

ENGINEERING AND PLANNING COMMITTEE

held 23rd January 1995  
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

965 . Resolved that the Minutes of the meeting of the Committee held on 28th November 1994 be signed by the Chair as a correct record.

Access to Jamestone Quarry

965 . In accordance with Minute No. 900 of the Council meeting held on 21st December 1994, the Committee viewed a videotape recording from the "Save Grane Campaign" regarding access to Jamestone Quarry.

SECTION 'B' - FUNCTIONS DELEGATED

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

965 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 968 to 977 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. 14/94/463 - Retention of Timber Stable Block. The

development may affect the setting of Footpath No. 302 (resubmission) -  
Horncliffe Top Farm, Fishrake Lane, off Bury Road, Rawtenstall

965. Resolved that notwithstanding the policies contained in the Rossendale District Local Plan this Committee are minded to grant planning permission subject to the conditions set out below:-

1. The use hereby permitted (the timber stable block) shall be discontinued and the land restored to its condition before the stable block was first established at the end of a period of 5 years beginning with the date of this permission.
2. Subject to the completion of the Footpath Diversion process with respect to Footpath 302 and 303.
3. That the issue of the planning permission following the completion of the Footpath Diversion process be delegated to the Development Control Sub-Committee.

The reasons for this decision are:-

- a) Although this stable block is located within the Countryside its aesthetic value is denigrated by the presence of the adjacent Horncliffe Quarry landfill site, consequently to insist upon construction in stone is considered to be unwarranted in this situation.
  - b) Before the 24th February, 1995 the applicant shall apply, including the necessary fee, for the Diversion of Statutory Footpaths 302 and 303 from the land occupied by the stable buildings. Upon approval of the Diversions the Footpaths shall be signposted to the satisfaction of the Borough Engineer and Planning Officer.
- NB. Failure to comply with this condition will result in the application being reconsidered by the Engineering and Planning Committee on the 27th February, 1995.

A temporary permission will allow an improved standard of building (stone) when the tip is landscaped and trees planted.

Application No. 14/94/441 - Conversion of barn to dwelling. The development may affect the setting of Footpath No's 89, 90, 113 and 114 - Coldwells Farm, Roundhill Road, Haslingden

965. 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 samples of the proposed natural stone and Bradstone artificial roof slate have been submitted to and approved by the local planning authority and the repairs to the outer face of the building shall not be constructed other than with the approved materials.
3. Before the scheme of conversion hereby approved is first commenced Coldwells Barn shall be recorded photographically and a photographic log created which thereafter shall be placed in a relevant, preferably local archive.
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 development which would otherwise be permitted by virtue of the provisions of Class B of Part 6 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the site edged blue denoting the extent of the applicant's land holding without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/94/405 - Retention of rebuilt farmhouse and repair of derelict attached barn - Law Clough Farm, off Market Street, Shawforth, Whitworth

- 965 . Resolved that planning permission be refused for the following reasons:-
1. The applicant has failed to demonstrate to the satisfaction of the local planning authority that there is currently any justification from the point of view of agricultural need to warrant a departure from established planning policy which indicates that, within this attractive rural area which is defined both in the Structure Plan for Lancashire, First Review the District Local Plan for Rossendale as an area of Green Belt new residential or other development is most strongly to be resisted in accordance inter alia with the provisions of M.O.H.L.G. Circular No. 42/55, D.O.E. Circular No. 14/84, PPG.2 and PPG.7. In the absence of any demonstrable need on agricultural or personal grounds for the proposed development the application, if approved, would be contrary and prejudicial to policies contained in the Development Plan and would set an adverse precedent by the introduction of a form of sporadic development which might encourage the submission of other similar applications in the future which would then be more difficult to resist.
  2. 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 and the RDLP - First Review - Deposit Edition - 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.

3. Sufficient land is available within the Borough either with the benefit of planning permission or firm allocation for residential development to meet future housing needs both in accordance with the provisions of the Development Plan and government circulars (including D.O.E. Circular 15/84, and D.O.E. P.P.G. 3 (January 1988)).

Application No. 14/94/478 - Erection of nursing home (revised scheme).  
The development may affect the setting of Footpath No. 237 -  
Land off Booth Road/Mount Avenue, Waterfoot

- 965 . Resolved that planning permission be refused for the following reason:-
1. The proposed access directly onto Booth Road at a point on a hill where the width of the total highway (road verges, footways) reduces considerably due to a pinch point caused by the properties 31-35 Booth Road constitutes a danger to highway safety.

Application No. 14/94/470 - Extension of existing floodlit all weather sports area within existing playing field curtilage and the re-siting of 3 No. floodlights and the erection of 2 No. additional floodlights - Fearn's High School, Fearn's Moss, Bacup

965 . Resolved that this application be approved subject to the following condition:-

1. The floodlights shown within the blue edge on the amended plan received on 9th December, 1994 shall only be switched on between 5.00 p.m. and 10.00 p.m. on Mondays to Saturdays and 5.00 p.m. and 9.00 p.m. on Sundays.

Application No. 14/94/245 - Outline - Erection of 72 No. dwellings and change of use of 2 No. existing buildings into 5 No. units. The development may affect the setting of Footpath No. 94 (amended plan) - Land at Commercial Street, Loveclough

965 . Resolved that consideration of the application be deferred to enable the Borough Engineer and Planning Officer to investigate those matters of concern raised by the Committee relating in particular to the junction with Burnley Road, the capacity of Commercial Street, the density of the development within the site and the provision of satisfactory sewers to the site.

Application No. 14/94/506 - First floor extension to be built over existing ground floor to form additional living accommodation - 1 Heap Clough, off Grane Road, Haslingden

965 . Resolved that this application be refused for the following reasons:-

1. The application site lies within an area of special landscape as designated by the Lancashire Structure Plan and the First Review Rossendale District Local Plan. Under Policies 14 and E8 of these Plans respectively this area is to be safeguarded from 'development that is not in scale and keeping with the special character of the landscape and of a standard of design appropriate to that area'.

The proposed first floor side extension would, when viewed in conjunction with the existing ground floor side extension, lead to a cumulative increase in the volume of the original dwelling of three quarters. Accordingly, these extensions in aggregate would be other than ancillary in scale to the original dwelling and, as such, inappropriate to an area of special landscape. Furthermore the proposed windows, in so far as they would relate to the existing windows in the ground floor side extension, would fail to compliment the windows in the original dwelling and, as such, would represent design elements inappropriate to an area of special landscape.

2. Policy E12 of the first review Rossendale District Local Plan requires the use of natural stone in all new development in the countryside. The proposed development would entail the erection of a first floor side extension to a dwelling in the countryside. The side elevation of this dwelling would be faced in natural stone on the front and rear elevations but the remaining side elevation would be faced in render and, as such, would be contrary to this policy.

Application No. 14/94/276 - Outline - Residential development -  
Duckworth Clough Mill, Clough End Road, Haslingden

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

1. That notwithstanding the location of the application site beyond the defined urban boundary and within an Area of Special Landscape in the adopted 1982 Rossendale District Plan, the Local Planning Authority are minded to grant outline planning consent having regard to the provisions of the proposed replacement Development Plan which designates the site for residential development. This proposal has proceeded through the Development Plan Review process to examination in public and publication of the Inspectors Report without objection and the Local Planning Authority are resolved to retain this designation in the proposed Rossendale District Local Plan.

(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, and 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, 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. The existing trees within the application site and the land edged blue on the approved plan 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.
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 Class 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 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, 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 Clough End Road to points measured 70 metres in each direction along the nearer edge of the carriageway of Clough End Road from the centre line of the proposed site access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the local planning authority in conjunction with the Highway Authority.

Application No. 14/94/490 - Change of use of former snooker hall/  
picture house to shopping mall and elevational changes -  
Former Picture House, Bacup Road, Rawtenstall

965 . Resolved that planning consent be granted subject to the following conditions:-

1. Before the development hereby approved is first brought into use the proposed service layby indicated on amended plan RN/1 dated 6th January, 1995 shall be constructed and made ready for use and shall thereafter be retained solely for servicing purposes.

2. Details of the proposed external finish of both principal elevations (as such including facing materials and colour schemes) shall be submitted to and approved by the local planning authority prior to the commencement of development and shall thereafter be implemented strictly in accordance with the approved details before the development hereby approved is first brought into use.

Application No. 14/94/507 - Provision of demountable building to be used for the retail sale of textiles associated with Emican production - Broadclough Mill, Burnley Road, Broadclough, Bacup

965 . Resolved that notwithstanding the policies contained in the Rossendale District Local Plan planning permission be granted subject to the following condition:-

1. The use of land authorised by this permission for the purpose of erecting a demountable building, to be used for the retail sale of textiles associated with Emican production, shall be discontinued at the end of a period of 2 years beginning with the date upon which the use is first

commenced and the demountable building shall be removed and, subsequently, 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.

