STUBBYLEE PARK AND ADD RECREATION AREA NOTATION. (SEE APPENDIX G.16).**
- 17. CORRECT ROUTE OF IRWELL VALLEY WAY AT WEIR. (SEE APPENDIX G.17).**

18. **CORRECT ROUTE OF IRWELL VALLEY WAY AT OLD MEADOWS, BACUP. (SEE APPENDIX G.18).**
19. **REMOVE MOORLAND DESIGNATION FROM PART OF OLD MEADOWS WOOD, BACUP. (SEE APPENDIX G.19).**
20. **REMOVE HOUSES FROM OGDEN/SWINNELL VALLEY GREENLAND DESIGNATION. (SEE APPENDIX G.20).**
21. **OMIT SMALL AREA OF LAND ON EASTERN EXTREMITY OF NEW LINE INDUSTRIAL ESTATE FROM EMPLOYMENT AREA DESIGNATION. (SEE APPENDIX G.21).**
22. **INCLUDE SMALL CORNER OF LEAVENGREAVE PLAYING FIELD WITHIN GREENLAND DESIGNATION. (SEE APPENDIX G.22).**
23. **INCLUDE JOHN HENRY STREET, SHAWFORTH WITHIN URBAN BOUNDARY. (SEE APPENDIX G.22).**
24. **REMOVE RESIDENTIAL PROPERTY FROM FACIT EMPLOYMENT SITE. (SEE APPENDIX G.23).**
25. **INDICATE ROUTE OF PENNINE BRIDLEWAY IN WHITWORTH. (SEE APPENDIX G.24).**
26. **CORRECT ROUTE OF PENNINE BRIDLEWAY NORTH OF WATER VILLAGE, BURNLEY ROAD EAST. (SEE APPENDIX G.25).**
- * 27. **AMEND BOUNDARIES OF EMPLOYMENT AREA AT RAKEHEAD, STACKSTEADS. (SEE APPENDIX G.26).**

- * **28. AMEND BOUNDARIES OF EMPLOYMENT AREA AT VICTORIA MILL, CLOUGHFOLD. (SEE APPENDIX G.27).**



APPENDIX 'B'

to the Minutes of the Engineering
and Planning Committee of 1st
November 1994

POLICY E1 - URBAN BOUNDARY

THAT IN RESPECT OF THE SITE AT HOLDEN VALE, IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS:-

(I) THE EMPLOYMENT SITE AT HOLDEN VALE (J3.4) BE REDUCED FROM 7HA TO THE 3.4HA WITH PLANNING PERMISSION.

(II) THERE BE NO MODIFICATIONS TO THE AREAS OF GREENLANDS (E34) AND THE IWS (E47) AT HOLDEN VALE.

THE REASONS FOR THESE PROPOSED MODIFICATIONS ARE AS INDICATED IN THE REPORT OF THE BOROUGH ENGINEER AND PLANNING OFFICER.

THAT NOTWITHSTANDING THE INSPECTOR'S RECOMMENDATIONS THE URBAN BOUNDARY SHOWN ON THE PROPOSALS MAP BE AMENDED TO EXCLUDE ALL THE LAND TO BE DELETED FROM THE EMPLOYMENT SITE DESIGNATION AND TO INCLUDE WITHIN THE URBAN BOUNDARY ALL THE REMAINING EMPLOYMENT SITE AND THE IMPORTANT WILDLIFE SITE AND THE GREENLAND TO THE EAST.

THE REASON FOR THIS MODIFICATION IS THAT THE COUNCIL CONSIDER THAT TO LEAVE SUCH A LARGE AREA UNALLOCATED WITHIN THE URBAN BOUNDARY WOULD GIVE RISE TO UNDUE AND UNNECESSARY UNCERTAINTY ABOUT THE FUTURE USE AND

DEVELOPMENT OF THE LAND FOR THE REMAINDER OF THE PLAN PERIOD AND IT SHOULD THEREFORE BE EXCLUDED FROM THE URBAN AREA. THIS IS THE MOST ASSURED WAY OF ACHIEVING THE INSPECTOR'S INTENTIONS THAT THE SITE SHOULD REMAIN IN ITS EXISTING USE FOR THE PERIOD OF THE PLAN.