The reasons for this decision are:-

- a) The small scale retail outlet, for goods resulting from the on-site manufacturing process, should create no threat to the commercial/retail viability of the nearby town centre, Bacup.
- b) The traffic likely to be generated by such a small scale retail use should be sustainable within land under the control of the applicant,
- c) The temporary portakabin, which will detract from the setting of the Listed Building, will only be approved for a period of 24 months. If the business is viable then a permanent building, compatible with the setting of a listed building will be required to replace the temporary portakabin.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Planning Appeal Decisions

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

Application No. 14/94/226 - Installation of Replacement UPVC Windows

-

45 Dale Street, Bacup

- Appeal Dismissed.

Application No. 14/92/619 - Outline - Erection of 2 Detached Dwellings -  
Land at the Woodlands, Forest Bank Road, Crawshawbooth

- Appeal Dismissed

Resolved that the report be noted.

Rossendale District Local Plan - First Review - Consultations on Modifications to the Plan Agreed at the Special Meeting of the Council held on 9th November 1994

965 . The Borough Engineer and Planning Officer submitted a comprehensive report on the consultation process which followed the Council's decision to make certain modifications to the plan. The consultation process was undertaken between 18th November 1994 and 9th January 1995. He advised the Committee that at this stage, the only objections which could be considered as valid were, (a) those to a proposed modification or (b) objections to the fact that the Council had not proposed a modification in cases where a modification had been recommended by the Inspector. He advised the Committee that a number of objections had been received which did not meet these criteria and accordingly, had been rejected as not valid. He submitted a schedule of those objections which had been rejected as not valid.

The Borough Engineer and Planning Officer submitted details of the timetable leading up to the adoption and publication of the plan.

The Borough Engineer and Planning Officer submitted details of the representations received in respect of the modifications to the plan. He also submitted as an Appendix to his report the final version of the plan.

Resolved (i) that the report be noted,

(ii) that the representations of support and objections received in respect of the modifications to the plan be noted but that no further modifications be made to the plan,

(iii) that Appendix 1 to the Borough Engineer and Planning Officer's report be accepted as the text of the final version of the plan, subject to the addition of contents pages, glossary, appendices and illustrations and any minor grammatical and spelling corrections, and

(iv) that in accordance with the provisions of the Town and Country Planning Act 1991 as amended, and the relevant regulations made thereunder, the Council give notice that following a period of 28 days, they intend to adopt the modified plan in accordance with the decision made at the meeting on 9th November 1994 and confirmed following the consideration of representations and objections, at the meeting on 15th February 1995.

Standing Order No. 39(1)

965 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Keogh taking part in the discussion of the item relating to Traffic Order No. 303.

Traffic Regulation Orders

Gincroft Lane, Edenfield

965 . (a) The Borough Engineer and Planning Officer reported that as a result of parking near the junction with Market Street, it was necessary to introduce a restriction on parking at this location.

Resolved that in accordance with the terms of the Agency Agreement for 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 Gincroft Lane from its junction with Market Street for a distance of 9.0m approximately in a north easterly direction and on the northern side of Gincroft Lane, Edenfield from its junction with Market Street for a distance of 12.0m approximately in a north easterly direction.

Market Street, Whitworth

981. (b) The Borough Engineer and Planning Officer reported that as a result of vehicles parking on Market Street on the southern side of its junction with Healey Grove, vehicles experienced difficulty in exiting Healey Grove. He recommended that an Order be made prohibiting the waiting of vehicles on Market Street at this junction.

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 Market Street from its junction with Healey Grove for a distance of 23.0m approximately in a south easterly direction.

Helmshore Road, Haslingden (Order No. 315)

981. (c) The Borough Engineer and Planning Officer submitted a comprehensive report relating to the proposed Order at Helmshore Road and gave details of the history relating to the original Order and amendments agreed by the Committee on 3rd October 1994. He submitted details of objections received to the current proposal and submitted his observations thereon together with his recommendations in the matter.

Following a full discussion it was

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 Western side of Helmshore Road from the boundary of No. 275a/277 Helmshore Road to the boundary of No. 259/261 Helmshore Road.
- (ii) On the Eastern side of Helmshore Road from the boundary of No's 266/268 Helmshore Road in a northerly direction to the boundary of No's 250/252 Helmshore Road.
- (iii) On both sides of Dean Road from its junction with Helmshore



Mayfield Avenue and Helmshore Road, Helmshore

981. (d) The Borough Engineer and Planning Officer reported that in order to increase safety at its junction with Helmshore Road, it would be appropriate to introduce one way working on Mayfield Avenue.

Resolved (i) that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order introducing one-way operation on Mayfield Avenue in a westerly direction from its junction with Helmshore Road to its junction with Clarence Avenue,

(ii) that arrangements be made for the bus stop outside No. 257/259 Helmshore Road to be removed to a location outside No. 247/249 Helmshore Road, and

(iii) that the proposed pedestrian refuge south of the junction with Jubilee Road, be not proceeded with.

Helmshore Road (Adjacent to Bedford Terrace)

981. (e) The Borough Engineer and Planning Officer reported that as a result of the extensive traffic calming measures to be introduced along Helmshore Road, it was proposed to construct a pedestrian refuge in the centre of Helmshore Road at a point just to the south of its junction with Bedford Terrace, this being the entrance to the calming scheme. In addition, he recommended the introduction of a Traffic Regulation Order at this point as part of the calming measures.

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:-

(a) On the Western side of Helmshore Road from a point 53.0m north of its junction with Gregory Fold for a distance of 50.0m approximately in a northerly direction.

(b) On the Eastern side of Helmshore Road from its junction with Bedford Terrace for a distance of 55.0m approximately in a southerly direction.

(c) On the Eastern side of Helmshore Road from its junction with Bedford Terrace for a distance of 20.0m approximately in a north westerly direction.

### Helmshore Road (Order No. 303)

981. (f) The Borough Engineer and Planning Officer reported on objections received in the form of letters and petitions in respect of the abovementioned Order and he submitted his observations and recommendations in the matter.

Resolved (i) that the Order as previously proposed be not proceeded with,

(ii) 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 eastern side of Helmshore Road from its junction with Granville Street for a distance of 225.0m approximately in a southerly direction to the entrance to the Memorial Gardens, and

(iii) that the Borough Engineer and Planning Officer arrange for this site to be visited by the Committee as part of the next series of planning inspections.

### Booth Street, Waterfoot

981. (g) The Borough Engineer and Planning Officer reported that as a result of problems caused by parked vehicles in the above location it would be necessary to make an Order.

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 Street from a point of 22.0m east of its junction with Burnley Road East for a distance of 20.0m approximately in an easterly direction.

Brandwood Road, Stacksteads

981. (h) The Borough Engineer and Planning Officer reported that prior to the introduction of traffic calming measures on Blackwood Road and to prevent unsuitable vehicles using Brandwood Road, it would be necessary to introduce a weight restriction in order to prohibit the use of Brandwood Road by heavy 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 prohibiting the use of Brandwood Road, Stacksteads from its junction with Newchurch Road to its junction with Blackwood Road by vehicles with an unladen weight in excess of 7.5 tonnes.

## Adoption of Highways

965. The Borough Engineer and Planning Officer reported that the streets detailed below had been the subject of agreements under the Highways Act and following their satisfactory completion, had been adopted:-

### Old School Mews, Stacksteads

From its junction with Booth Road to the end of the cul-de-sac, a distance of 63.0m to include footpaths, service strips, turning head, lighting and drainage (highway sewer - 18.0m pipework plus manhole and gulleys). Average width of roadworks 9.1m.

### Hawthorn Meadows, Crawshawbooth

From its junction with Back Church Street to the end of the cul-de-sac, a distance of 108.8m to include footpaths, service strips, turning head, lighting and associated highway drainage. Adoption also to include 4 No. parking bays at the head of the cul-de-sac. Average width of roadworks 8.5m.

### Central View, off Thorn Street, Bacup

From its junction with Thorn Street to the end of the cul-de-sac, a distance of 54.0m to include footpaths, service strips, turning head, lighting and associated highways drainage. Average width 8.5m.

### Heatherlands, Oak Street, Whitworth

From its junction with Oak Street to the end of the cul-de-sac in a south westerly direction, a distance of 34.5m and to the end of the cul-de-sac in a north easterly direction, a distance of 65.3m, to include service strips, footpaths, turning heads, lighting and associated highway drainage. Average width of roadway 8.5m.

Adoption to also include 2 metre wide service strip fronting properties numbered 1, 3, 5, 7 and 9 Oak View.

### Oakenshaw View, Whitworth

From its junction with Oakenshaw Avenue to the end of the cul-de-sac a distance of 69.0m to include footpaths, service strips, turning head, lighting and associated highway drainage. Average width of roadway 8.5m.

Resolved that the report be noted.

### Road Safety Strategy

965 . The Borough Engineer and Planning Officer referred to the consultation draft of the Road Safety Strategy for Rossendale which had been circulated to all Members of the Council. He recommended the Committee to adopt the document for consultation purposes and he submitted details of those organisations which should be included as consultees.

Resolved that the Draft Road Safety Strategy for Rossendale be approved for consultation purposes and the organisations referred to in the report be included as consultees.

Farholme Lane, Stacksteads

965 . The Borough Engineer and Planning Officer referred to the proceedings of the Employment Sub-Committee held on 30th November 1994 when a site meeting had been held at which the question of access by articulated wagons from Farholme Lane to Newchurch Road had been considered. The Sub-Committee resolved that the matter be considered by the Engineering and Planning Committee.

The Borough Engineer and Planning Officer reminded the Committee of his recommendation at an earlier meeting of the Committee to make Farholme Lane into two-way operation for a trial period of 6 months.

Resolved that no action be taken in the matter.

Fallbarn Road, Rawtenstall

965 . The Borough Engineer and Planning Officer reported that the proposed order to prevent through traffic on Fallbarn Road at its junction with Victoria Way had been advertised and objections had been received. He advised that the Police did not currently support the proposal since adequate turning arrangements were not currently available. He advised the Committee that the Police and the County Surveyor had indicated that anticipated traffic problems had not materialised. He recommended that since the adoption works on the Victoria Way culvert and the road extension had not yet been completed, and in view of the objections received it would be appropriate that no action be taken at the present time to implement the closure of Fallbarn Road.

Resolved that no action be taken at the present time to implement the Traffic Order but that the Borough Engineer and Planning Officer consult further on the proposed closure and advise consultees of the current position regarding the Victoria Way culvert.

Private Streetworks to Facilitate Development Proposals

965 . The Borough Engineer and Planning Officer reported that he had received 2 requests from developers seeking the inclusion of private streets in the Council's

programme in circumstances where the developer had no control or title to the street, but where it was a condition of planning consent being granted that the streets be made up to adoptable standards. He advised that in similar cases in the past, the Committee had agreed to such applications subject to the costs being wholly met by the developer.

The Borough Engineer and Planning Officer reported that he was satisfied that the street layouts in question met County adoption standards, but certain matters of detail remained outstanding.

Resolved that the inclusion of Hall Street, Haslingden and Highfield Street, Haslingden in the Private Streetworks Programme and the approval of the provisional apportionment and any other necessary approvals be delegated to the Development Control Sub-Committee.

#### Regulation of Long Stay Car Parks - 48 Hour Parking

965 . The Borough Engineer and Planning Officer reported that following the decision of the Committee at their meeting on 2nd September 1993 he had given further consideration to the proposed imposition of 48 hour limits on car parks throughout the Borough. He indicated that since the Committee had passed the

resolution to restrict the car parks, he had not received complaints regarding problems; he pointed out operational difficulties which would follow if the Orders were to be made.

Resolved (i) that no further action be taken at the present time to implement the 48 hour parking limit,

(ii) that in cases where abuse of the car parks occurs, consideration be given to an appropriate limit, and

(iii) that the Borough Solicitor be requested to report on the methods available to the Committee for dealing with abandoned cars on car parks and the sale of cars from car parks.

#### Borough Boundary Signs

965 . The Borough Engineer and Planning Officer referred to the proceedings of the Town Twinning Forum on 8th December 1994 when this Committee had been requested to review the provision of boundary signs on main roads entering the Borough.

Resolved that a sum of £10,000 be added to the Committee's bids for 1995/96 Capital Programme Funding.

#### Traffic Management on Housing Estates

965 . The Borough Engineer and Planning Officer referred to the proceedings of the Housing Management Committee on 5th December 1994 when the question of traffic management on estates had been considered.

Resolved that the sum of £25,000 be added to this Committee's bids for 1995/96 Capital Programme Funding.

#### Town Hall (Lower) Car Park

965 . The Borough Engineer and Planning Officer referred to the proceedings of the Works Safety Committee on 13th December 1994 at which this Committee was requested to consider an amendment to the Order to facilitate loading/unloading.

Resolved that no action be taken in the matter.

#### Sickness Report

965 . The Chief Executive Officer submitted the report prepared by the Director of Operating Services giving details of sickness within the department (excluding DLO employees) since his last report to the Committee.

Resolved that the report be noted.

#### Development Control Sub-Committee

965 . Resolved that the Minutes of the Development Control Sub-Committee held 18th November 1994, 25th November 1994, 2nd December 1994, 9th December 1994, 16th December 1994, 23rd December 1994, 6th January 1995 and 13th January 1995 be noted (for Minutes see Appendices 'A' to 'H').

Capital Programme Monitoring Report

965 . Resolved that the Capital Programme Monitoring Report be noted.

Revenue Estimates 1995/96

965 . Resolved that the Revenue Estimates be forwarded to the Policy and Resources Committee for determination.

Private Streetworks - East Street, Rawtenstall

965 . The Borough Engineer and Planning Officer reported that he hoped to be in a position to invite tenders for the abovementioned scheme with a view to work commencing at the earliest opportunity. He suggested that in order to expedite the matter it would be appropriate for all matters arising, including determination of objections, acceptance of tenders etc to be delegated to the Development Control Sub-Committee.

Resolved that authority to act in respect of the private streetworks scheme at East Street, Rawtenstall be delegated to the Development Control Sub-Committee.

Stubbins Vale Road, Stubbins - Emergency Repairs

965 . The Borough Engineer and Planning Officer reported the receipt of a complaint via the County Road Safety Officer, from the Ambulance Service regarding the condition of parts of Stubbins Vale Road, Stubbins. He recommended that steps be taken to seek appropriate repairs to the street.

Resolved (i) that the Borough Solicitor in consultation with the Borough Engineer and Planning Officer be authorised to serve notices upon the frontagers to the defective section of Stubbins Vale Road requiring them to carry out emergency pot hole repairs in Stubbins Vale Road in accordance with Section 230 of the Highways Act 1980, and

(ii) that a further report on this matter be presented to the Committee if necessary.

THE MEETING CLOSED AT 9.00 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 27th February 1995  
at 7.00 p.m.

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

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

107.1 Resolved that the Minutes of the meeting of the Committee held 23rd January 1995 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

107.1 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod.3 to 8 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.

N.B. Councillor Holt declared an interest in the following application. He took no further part in the discussion thereof and did not vote thereon.

Application No. 14/92/187 - Refurbishment of existing building and conversion of upper floor and roof space to contain 15 flats - OAP centre/St Mary's Chamber, Haslingden Road, Rawtenstall

107.1 Resolved that the Committee are mindful of the consent given in respect of this development and that the current application be deferred.

N.B. Councillor Holt declared an interest in the following application. He took no further part in the discussion thereof and did not vote thereon.

Application No. 14/92/188LB - Application for listed building consent to refurbish existing buildings and conversion of upper floors and roof space to contain 15 flats - OAP centre/St Mary's Chambers, Haslingden Road, Rawtenstall

107.1 Resolved that the Committee are mindful of the consent given in respect of this development and that the current application be deferred.

Application No. 14/94/464 - Retrospective application for a change in use of unit 10b from manufacturing to manufacturing and retailing. Retailing to be carried out on floorspace comprising 40 square metres only -  
Unit 10b, Park Mill, Holcombe Road, Helmshore

107.1 Resolved that consideration of this application be deferred and that the Health and Safety Executive or other appropriate body be requested to report on the proposed access in connection with this application in view of the Committee's severe concerns relating thereto.

Application No. 14/95/010 - Erection of 29 No. dwellings (phase 1)  
(amended plan) - Land Off Burnley Road, Crawshawbooth

107.1 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. The sole means of access from the site boundary (Phase 2) to Burnley Road shall be an improvement of the existing access opposite St. Johns Church appropriately improved to include a carriageway of 5.5 metres minimum width and 10 metres radius kerbs. All other accesses from the site to the classified road shall be permanently closed before any part of the development is occupied.
2. The new estate road/access between the site and Burnley Road shall be constructed to at least base course before any development takes place within the site.
3. Notwithstanding the provisions of the Town and Country Planning General Development order 1988 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.5m measured along the centre line of the proposed main road from the continuation of the nearer edge of the carriageway of Burnley Road to points measured 90m in each direction along the nearer edge of the carriageway of Burnley Road, from the centre line of the access road, 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.

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 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 area of land bounded by the bank of the Limy Water and extending 8 metres from that bank into the application site for the entire length of the Limy Water within Phase 1.
6. No development shall take place until samples of the proposed natural stone, render and natural 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.

7. No development shall take place until details of the surface treatment of the accesses including paving, kerbing, road surface, rumble strips and speed table together with the location and design of lighting columns have been submitted to and approved by the local planning authority, shall thereafter be approved in accordance with these plans before any of the dwellings in this phase are occupied.
8. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.
9. None of the (dwellings) (buildings) hereby permitted shall be occupied until the drainage works referred to in condition no. (8) have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.
10. Before any development commences a scheme showing the proposed entrance feature to the site incorporating a speed table shall be submitted to and approved by the local planning authority and none of the dwellings hereby approved shall be occupied until the approved scheme has been fully implemented.
11. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
12. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby

permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

13. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping in respect of the areas of public open space, which shall include indications of all existing trees on the land, substantial supplementary tree planting and play equipment to British Standards number 5696, and none of the dwellings hereby approved shall be occupied until the play equipment has been installed.
14. All planting, seeding or turfing comprised in the approved details of landscaping or, to be approved by the local planning authority shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

15. Prior to development taking place on site a tree management scheme for those existing trees on site 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.
16. All trees within the application site that have been shown to be retained on drawing number 623/9 revision B dated 9th February, 1995 shall be protected during construction in accordance with details to be submitted to and approved by the local planning authority before commencement of development.
17. No development shall take place until details of the works to the bank of the Limy Water have been agreed in writing with the local planning authority and none of the dwellings hereby approved shall be occupied until the approved scheme has been fully implemented.
18. No development shall take place until details of the means of construction of the access for the National Rivers Authority into the river has been submitted to and approved by the Local Planning Authority and none of the dwellings shall be occupied until the approved scheme has been fully implemented.