POLICY E3 - GREEN BELT

THAT IN RESPECT OF THE SITE AT LONGACRES, WHITWORTH, WHILST THE COUNCIL HAVE HAD DUE REGARD TO THE INSPECTOR'S RECOMMENDATIONS AND REASONS, IN THIS SPECIFIC CASE, THEY DO NOT ACCEPT HIS RECOMMENDATIONS AND RESOLVE THAT AT LONGACRES IN WHITWORTH, THERE BE NO MODIFICATION TO THE GREEN BELT AND URBAN BOUNDARIES AS DETERMINED IN THE DEPOSIT EDITION OF THE RDLP.

THE REASON FOR THIS MODIFICATION IS THAT WHILST THE COUNCIL NOTE THE INSPECTOR'S CONCLUSION, ON A VERY FINE BALANCE, THAT IT WOULD BE REASONABLE TO MODIFY THE GREEN BELT BOUNDARY NOW, THEY NEVERTHELESS CONSIDER THAT IT IS INAPPROPRIATE AND UNDESIRABLE TO PROPOSE ALTERATIONS TO AN ESTABLISHED GREEN BELT BOUNDARY ON AN AD HOC BASIS BEFORE THE NEXT REVIEW OF THE LANCASHIRE STRUCTURE PLAN AND THE ROSSENDALE DISTRICT LOCAL PLAN.

ENGINEERING AND PLANNING COMMITTEE

held 28th November 1994
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors Baron, Bolton, Mrs Goldsworthy, Hancock,
Heyworth, Mellor, McShea, Pilling, Procter, Mrs Talukdar,
Weeds, Wilkinson and Winder

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

754 . Resolved that the Minutes of the meeting of the Committee held 1st November 1994 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

754 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 756 to 760 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. 14/94/426 - Erection of detached double garage with
pitched roof - 2 The Moorlands, Weir, Bacup

754 . Resolved that planning permission be refused for the following reasons:-

This proposals would be contrary to Policy E9 of the Rossendale District Local Plan Review - Deposit Edition wherein development is expected to provide a high

standard of building and landscape design, to contribute to environmental quality, and not to be detrimental to existing conditions in the surrounding area.

Applications are considered against the following criteria:-

(a) Location and nature of proposed development, including its relationship to existing and other proposed land uses;

(k) Density, layout and relationship between buildings,

As such the garage is, in size and mass a large and dominating structure situated as it is within the residential curtilage of a dwellinghouse. Whilst from the Burnley Road elevation the difference in ground levels accommodate somewhat the size of the garage, its impact to the neighbouring property, set at a lower level is significant and unacceptable. In addition, the combined development of such a large garage and the associated access and turning areas alter the character of the garden curtilage and over develop the plot to an unacceptable degree.

Application No. 14/94/369 - Change of use of existing landscaped area to car wash facility and widening of existing access to 6 metres - Rossendale Exhaust, Tyre and MOT Centre, Bacup Road, Cloughfold

754 . That this application be approved subject to the following conditions:-

1. Before the development hereby permitted becomes operative the existing access from the site to Bacup Road shall be widened to provide a minimum width of 6 metres at the back of the footway position.
2. Before the development hereby permitted becomes operative the proposed car wash and car parking areas shall be completely surfaced or paved and a minimum of 8 standard car parking spaces shall be marked out in the location as shown on the approved plan.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including trees and shrubs to be retained and trees and shrubs to be planted) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully adhered to and implemented before the use hereby permitted is first commenced, 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 use which is the subject of this permission shall only be carried out between the hours of 7.00 am. and 10.00 pm. daily.
5. 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. 14/94/434 - Variation of condition No. 3 of planning permission 14/89/189 to authorise retrospectively the removal of part of an approved tree

planting belt and the retention of the re-planted trees along the East and South boundaries of the site - 14 Heycrofts View, Edenfield