Application No. 14/95/011 - Erection of 29 No. dwellings (phase 2). The development may affect the setting of Footpath No. 73 (amended plan) - Land off Burnley Road, Crawshawbooth

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

1. The sole means of access from the site to Burnley Road shall be an extension of the Phase 1 estate road as shown on drawings 623/8 Revision B and 623/9 Revision B. All other accesses from the site to the classified road shall be permanently closed before any part of the development shall be occupied.
2. Before any development takes place within the site the complete length of new estate road from the southern end of the Phase 2 development to

Burnley Road shall be constructed in accordance with the Lancashire County Council Specification for Estate Roads to be at least base course level.

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 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 land hatched and bounded by the bank of the Limy Water and the timber pallisade fence detailed on Plan No. 623/8 Revision B. The aforementioned land shall be retained as a wildlife corridor and for no other purpose and no trees, shrubs or hedges shall be lopped, topped, pruned or cut down without prior written consent of 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 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 area of land bounded by the bank of the Limy Water and extending 8 metres from that bank into the application site for the entire length of the Limy Water within Phase 2.
6. No development shall take place until samples of the proposed natural stone, render and natural 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.
7. No development shall take place until details of the surface treatment of the accesses including paving, kerbing, road surface, rumble strips and speed table together with the location and design of lighting columns have been submitted to and approved by the local planning authority, shall thereafter be approved in accordance with these plans before any of the dwellings in this phase are occupied.
8. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.
9. None of the (dwellings) (buildings) hereby permitted shall be occupied until the drainage works referred to in condition no. (8) have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.
10. Before any development commences a scheme showing the proposed entrance feature to the site incorporating a speed table shall be submitted to and approved by the local planning authority and none of the dwellings hereby approved shall be occupied until the approved scheme has been fully implemented.

11. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
12. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
13. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping in respect of the areas of public open space, which shall include indications of all existing trees on the land, substantial supplementary tree planting and play equipment to British Standards number 5696, and none of the dwellings hereby approved shall be occupied until the play equipment has been installed.

14. All planting, seeding or turfing comprised in the approved details of landscaping or, to be approved by the local planning authority shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
15. Prior to development taking place on site a tree management scheme for those existing trees on site 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.
16. All trees within the application site that have been shown to be retained on drawing number 623/8 revision B dated 9th February, 1995 shall be protected during construction in accordance with details to be submitted to and approved by the local planning authority before commencement of development.
17. No development shall take place until details of the works to the bank of the Limy Water have been agreed in writing with the local planning authority and none of the dwellings hereby approved shall be occupied until the approved scheme has been fully implemented.
18. No development shall take place until details of the means of construction of the access for the National Rivers Authority into the river has been submitted to and approved by the Local Planning Authority and none of the dwellings shall be occupied until the approved scheme has been fully implemented.

Application No. 14/94/528 - Proposed change of use from retail shop to hot food takeaway with provision of flue to oven extraction. Hours of operation: 3.00 pm. - 11.00 pm. Monday to Sunday inclusive - 232C Newchurch Road, Stacksteads,

Bacup

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
2. The use which is the subject of this permission shall only be carried out between the stated hours of 3.00 pm. to 11.00 pm. Monday to Sunday inclusive.
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.

THE MEETING CLOSED AT 7.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 20th March 1995  
at 7.00 p.m.

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

APOLOGIES: Councillor Mrs Goldsworthy

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

165 . 1 Resolved that the Minutes of the meeting of the Committee held 27th January 1995 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

165 . 1 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1167 to 1169 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. 14/95/053 - Proposed Single Storey, Half Glazed, Rear Extension to be used as a Conservatory and Porch and to House a Water Treatment System.

The Development May Affect the Setting of Footpath No's 116 and 121 -  
Laund Farm, Cribden Lane, Rawtenstall

165 . 1 Resolved that planning permission be granted subject to the following conditions:-

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 lower walls shall not be constructed other than with the approved materials.

Application No. 14/95/054LB - Proposed Single Storey, Half Glazed, Rear Extension  
to be Used as a Conservatory and Porch and to House a Water Treatment System -  
Laund Farm, Cribden Lane, Rawtenstall

165 . 1 Resolved that planning permission be granted subject to the following conditions:-

Prior to the erection of the extension hereby approved, a scheme for the painting of the rainwater and external timberwork comprised in this extension shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to any commencement in use of the extension.

Application No. 14/95/073 - Consultation from Lancashire County Council -  
Extension to Form Offices, Laboratory and Canteen as part of Phase II of  
Development Programme - Waterbarn Mill, Newchurch Road, Stacksteads

165.1 Resolved (i) that no objection be raised to the application,

(ii) that the Borough Engineer and Planning Officer be requested to arrange a meeting with himself, the Chairman and the Management of the Company with a view to determining the proposed date of completion of all the proposed development at the site and to seek progress in the operational improvements required to improve the surrounding environment.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

165.1 The Borough Engineer and Planning Officer reported upon the results of 6 appeals against the Council's decision to refuse planning permission as follows:-

14/94/94 - Erection of Single Storey Barn - Brookfield House, Heald Lane, Weir, Bacup.

- Appeal Dismissed.

14/94/282 - Side and Rear Extension - 1 Hargreaves Court, off Burnley Road East, Whitewell Bottom.

- Appeal Upheld - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of the period of validity of the appeal.
2. The development hereby permitted shall not be begun until samples of all the external materials to be used have been submitted to and approved by the local planning authority.

14/94/176 - Change of Use to Reception/Waiting Area and Bar to Serve Existing Restaurant. 247 Bacup Road, Rawtenstall.

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 only take place in conjunction with the use of No's 245 and 245a Bacup Road as a restaurant and shall not be operated independently.
3. Prior to the commencement of the use hereby permitted, the extension to the customer parking area to the rear of No. 247 Bacup Road shall be surfaced, marked out and made ready for use.
4. The dining capacity of the extended premises, No's 245, 245a and 247 Bacup Road shall not exceed 70 covers.
5. The use which is the subject of this permission shall not be carried out beyond the hours of 12.00 to 14.30 and 18.00 to 23.30.

14/94/163 - Retention of Wooden Shed - 10 Market Street, Healey.

Appeal Dismissed - negotiations are currently taking place in respect of the resiting of the shed.

14/94/295 - Erection of Detached Bungalow (Resubmission) - Rear of 5 Lloyd Street, Whitworth.

Appeal Dismissed.

14/94/243 - Retention of Building for Agricultural Storage and Domestic Garages, and Related Enforcement Appeal - Land at Carter Place Farm, Haslingden.

Appeal Dismissed.

He indicated that in respect of the application 14/94/243, a new application had been received which was currently within his department and would be put to the Development Control Sub-Committee in due course.

Resolved that the report be noted.

#### Staffing - Development Control and Building Control Restructuring

165 . 1 The Borough Engineer and Planning Officer reported that the Vacancy Control/Redeployment Panel had considered an application from Planning Assistant, Mr W E for voluntary redundancy but that the application had been deferred pending consideration by this Committee of this report.

The Borough Engineer and Planning Officer submitted a comprehensive report on proposals for dealing with the staffing structure within the Building Control and Development Control Sections consequent upon the retirement of the Principal Building Control Officer and the anticipated early retirement of Planning Assistant, Mr W E. He submitted details of the financial effects of his proposals and indicated that in order for his proposals to operate effectively it would be necessary to acquire upgraded software for the computer systems operated by Development Control and Building Control Sections.

The Committee discussed the matter.

Resolved (i) that the report be approved in principle,

(ii) that those staffing issues requiring a decision by the Council, (the regrading of the Clerical Assistant Post within Development Control and the vacancy for the Principal Building Control Officer) be referred to the Policy and Resources Committee and that detailed reports on these issues be prepared by the Borough Engineer and Planning Officer for consideration by that Committee, and

(iii) the voluntary redundancy of Mr W E be referred back to the Vacancy Control/Redeployment Panel.

#### Pennine Bridleway - National Trail

165 . 1 The Borough Engineer and Planning Officer reported that he had received notification from the Department of the Environment that the Secretary of State had now approved the Pennine Bridleway.

He advised that the Countryside Commission had determined that their priority in establishing the route would be the Lancashire/Yorkshire Loop and that a Project Officer was to be appointed to undertake the necessary work with the Highway Authority.

Resolved that the report be noted.

#### Rossendale District Local Plan - Progress Report to Adoption

165 . 1 The Borough Engineer and Planning Officer advised on the timetable for final adoption of the District Plan. He indicated that the unresolved objection from the Ministry of Agriculture, Fisheries and Food had finally been withdrawn.

Resolved that in accordance with the provision of the Town and Country Planning Act 1990 as amended and the regulations made thereunder, Rossendale Borough Council confirms the adoption of the Rossendale District Local Plan - First Review in accordance with the decisions made at the meetings of the Council on 9th November 1994 and 15th February 1995.

#### Rawtenstall Town Centre Redevelopment - Bus Depot and Bus Station

165 . 1 The Borough Engineer and Planning Officer reported that he had been requested to report upon the possible redevelopment of the Town Centre as a result of the possible sale of the bus depot and bus station. He advised that any such proposals were at a very preliminary stage and that he had not received detailed suggestions from any proposed developer. In addition, he suggested that there would be serious implications for public transport which would need to be assessed in detail before any proposals could be considered.

The Borough Engineer and Planning Officer advised that as part of the Council's Regional Challenge Project to provide a daily railway service between Rawtenstall and Bury, it was intended to carry out a transportation study of the Rawtenstall area and that this could be expanded to consider all the public transport issues within Rawtenstall. In answer to a question from a Member he advised that the Regional Challenge Bid was to be submitted by June with the results being published by the Autumn.

The Committee discussed the matter.

Resolved that in view of the serious potential impact on the Town Centre of any proposed redevelopment of the bus depot and bus station, preliminary arrangements be made at officer level for the commencement of a comprehensive transportation study to be undertaken so that consideration may be given by the Committee at their meeting in September to possible town centre redevelopment proposals.

Hilltop Colliery, Todmorden Road, Todmorden

165 . 1 The Borough Engineer and Planning Officer reminded the Committee that a consultation from Lancashire County Council and a consultation from Calderdale MBC had been considered at their meeting on 19th September 1994. The applications proposed the renewal of planning permissions for the sinking of two new Drift Mines for coal and associated new surface installation facilities at Hilltop Colliery. It was the Committee's decision to raise no objection subject to the imposition of conditions consistent with those attached to previous consents.

The Borough Engineer and Planning Officer advised the Committee that he had been asked to raise the issue again since an approach had been received from Bacup Moors Action Group who were claiming that circumstances had changed, and, as such, the Committee may now wish to reconsider their position.

The Committee discussed the matter in detail.

Resolved that no change be made to the Consultation Responses already submitted to the Lancashire County Council and Calderdale MBC on this issue.

### Roads in Irwell Vale

165 . 1 The Borough Engineer and Planning Officer reported the receipt of a letter from the Chief Executive/Clerk of the County Council asking for this Council's comments upon correspondence from Irwell Vale Resident's Association in respect of the maintenance of roads and bridges at Irwell Vale and Lumb. He submitted details of correspondence from the Resident's Association relating in particular to increased traffic generated by visitors to the East Lancashire Railway and car park at the Irwell Vale halt.

He advised the Committee that the roads and bridges at Irwell Vale and Lumb were unadopted and not the responsibility of the Highway Authority or the Borough Council.

Resolved that the report be noted.

### Private Streetworks - East Street, Rawtenstall

165 . 1 The Borough Engineer and Planning Officer reported that notices of Provisional Apportionment had been served and as a result four objections had been received. He advised that prices had been received for the scheme and submitted details of the cost which would be payable by the frontagers.

Following discussion with the objectors he had advised of the costs and he reported that three of the four objectors had now indicated their intention to withdraw their objections. Accordingly, there remained one outstanding objection but since his discussions with the objectors, a further objection had been submitted.

The Committee discussed the matter.

Resolved that the Borough Solicitor be authorised to proceed with the determination of the outstanding objections in the Magistrate's Court.

Traffic Regulation Orders

Blackburn Road, Baxenden

165.1 (a) The Borough Engineer and Planning Officer reported that long term parking on Blackburn Road at Baxenden was taking place and he suggested that it would be necessary for an Order to be made to prohibit waiting at this location.

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:-

Blackburn Road (West Side) - from a point 98.0m south of the gable of No. 736 Blackburn Road a distance of 78.0m in a north westerly direction.

Blackburn Road (East Side) - from a point 67.0m north west of No. 685 Blackburn Road a distance of 160.0m approximately in a north westerly direction.

#### Market Street, Shawforth

1178. (b) The Borough Engineer and Planning Officer reported that parking on a short length of Market Street, Shawforth and he recommended that an Order be made to prohibit such parking.

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

Market Street (East Side) - from a point 18.0m south of the access road to North View a distance of 21.0m approximately in a southerly direction.

#### Turton Hollow Road, Crawshawbooth

1178. (c) Further to Minute No. 937(c) of the January 1993 meeting of the Committee, the Borough Engineer and Planning Officer reported that difficulties were still being experienced at this location and he recommended the implementation of a Traffic Order.

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 Turton Hollow Road, Crawshawbooth as follows:-

Turton Hollow Road (North Side) - from the junction with Burnley Road a distance of 16.0 metres in a westerly direction.

Turton Hollow Road (South Side) - from the junction with Burnley Road a distance of approximately 15.0 metres in a westerly direction.

Bacup Road, Cloughfold

1178. (d) The Borough Engineer and Planning Officer reported the receipt of correspondence from the Member of Parliament for Rossendale regarding the Traffic Regulation Order on the North Side of Bacup Road, Cloughfold to the east of the pelican crossing at Peel Street,

He submitted details of the representations and reminded the Committee of the circumstances which lead to the Order being made,

Resolved that the Borough Engineer and Planning Officer be requested to re-examine the traffic situation at this location with a view to determining whether limited waiting may be introduced, if necessary involving the relocation of the bus stops in this vicinity on Bacup Road, any such relocation being submitted to the Transport Sub-Committee for decision.

Item of Urgent Business

165.1 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 the special circumstances appertaining thereto.

## Traffic Regulation Order

### Helmshore Road, Helmshore

165 . 1 Further to Minute No. 981(d), the Borough Engineer and Planning Officer reported that the Transport Sub-Committee at their meeting on 9th March 1995 had considered the proposed relocation of the bus shelter associated with the proposed Order but had requested this Committee to give further consideration to the matter.

Resolved that the Borough Engineer and Planning Officer be requested to arrange a site meeting involving Members of the Haslingden Town Centre Sub-Committee and the Chair of the Transport Sub-Committee, together with the County Surveyor's Representative to consider the question of traffic calming in this location and the siting of the bus stop together with the appropriate traffic regulation methods and that a report be presented on this inspection to a future meeting of the Committee.

## Motorcycle Security Posts on Rawtenstall Car Parks

165 . 1 The Borough Engineer and Planning Officer reported that the security posts on the Kay Street Car Parks were underused and he recommended that some of these be relocated to the Bank Street car park and Phipps Building Car Park.

Resolved that the Borough Engineer and Planning Officer be authorised to move existing motorcycle security posts from Kay Street to Bank Street car park and Phipps Building Car Park.

## Parking Problems - Lodge Terrace off Bury Road, Rawtenstall

165 . 1 The Borough Engineer and Planning Officer referred to the proceedings of the Housing Management and Services Committee when problems caused by a resident of Lodge Terrace, Rawtenstall involving the parking of vehicles, had been discussed. He advised of the circumstances and indicated that he was unable to suggest an appropriate highways or planning solution to the problem. The Chief Executive Officer advised that the Environmental Health and Control Committee were to look at this issue.

Resolved that the report be noted.

Rossendale Way in a Day 1995

165.1 The Borough Engineer and Planning Officer reported on the costs of the abovementioned event and suggested that in review of the response, the continuation of the event should be reviewed.

The Committee discussed that matter.

Resolved (i) that the Rossendale Way in a Day be held in 1995 and that the Borough Engineer and Planning Officer contact the Ramblers Association and Rossendale Groundwork to seek their co-operation in the organising of the event with a view to their involvement increasing in future years, and

(ii) that consideration be given to the increased local advertisement of this event.

Flooding on the Night of 31st January/1st February, 1995

165.1 The Borough Engineer and Planning Officer reported that he had been asked by a Member to report on flooding which occurred on the night of January 31st and on into the morning of 1st February 1995.

The Borough Engineer and Planning Officer submitted details of the incidences of flooding and responded to Members questions on the matter. Reference was made to a number of individual blocked gulleys and Members suggested that the time taken to unblock certain gulleys was excessive. The Borough Engineer and Planning Officer advised of the system whereby gulleys were inspected once per annum and where faults were located a list of such problems was prepared and repairs undertaken on a priority basis.

Resolved (i) that the report be noted, and

(ii) that the employees involved on this night be thanked for their endeavours.

### Small Capital Improvement Programme

165 . 1 The Borough Engineer and Planning Officer submitted a schedule of schemes submitted to the County Council for consideration for inclusion within the 1995/96 Small Capital Improvements Programme. The Chair indicated that a number of the schemes were presented on the basis of Road Safety Assessments and he drew particular attention to those schemes at Wallbank Estate and Hillside Road, Haslingden which were close to satisfying the necessary rate of return so as to qualify for inclusion in the list.

Resolved that the Borough Engineer and Planning Officer be requested to report to the June meeting of the Committee on the contributions necessary in respect of the schemes referred to at Whitworth and Haslingden to secure their inclusion in the programme for 1995/96.

### Adoption of Highways

165 . 1 The Borough Engineer and Planning Officer reported that following the satisfactory completion of the road within the development at Johnny Barn Close, Higher Cloughfold in accordance with the terms of the Section 38 Agreement, the Highway had now been adopted as indicated below:-

Johnny Barn Close, Higher Cloughfold

From its junction with Newchurch Road to the end of the cul-de-sac, a distance of 81 metres includes one turning head, along with footpaths, lighting and road gulleys. Average width of roadworks 6.0m.