754 . Resolved that planning permission be refused for the following reasons:-

1. The development and landscaping was originally approved and subsequently implemented in accordance with Development Plan Policy as expressed, inter alia, by Policy E.13 of the Rossendale District Plan (1982). That being the case, the Local Planning Authority see no justification for modifying the condition in terms of the fact that the trees as originally planted provided a suitable landscaped transition between the edge of the urban area and the adjoining countryside which is designated as Green Belt.

Furthermore, the unauthorised amendment to the scheme of landscaping is contrary to the provisions of PPG.2 : Green Belts which requires that the visual amenities of the Green Belt should not be injured by proposals for development either within or conspicuous from the Green Belt which, although they would not prejudice its main purpose, might be inappropriate by reason of their materials or design. The loss of part of the belt of treeplanting significantly dilutes the landscaped transition between the urban area and the Green Belt thereby resulting in a more conspicuous development when viewed from the Green Belt.

Standing Order No. 39(1)

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

Application No. 14/94/423 - Change of existing flat roof to pitched roof -
15 Burnley Road, Rawtenstall

754 . Resolved that planning permission be refused for the following reason:-

1. The application building (formerly derelict public conveniences) was recently the subject of a particularly successful scheme of conversion to a barbers shop, and maintains a prominent position within the townscape and street scene of Rawtenstall Town Centre Conservation Area. The principal architectural characteristics of the building are its simple, robust detailing, stone facings and roof parapet. The proposed hipped roof which would supplant and extend over the parapet would constitute an ungainly and architecturally incongruous extension of the building, and would thereby be contrary to both Policy E.50 of the Rossendale District Plan - First Review - Deposit Edition and PPG.15 'Planning and the Historic Environment' in that the proposal neither maintains nor enhances the character and appearance of the Conservation Area.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

754 . The Borough Engineer and Planning Officer reported upon the results of two appeals against the Council's decisions to refuse planning permission as follows:-

Application No. 14/94/147 - Construction of New Weir in River Irwell, Stilling Well and Gauging Hut on Land Adjacent to River, Erection of 10 Metre High Mast for Radio Signals - Land at Meadow Park, Irwell Vale

- Appeal withdrawn.

Application No. 14/94/185 - Erection of Detached Garage - 5 The Square, off Bankside Lane, Bacup

- Appeal upheld subject to the following conditions:-

1. The development hereby permitted shall begun before the expiration of 5 years from the date of this letter.
2. No development shall take place until samples of the proposed natural stone and roof 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. The building hereby permitted shall be used exclusively as a private garage and no trade or business (nor any storage of goods or articles in connection therewith) shall be carried on in, or from, the building.

Resolved that the report be noted.

Interim Development Order (Old Mining) Permission - Facit Quarry, Whitworth

754 . The Borough Engineer and Planning Officer reported the receipt of a response to the letter forwarded on behalf of the Committee to the Department of the Environment which requested that a public local inquiry be held into the appeal against the conditions attaching to the abovementioned permission. The letter from the Department of the Environment indicated that a public inquiry would not be held in this case.

Resolved that the report be noted.

English Partnership Funding 1995/96

754 . The Borough Engineer and Planning Officer reported that in order to comply with the closing date for submission of its reclamation strategy and new reclamation initiatives, a strategy document and bids had been prepared for submission to English Partnerships, the Government sponsored agency appointed to deal with land reclamation programmes. He advised the Committee that the closing date for the submission of the documents had been extended by agreement with English Partnerships to 29th November 1994, but in any event, the submissions had been assembled very quickly at a time when the Department was under considerable pressure particularly in view of its involvement with the revised local plan.