Resolved that the report be noted.

### Street Lighting Night Inspection Arrangements

165.1 The Borough Engineer and Planning Officer reported on the arrangements currently in place with Rossendale Valley Training relating to night inspections for street lighting faults. He indicated that the arrangements were proving satisfactory and he suggested that they should continue and he recommended the conditions upon which they should continue.

Resolved (i) that the Contract with RVT be extended to 31st March, 1997,

(ii) that the Contract value for 1995/96 be that for 1994/95 increased by the percentage calculated by applying the relevant Baxter Indices to the labour element of the Contract,

(iii) that the Contact Value for 1996/97 be further increased by application of the Baxter Index formula with effect from 1st April, 1996, and

(iv) that Finance and Personnel Sub Committee be requested to authorise the Borough Engineer and Planning Officer to appoint Mr. M.C. to a temporary post of Streetlighting Assistant on Salary Scale 4 in the event of Rossendale Valley Training terminating or being unable to continue with the Contract.

### Road Safety Collaborative Arrangements

165 . 1 The Chair welcomed Mr C Everett, Assistant County Road Safety Organiser and Mr C Smith, District Road Safety Organiser who were attending the Committee to report on the collaborative arrangements and activities held in the Borough during the period September 1994 to February 1995.

The proposed programme of Road Safety activities for 1995/96 was submitted and Members asked questions upon a number of items within the programme.

Resolved that the programme as now submitted be approved.

### Road Safety Activities

165 . 1 The District Road Safety Organiser submitted a report on the activities undertaken within the Borough during the period 13th September 1994 to 17th February 1995. The Chair indicated support for the increased level of activity which had been displayed and Members referred to a number of issues relating to the report.

Resolved that the report be noted with thanks.

### Sickness Report

165 . 1 The Chief Executive Officer submitted the report prepared by the Director of Operating Services giving details of sickness within the department (excluding DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Capital Programme Monitoring Report

165.1 Resolved that the Capital Programme Monitoring Report be noted.

Tree Preservation Orders

Mickledore, Haslingden Old Road

165.1 (a) Resolved that the Borough of Rossendale (Mickledore, Haslingden Old Road) Tree Preservation Order, 1986 be confirmed as an unopposed Order.

Hargreaves Court, Whitewell Vale

1191. (b) Resolved that the Borough of Rossendale (Land adjacent to Hargreaves Court, Whitewell Vale T2/89a) Tree Preservation Order, 1984 be confirmed subject to the modification by the exclusion of 2 trees from area A1 - 1 Ash tree at the south eastern corner of No. 11 Hargreaves Court and 1 Split Leader Sycamore growing on the embankment in the vicinity of No. 11 Hargreaves Court.

Exchange Street, Edenfield

1191. (c) Resolved that the Borough of Rossendale (Land in the vicinity of Exchange Street, Edenfield T2/92) Tree Preservation Order, 1995 be confirmed as an unopposed Order.

Bacup Town Centre Sub-Committee

165.1 Resolved (i) that the Minutes of the Bacup Town Centre Sub-Committee held 8th February 1995 be approved and adopted (for Minutes see Appendix 'A'), and

(ii) an invitation be extended to the traders association operating in the Bacup area for them to attend the next meeting of the Committee which is to be held as soon as possible to discuss urgent outstanding issues.

Haslingden Town Centre Sub-Committee

165.1 Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held 16th February 1995 be approved and adopted (for Minutes see Appendix 'B').

Rawtenstall Town Centre Sub-Committee

165.1 Resolved that the Minutes of the meeting of the Rawtenstall Town Centre Sub-Committee held on 22nd February 1995 be approved and adopted (for Minutes see Appendix 'C').

Development Control Sub-Committee

165.1 Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 20th January, 27th January, 3rd February, 10th February, 17th February, 24th February, 3rd March and 10th March 1995 be approved and adopted (for Minutes see Appendices 'd' to 'k').

Item of Urgent Business

165 . 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 the special circumstances appertaining thereto.

### Gas Holder Painting

165 . 1 The Borough Engineer and Planning Officer reported the receipt of a letter from British Gas plc inviting the Committee to comment on the proposed painting scheme in respect of the gas holder at Cloughfold.

Resolved (i) that the Committee would prefer to see the removal of the gas holder as its first choice, and

(ii) that if the gas holder is not to be removed, a plain dark colour be used, the particular scheme to be determined by the Development Control Sub-Committee.

### Exclusion of the Public and Press

165 . 1 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 1 of Part I of Schedule 12A to the Act.

Bacup and Rawtenstall Conservation Area Partnership - Grant Applications

165.1 The Borough Engineer and Planning Officer reported on the finances available and the sources of funding in connection with the Partnership Scheme, he submitted details of the applications for grant.

Resolved (i) that the following grant offers be made

a) Irwell Mill Offices, Lee Street, Bacup

That a 50% grant offer be made in respect of the repairs outlined to Irwell Mill Offices, Bacup, subject to the usual conditions, in the sum of £5,236.

b. 14 Yorkshire Street, Bacup

That a 50% grant offer be made in respect of the repairs outlined to 14 Yorkshire Street, Bacup, subject to the usual conditions, in the sum of £77.50.

c. 7-9 Irwell Terrace, Bacup

That a 50% grant offer be made in respect of the repairs outlined to 7-9 Irwell Terrace, Bacup, subject to the usual conditions, in the sum of £6,845.

d. 1 The Mount, Bankside Lane, Bacup

That a 50% grant offer be made in respect of the repairs outlined to 1 The Mount, Bacup, subject to the usual conditions, in the sum of £8,326.65.

e. 10 Bury Road, Queens Square, Rawtenstall

That a 35% grant offer be made in respect of the repairs outlined to 10 Bury Road, Rawtenstall, subject to the usual conditions, in the sum of £1,610.

f. Weavers' Cottage, Bacup Road, Rawtenstall

That a 45% grant offer be made in respect of the repairs outlined to the Weavers' Cottage, Rawtenstall, subject to the usual conditions, in the sum of £1,499.27.

(ii) that in respect of the application for the Picture House, Bacup Road, Rawtenstall a report on the scheme be submitted to the Development Control Sub-Committee following its examination by English Heritage, and that the Development Control Sub-Committee be authorised to determine the application.

THE MEETING CLOSED AT 8.40 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 24th April 1995  
at 7.00 p.m.

Present: Councillor Quinn (in the Chair)

Councillors Baron, Dunne (for Mrs Goldsworthy), Hancock, Heyworth, Mellor, McShea, Pilling, Procter, Mrs Talukdar, Weeds, Wilkinson and Winder

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1. Resolved that the Minutes of the meeting of the Committee held 20th March 1995 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

1. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod 3 to 14 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.

N.B. Councillor Hancock declared an interest in the following application. He took no part in the discussion thereof and did not vote thereon.

Application No. 14/95/084 - Conversion of shop to garage and erection of first floor side extension to provide two bedrooms and an ensuite. Erection of rear conservatory and front porch - 50 Tonacliffe Road, Whitworth.

1 . The Borough Engineer and Planning Officer reported that he had been handed a letter by the applicant immediately prior to the commencement of the meeting. The letter indicated that the applicant wished the Committee to consider the application with the deletion of the porch.

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

1. No development shall take place until samples of the proposed natural stone and natural grey slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. 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 conservatory shall not be constructed other than with the approved materials.

Application No. 14/95/059 - Installation of reed bed sewage system - land  
at

Higher Pot Oven Farm, Acre Street, Whitworth

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

The development must be begun not later than the expiration of one year ..













































3. The application site is identified under Policy DC.4 of the Rossendale District Local Plan as an area where the use of natural blue slate predominates as a roofing material. As such the use of concrete tile as a roofing material would be contrary to this policy which states "within those areas roofs shall normally be clad in natural stone slab or welsh blue slate, or in appropriate cases, with good quality substitute slates". Furthermore, to approve the proposed redevelopment using a concrete tile would set an adverse precedent that would make similar proposals in the future more difficult to resist.

Application No. 14/95/068 - Construction of new workshop and offices as extension to existing buildings - land at Laurel Street, Bacup

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

1. No development shall take place until samples of the proposed natural stone and sheeting have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. No development shall take place until a scheme for the provision, laying out and surfacing of car parking, servicing and manoeuvring facilities within the application site has been submitted to and approved by the local planning authority; and no building/none of the buildings hereby permitted shall be occupied until the car parking, servicing and manoeuvring facilities have been provided, laid out and surfaced in accordance with the scheme.

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. No outside activity in the nature of repairs or maintenance to vehicles or the cleaning of vehicles shall take place outside the building the subject of this application.
5. No outside storage of scrap vehicles, or parts thereof, rubbish, oil drums, or any other waste materials shall take place anywhere on the site.

Application No. 14/95/033 - Change of use of vacant land to HGV parking area for 4 No. vehicles - Middle Tunstead Farmhouse, Booth Road, Stacksteads, Bacup

1. Resolved that planning permission be refused for the following reasons:-
  1. The proposed development would be contrary to the provisions of the approved Structure Plan for Lancashire and the approved and adopted District Plan for Rossendale both of which indicate that the application site is located within an area designated as being Green Belt where, in accordance with the provisions of D.O.E. PPG.2 (Revised) (January 1995) planning permission will not be given for new development, except in very special circumstances, other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, for cemeteries, and for other uses that preserve the openness of the Green Belt. The proposed open storage of HGV operating centre, on a prominent south facing hillside would, in the opinion of the local planning authority, be an inappropriate and visually conspicuous form of

development that would be injurious to the visual amenities of the Green Belt.

2. On account of its narrow width and lack of passing places the site access road is unsuited to serve any new development which would increase the traffic along it. Moreover, the development would increase the vehicular turning movements of larger vehicles at the narrow and acute angled junction of the site access road with the Class 3 highway where the visibility for drivers is below standard, to the detriment of road safety.

Application No. 14/95/074 - Change of existing flat roof to pitched and provision of 2 No. Velux roof lights on rear elevation (Resubmission) -  
15 Burnley Road, Rawtenstall

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

No development shall take place until samples of the proposed roofing tiles and ridge 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.

Application No. 14/94/245 - Outline - Erection of 72 No. dwellings and change of use of 2 No. existing buildings into 5 No. units. The development may affect the setting of footpath No. 94 (amended plan) - land at Commercial Street, Loveclough

1. 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 of the Town and Country Planning Act 1990, the completion of which shall be delegated to the Borough Solicitor, in respect of the payment of a commuted sum for the maintenance of open space and engineering structures associated with the development.

(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, 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. No development shall take place until samples of the proposed natural 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.
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 dwelling house, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule to 2 to Article 3 of the aforementioned order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

4. No part of the development, hereby approved, shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the local planning authority in consultation with the highway authority.
5. No part of the development, hereby approved, shall be occupied until the approved highway scheme referred to in Condition 4 has been implemented and completed to the satisfaction of the local planning authority in consultation with the highway authority.
6. No dwelling hereby approved shall be occupied until such time as the recommendations of the Contamination Report of Northern Foundations dated 2nd March, 1995 have been fully implemented.

Application No. 14/95/511 - Change of use of former garage to ground floor flat and dance school on ground and first floors with function facility - 20/24 Clegg Street, Haslingden

1. Resolved that consideration of this application be deferred to enable discussions to take place with the Chair, Vice Chair, Opposition Spokesperson together with the Borough Engineer and Planning Officer and the applicant to seek clarification on certain items in respect of the application and that the application be submitted to the Development Control Sub-Committee as soon as possible following the discussions referred to.

Application No. 14/95/091 - Completion of proposed scheme of conversion of former stables and pig sty to incorporate the reconstruction of new foundations of the south facing elevation and east facing gable and retention of the west facing gable - Carter Place Farm, Blackburn Road, Haslingden

1. Resolved that planning permission be refused for the following reason:-  
  
The proposed rebuilding of all but the west elevation of the former stables and pig sty would be contrary to both national planning policy advice and Development Plan Policy in that re-use of buildings inside the Green Belt is deemed to be inappropriate if the scheme of conversion necessitates major or complete reconstruction.

Application No. 14/95/109 - First floor extension to be built over existing ground floor to form additional living accommodation (Resubmission) - 1 Heap Clough, Off Grane Road, Haslingden

1. Resolved that planning permission be granted subject to the following condition:-
  1. No development shall take place until samples of the proposed natural facing stone and roofing 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.

Application No. 14/94/516 - Change of housetype at Plots 8 and 9 -

Heycrofts View, Edenfield

1. Resolved that consideration of this application be deferred to enable further discussion on this application to take place with the developer; the application to be considered by the Development Control Sub-Committee following the additional consultations.

Application No. 14/94/463 - Retention of timber stable block. The development may affect the setting of footpath No. 302 (Resubmission) - Horncliffe Top Farm, Fishrake Lane, Off Bury Road, Rawtenstall

1. The Borough Engineer and Planning Officer reported that the Committee at their meeting on 23rd January 1995 had indicated their intention to grant planning permission for this development but had required the applicant to apply for certain footpath diversion orders. He advised that such action had not been taken by the applicant and accordingly the report was resubmitted for consideration by the Committee.

Resolved (i) that notwithstanding the policies contained in the Rossendale District Local Plan, planning permission be granted subject to the conditions set out below; the reason for granting planning permission in this case is that although the stable block is located within the countryside, its aesthetic value is denigrated by the presence of the adjacent Horncliffe Quarry landfill site, consequently to insist upon construction in stone is considered to be unwarranted in this situation.

1. The use hereby permitted (the timber stable block) shall be discontinued and the land restored to its condition before the stable block was first ..... established, at the end of a period of five years beginning with the date of this permission.

(ii) that in the event of any complaints being received relating to alleged obstructions of public rights of way in this area, the Borough Engineer and Planning Officer be instructed to refer them to the Development Control Sub-Committee for determination.

THE MEETING CLOSED AT 7.55 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 15th May 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Baron, Cheetham, Mrs Goldsworthy,  
Hancock, Heyworth, Keogh, McShea, Pilling, Procter,  
Quinn, Ruddick, Weeds and Wilkinson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Membership of the Committee

18 . The Chair reported that Councillors Cheetham, Keogh and Ruddick had been appointed to serve on the Committee in place of Councillors Bolton, Mrs Talukdar and Winder.

Resolved that the report be noted.

Minutes

18 . Resolved that the Minutes of the meeting of the Committee held on 24th April 1995 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

18 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 21 to 23 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. 14/95/102 - Erection of 23 No. two storey dwellings. The development may affect the setting of Footpath No's 315 and 320 - Land off Alden Road, Helmshore

18 . The Committee considered the application in detail bearing in mind particularly, the most recent communications received from the County Surveyor and the Developer, details of which were reported to the Committee.

The Borough Engineer and Planning Officer referred to his report in respect of the application and indicated that if the Committee were minded to grant consent to the application, he would recommend an alteration to the condition relating to the making up of Alden Road.

The Borough Engineer and Planning Officer advised the Committee that the applicant had requested a decision at this meeting and indicated that if a decision were not arrived at, the applicant would have the option to elect to treat the non-determination of the application as a refusal and then submit an appeal against such deemed refusal. In such circumstances, the application would

be determined by the Secretary of State and any concessions already reached between the Council and the developer would no longer be relevant - the Secretary of State would determine the application and refuse or approve subject to such conditions as he considered necessary.

Following a full discussion it was

Resolved (i) that consideration of this application be deferred, to enable further discussion to take place with the applicant on the question of residential amenity, raised in respect of plots 8 and 9 and their relationship to adjacent existing properties; the provision of a play area within the proposed development and also to facilitate further discussion involving the County Surveyor on the highway junction of the new access road to the site and Alden Road, and

(ii) that following the further discussion referred to in resolution (i) above, the application be presented to the next ordinary meeting of the Engineering and Planning Committee to be held in June.,

Application No. 14/95/131 - Removal of condition of No. 2 on  
Application No. 14/94/424 relating to the use of natural stone -  
37 Barnes Avenue, Rawtenstall

18 . Resolved that planning permission be granted.

Application No. 14/95/118 - Proposed stable block and feed store room -  
Land off Maden Road, Bacup

18 . That planning permission be refused for the following reasons:-

1. The proposed building incorporates three stable units plus a feed/tack store and results in a visually significant building measuring 13m by 4m. The building is to be used in association with a field which extends to approximately one hectare and does not relate to an existing larger holding or collection of buildings and is for non-agricultural purposes. The building would therefore be contrary to Policy E.5 of the Rossendale

District Local Plan in that it is not principally for the purposes of agriculture and whilst the use may be appropriate to a rural area, in this instance its prominent siting and the size of land holding to which it related would be contrary to the established or future pattern of development appropriate to this area, and would be detrimental to its countryside setting and character.

2. 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.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Private Streetworks - Part of Alden Road, Helmshore

18 . The Borough Engineer and Planning Officer submitted a report relating to the application considered by the Committee earlier in the evening for the construction of 23 dwellings on land off Alden Road, Helmshore. He advised the Committee that he had been requested by the applicant for the Council to use its powers under the Private Streetworks Code to authorise streetworks on the unadopted part of Alden Road to link up to the development site, such works to be undertaken at the expense of the developer.

Since the application for planning permission had not been determined it was,

Resolved that consideration of this matter be deferred.

THE MEETING CLOSED AT 8.05 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 12th June 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Mrs Adamson (for Mooney), Baron, Easton,  
Fishwick, Forshaw (for Harding), Mrs Goldsworthy, Hancock,  
Heyworth, McManus, McShea, Mellor, Neville, Mrs Procter,  
Ruddick and Weeds

APOLOGIES: Councillors Harding and Mooney

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

86 . Resolved that the Minutes of the meeting of the Committee held 15th May 1995 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

86 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 88 to 96 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. 14/95/183 - Construction of dormer (resubmission) -  
5 Crow Tree Avenue, Bacup

86 . The Chair reported that the applicant had asked that the application be withdrawn from the Agenda.

Resolved that the report be noted.