The Borough Engineer and Planning Officer advised that the bid for funding during the period 1995 to the year 2000 amounted in total to 8.2 million and if successful in its entirety, there would clearly be staffing implications to enable the programme to be carried out successfully. He advised that he currently had no information on the level of grant available for such schemes, or the allowance for fees.

Resolved that the strategy and submissions be approved for transmission to English Partnerships.

Rossendale District Local Plan - Inquiry Costs

754 . The Borough Engineer and Planning Officer reported for the information of the Committee that the Department of the Environment fees for the Inquiry to date were £56,826.82.

Resolved that the report be noted.

Market Street, Bacup - Planting

754 . The Borough Engineer and Planning Officer reported that he had investigated the possibility of planting trees and alpines to screen the rockface at the Market Street approach to Bacup. Only limited tree planting would be possible in the wide verge and this had been undertaken; the planting of alpines would be possible in the immediate area of the rockface and Bacup Soroptomists had indicated their willingness to undertake the planting of the alpines in the area.

Resolved (i) that Bacup Soroptomists Club be thanked for their offer of assistance, and

(ii) that a mixture of alpines and ivy be used in the screening of the rockface and the cost of plants to a maximum of £500 be funded from the Engineering and Planning Capital Budget.

Capital Programme

Financial Monitoring

754. (a) The Borough Engineer and Planning Officer submitted a Capital Programme Monitoring Form in respect of Capital Schemes undertaken by the Committee.

Resolved that the report be noted.

Market Street Lay-By, Bacup

766. (b) Resolved that the tender of the Highways DLO in the sum of £30,744.98, being the lowest tender received, be accepted for the scheme at Market Street Lay-By, Bacup

Conservation Area Partnership and Town Centres

766. (c) The Borough Engineer and Planning Officer submitted details of the following schemes to be undertaken in accordance with the Bacup and Rawtenstall Conservation Area Partnership Action Plan:-

- (a) Longholme Road (North), Rawtenstall (re-paving)
- (b) Bacup Road, Rawtenstall - Environmental Improvements at Cricket Ground Frontage;

He advised that the costs of the schemes were £40,639 and £47,380 respectively and he submitted details of the sources of funding in respect of both schemes.

Resolved (i) that the schemes as now submitted and the estimates be approved,

(ii) that the Policy and Resources Committee be requested to approve Capital Allocations for these schemes in addition to those contained within the approved Capital Programme,

(iii) subject to resolution (ii) above, the Borough Engineer and Planning Officer be authorised to place orders for initial service diversions, trial holes, railing repairs, street furniture, and similar works in advance of the main contract work, and

(iv) 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 under the Road Traffic Regulation Act 1984 prohibiting the waiting of vehicles at all times on both sides of Longholme Road (North) from its junction with Bacup Road to its junction with Bank Street.

Private Streetworks

754 . The Borough Engineer and Planning Officer reported on the position of priorities in the Committee's Private Streetworks Programme. He advised that since July 1994 he had received a petition from the residents of Bankfield Street, Stacksteads requesting that the street be included in the programme, but

he advised that, the respondents did not achieve the threshold figure of 85% support as required by the Committee's policy, and as such the street should not be included in the programme.

Resolved that the Committee's list of priorities for Private Streets remain as follows:-

East Street, Rawtenstall
Riley Street, Bacup
West Street, Waterfoot
Stubbins Vale Road, Stubbins

SECTION 'B' - FUNCTIONS DELEGATED

Retaining Wall at "The Glory", Burnley Road, Loveclough

754 . Resolved that the tender from B & E Boys Ltd in the sum of £7,373.29, being the lowest tender received, be accepted for the abovementioned scheme.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Adoption of Highways - Philips Road, Weir

754 . The Borough Engineer and Planning Officer reported that the final stretch of Philips Road, Weir from the adopted section to the end of the cul-de-sac had now been completed and he recommended that it be adopted. In answer to a question from a Member, he indicated that the footpath link from the cul-de-sac to Burnley Road had been surfaced satisfactorily and would be recommended for adoption at a future meeting.

Resolved that Philips Road, Weir from a point 188.5 metres from its junction with Heald Lane for a distance of 76.4 metres including the carriageway and two turning heads and associated footpaths be adopted and the Chief Executive Officer be authorised to prepare and serve the necessary notices in accordance with the terms of the Highway Act 1980.

Bus Bay - Edenfield

754 . The Borough Engineer and Planning Officer reported following complaints relating to the general condition of the bus bay at Bury Road, Edenfield. The Chief Executive Officer advised that the Director of Operating Service had been in correspondence with the Greater Manchester Transport Passenger Transport Authority who had recently indicated that whilst there was a query relating to the ownership of the land, they would be prepared to meet and endeavour to seek progress in the matter.

Resolved that the report be noted.

Footpath Diversion Orders

Footpath 336 - Bacup

754 . (a) Resolved that the Borough Solicitor be authorised to make a Footpath Diversion Order in respect of footpath 336 as indicated on the plan submitted by the Borough Engineer and Planning Officer.

Footpath 128 - Ramsbottom

771. (b) Resolved that the Borough Solicitor be authorised to make a Footpath Diversion Order in respect of footpath 128 as indicated on the plan submitted by the Borough Engineer and Planning Officer.

Traffic Regulation Orders

Park Avenue, Haslingden

754. (a) The Borough Engineer and Planning Officer reported that in order to clear the junction and reduce road traffic dangers at the above location it would be necessary to make an order prohibiting the parking of vehicles.

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 under the Road Traffic Regulation Act 1984 prohibiting the waiting of vehicles at all times on both sides of Park Avenue, Haslingden from its junction with Manchester Road for a distance of 17.5 metres in a south westerly direction.

Markross Street, Rawtenstall

772. (b) The Borough Engineer and Planning Officer reported that in order to reduce road traffic dangers at the junction with Bacup Road it would be necessary to make a Traffic Regulation Order at this location.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer authorised to make an Order under the Road Traffic Regulation Act 1984 prohibiting the waiting of vehicles at all times on the western side of Markross Street from its junction with Bacup Road for a distance of 10.0 metres in a southerly direction.

Bolton Road North, Stubbins

772. (c) The Borough Engineer and Planning Officer reported that following the completion of a small housing development at School Court off Bolton Road North, parking on the lay-by and Bolton Road North was causing road traffic

dangers and he suggested that it would be necessary to make a traffic regulation Order to remove those dangers.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer authorised to make an Order under the Road Traffic Regulation Act 1984 prohibiting the waiting of vehicles at all times on the south side of Bolton Road North from a point opposite the access to School Court for a distance of 95.0 metres approximately in a south westerly direction.

Helmshore Road

772. (d) The Borough Engineer and Planning Officer sought the permission of the Committee to remove the abovementioned item from the Agenda. He advised that additional information was to be presented to the Committee before a decision could be made on the item.

Resolved that the report be withdrawn.

Floodlighting of Public Buildings - Haslingden

754 . Further to Minute No. 548, the Borough Engineer and Planning Officer reported on alternative methods by which the Haslingden Parish Church might be provided with floodlighting following previous vandalism and theft of floodlights at this site.

The Committee considered the alternative methods and expressed concern that the continued threat of vandalism and the high costs of vandalism in the past were likely to prevent the replacement of floodlights.

Resolved that the floodlighting system at Haslingden Parish Church be not replaced.

Proposed Disc Car Park - Kay Street, Rawtenstall

754 . The Borough Engineer and Planning Officer reported the receipt of an objection to the proposed introduction of partial disc parking at Kay Street car park, Rawtenstall. He advised that the loss of spaces to the Disc parking regime was compensated by the changes to be introduced on the Phipps Car Park which would permit limited long term parking.

Resolved that the Order be made as originally proposed.

Nynex Cable Communications

754 . The Borough Engineer and Planning Officer advised that Nynex Cable Communications would be laying ducting under every street throughout the Borough to enable 95% of the properties within their franchised area to be connected to the cable network. He advised that the operation to deal with the Rossendale area would commence sometime during the financial year 1995/6.

The Borough Engineer and Planning Officer indicated that effectively the Council had no control over such operations since the franchise licence gave rights to the company similar to those of any other public utility. He suggested that in view of the intensive manner in which the work would be undertaken, he would be unable to properly monitor the work undertaken by Nynex and he recommended

that provision be made in the Committee's budget for 1995/96 for additional inspection of staff.

The Committee discussed the matter.

Resolved (i) that the report be noted,

(ii) that Nynex be requested to arrange for a presentation to the Committee at an appropriate future meeting, to advise them of their proposed programme, methods and publicity etc.

Winter Maintenance - Winter Storage of Salt

754 . The Borough Engineer and Planning Officer submitted a comprehensive report on arrangements for winter gritting, together with details of decisions taken by the Council including the sale of the Carr Hall Street Depot at Haslingden. He reminded the Committee that the sale of the depot was not conditional upon the provision of an additional salt store in Haslingden.

The Borough Engineer and Planning Officer further reported that the majority of district councils throughout Lancashire undertook winter maintenance from one depot. Currently, arrangements were made whereby vehicles were loaded with salt and taken home by drivers from the western end of the valley to facilitate the earliest possible start from that point.

Resolved (i) that the report be noted, and

(ii) that no action be taken to provide an alternative salt store in the western end of the Valley.

Schedule of Charges 1995/96

754 . The Borough Engineer and Planning Officer reported that the Lancashire Surveyor's Association had agreed a new schedule of service charges for 1995/96 which they were recommending be adopted by all 14 Lancashire districts.

Resolved that the service charges for 1995/96 as now submitted be implemented with effect from 1st April 1995 (for Charges see Appendix 'A').

Sickness Report

754 . The Chief Executive Officer submitted the report prepared by the Director of Operating Services giving details of sickness within the Department (excluding DLO employees) from 16th September to 15th October 1994.

Resolved that the report be noted.

Footpath Diversion Orders

754 . Resolved that the Borough of Rossendale (Part of Footpath No's 361 and 364 Haslingden) Public Path Extinguishment Order 1994 and the Borough of Rossendale (Footpath at Knowsley Road, Haslingden) Public Path Creation Order 1994 be confirmed as unopposed Orders.

Haslingden Town Centre Sub-Committee

754 . Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held on 7th November 1994 be approved and adopted as part of the proceedings of this Committee.

Development Control Sub-Committee

754 . Resolved that the Minutes of the Development Control Sub-Committee held 30th September, 7th October, 14th October, 21st October, 28th October, 4th November and 11th November 1994 be noted (for Minutes see Appendices 'B' to 'H').

Exclusion of the Public and Press

754 . 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 involves the disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 12A to the Act.

SECTION 'B' - FUNCTIONS DELEGATED

Bacup and Rawtenstall Conservation Area Partnership - Grant Applications

Bacup Natural History Society - 22 Yorkshire Street, Bacup

754 . (a) Resolved that a Conservation Area Partnership Grant of upto £2,500 be made to Bacup Natural History Society based on 50% of approved outturn cost.

26 Burnley Road, Bacup

783. (b) Resolved that a Conservation Area Partnership Grant upto £13,232 be offered to Messrs Connell and Spencer in respect of repairs at 26 Burnley Road, Bacup.

Bacup Town Scheme - Rosehill, Bankside Lane, Bacup

754 . Resolved that grant in the sum of £14,700 inclusive of VAT under the Bacup Town Scheme be made to Mr G Meyers.

THE MEETING CLOSED AT 7.50 P.M.