N.B. Councillor Quinn declared an interest in the following application and vacated the Chair in favour of the Vice-Chair.

(COUNCILLOR MCSHEA, VICE-CHAIR IN THE CHAIR)

Application No. 14/95/129 - Construction of conservatory to rear at upper ground floor level with a garage at lower ground floor level -  
Boot & Shoe Public House, Millar Barn Lane, Waterfoot

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

1. The existing off-street car parking provisions to the rear of the site are already substandard, and the proposed conservatory would reduce the area available for the standing and manoeuvring of vehicles within the car park. The development would, therefore, increase the parking and turning of vehicles and increase the concentration of traffic on highways adjacent to the site, to the detriment of road safety.

(COUNCILLOR QUINN IN THE CHAIR)

Application No. 14/95/191 - Refurbishment and extension of existing dwelling together with the formulation of a pitched roof. Installation of replacement window frames and application of stone facing wall - dwelling at Scout Farm, Burnley Road East, Whitewell Bottom

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

1. The application property lies within a Countryside Area as designated by the approved Lancashire Structure Plan and the adopted Rossendale District Plan. Both these Plans contain the same policy corresponding to this designation. This policy states that '... any development will be required to be in scale and keeping with the character of the landscape and of a standard of design appropriate to the area.'

The proposed refurbishment, alteration and extension of the dwelling would result in this dwelling continuing to be of elongated form and thus of a size and shape that would fail to be either in keeping with the character of the landscape or of a standard of design appropriate to the area. The proposals would thus be detrimental to the visual amenities of the locality.

Application No. 14/95/055 - Erection of dwelling in connection with use of land as pets crematorium (resubmission) (amended plan) - Rossendale Pets Crematorium Centre, Burnley Road, Crawshawbooth

86 . 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 Boundary in the approved and adopted District Plan for Rossendale - Urban Boundary delineating the area within which it is anticipated that the majority of new development within the Borough will be accommodated during the plan period: development beyond the Urban Boundary will generally be strongly resisted.

2. The proposed location of the dwelling is, having regard to that previously approved a more visually prominent position within the open

landscape of this east facing valley side. The conspicuousness of the site would be contrary to Policy DS1 in that under Part (1) the visual appearance and relation to surroundings form criteria upon which an application will be determined, and in this instance the dwelling would be an obvious and incongruous addition to the landscape in this area.

Application No. 14/95/004 - Development of B1/B8 units (6519m<sup>2</sup>) (B1 business) (B8 storage and distribution) including extension of Albert Mill and change of use of part of portion of Britannia Mill which has a north light roof to retail use (2180m<sup>2</sup>) and use of 2nd floor as motorbike exhibition area and use of adjoining building as craft workshop and gallery - at property and Land at and Adjoining Britannia and Albert Mills, Mill Street, Haslingden

86. Resolved that planning permission be granted subject to a unilateral obligation and the following conditions:-

1. The development consisting of a change of use of part of Britannia Mill to retail use and the use of the second floor of this mill as a motorbike exhibition area and the use of an adjoining building as a craft workshop and gallery must be begun not later than the expiration of five years beginning with the date of this permission.

2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development of B1/B8 units including extension of Albert Mill 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.

3. Before the development of B1/B8 units including extension of Albert Mill is commenced approval shall be obtained from the local planning authority with respect to reserved matters, namely, siting, 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.

4. No part of the development, hereby approved, shall commence until a scheme, including phasing of the scheme, for the construction of the site accesses and the off-site works of highway improvement has been submitted to and approved by the local planning authority in consultation with the highway authority.

5. No part of the development, hereby approved, shall be occupied or opened for trading until the approved scheme referred to in Condition 4 has been constructed and completed in accordance with the approved scheme details or may otherwise be agreed in writing with the local planning authority.

6. Before the commencement of the use of Britannia Mill for the retail or exhibition uses hereby approved, a scheme for the provision of car parks,

service vehicle standing areas and associated manoeuvring areas proposed to serve these uses shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented before the uses commence.

7. Before the commencement of the use of Britannia Mill for the retail or exhibition uses hereby approved, a scheme for any physical alterations that would materially affect the external appearance of the mill and that would be required in connection with these uses shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented before either of these uses commence.

8. Before the commencement of the use of the building denoted as A in drawing no. 93.110.10 for the purposes of the craft workshop and gallery uses, hereby approved, a scheme for any physical alterations that would materially affect the external appearance of the mill that would be required in connection with these uses shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented before these uses commence.

9. The retail use hereby approved is for the sale of non-food items only.

Application No. 14/95/169 - Change of use from old persons rest home to hostel to accommodate 15 homeless persons - 42a Manchester Road, Haslingden

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

1. The premises shall be used as a hostel and for no other purpose (including any other purpose in Class C1 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).

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.

Application No. 14/95/102 - Erection of 23 No. two storey dwellings. the development may affect the setting of Footpath No's 315 and 320 - Land Off Alden Road, Helmshore

86 . 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. Development shall not begin until that portion of Alden Road within the application boundary has been made up to base course, and thereafter shall be made upto adoptable standards before any of the houses hereby approved are occupied.

2. The new estate road/access within the site shall be constructed to at least base course before any development takes place within the site.
3. Development shall not begin until details of the junction between the proposed service road and the highway have been approved by the local planning authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.
4. A footpath crossing and hardstanding within the application site shall be provided to the rear of numbers 529 and 531 Holcombe Road before any of the buildings hereby approved are occupied.
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. 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 and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within Plot 9 of 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 artificial stone facings and artificial slate roofing have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

8. No development shall take place until details of the surface treatment of the accesses including kerbing, road surface, rumble strips and speed table, together with the location and design of lighting columns have been submitted to and approved by the local planning authority, and shall thereafter be implemented in accordance with those plans before any of the dwellings in this phase are occupied.

9. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.

10. None of the (dwellings) (buildings) hereby permitted shall be occupied until the drainage works referred to in Condition No. (9) have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.

11. Before any development commences a scheme showing the proposed entrance feature to the site shall be submitted to and approved by the local planning authority and none of the dwellings hereby approved shall be occupied until the approved scheme has been fully implemented.

12. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed, or

become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

13. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

14. Prior to development taking place on site a tree management scheme for those existing trees on site 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.

Application No. 14/95/170LB - Proposed re-roofing of barn with artificial grey slate instead of natural grey slate - Gregory Fold, Helmshore

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

This application proposes the re-roofing of Gregory Fold Barn, a Grade II listed building, with artificial grey slate. This barn presently has a natural grey slate roof that contributes to the character of this building. Governmental advice on the re-roofing of such buildings contained in Annex C to Planning Policy Guidance Note 15 entitled 'Planning and the Historic Environment' states that as much as possible of the original covering should be re-used, with any shortfall being made good by the use of matching materials, so as to respect the original structure, shape, pitch and cladding of the roof. Clearly the proposed re-roofing would not comply with this advice and so it would fail to ensure the preservation of the character of Gregory Fold Barn.

Application No. 14/95/153 - Change of use of dwelling to children's residential home for a maximum of 4 children - 149 Cherry Crescent, Rawtenstall

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

1. The premises shall be used as a children's residential home and for no other purpose (including any other purpose in Class C2 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).
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.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

Application No. 14/94/346 - Proposed Two Storey Rear Extension to Provide a Dining Room/Conservatory at Ground Floor Level and a Bedroom and En-Suite at First Floor Level, Connected to the Rear of the Existing Dwelling by means of a Glazed Link - 6 Greenbank Park, Rawtenstall

- Appeal Dismissed

Application No. 14/94/318LB - Listed Building Consent for the Painting of the Exterior - 118 Market Street, Broadley

- Appeal Dismissed

Resolved that the report be noted.

## Regional Planning Guidance for the North West

86 . The Borough Engineer and Planning Officer reported on the consultation draft of the Regional Planning Guidance for the North West, copies of which had been circulated to the Committee and reminded the Committee that comments were requested by 11th July 1995.

Resolved that the Borough Engineer and Planning Officer be authorised to respond to the consultation draft and that Members be invited to send comments on the document to the Borough Engineer and Planning Officer by 30th June 1995.

### South Pennine Woodlands Project

86 . The Borough Engineer and Planning Officer reported the receipt of a request from the South Pennine Woodlands Project for a contribution towards their costs. He outlined the work undertaken by the project, particularly the creation of the Pennine Woodland Owners' Group, designed to re-establish the culture of woods. He advised that over the past 3 years the project had planted over 57,000 trees and brought into management 320 acres of existing woodland; in Rossendale over 22,000 trees had been planted on 35 acres.

Resolved that the project be congratulated on its work but the Council regrets it is unable to make a contribution during the current financial year.

### Derelict Land Reclamation 1995/96

86 . The Borough Engineer and Planning Officer reported that English Partnerships had confirmed the following schemes for the current financial year, subject to satisfactory appraisal:-

1. Small Sites Package, Haslingden
2. Lower Lane/Spring Lane, Haslingden
3. Gaghills Mill Site, Waterfoot

The Borough Engineer and Planning Officer advised that English Partnerships had identified two of the Council's schemes as reserve schemes (Pinner Quarries, Rawtenstall and Brow Edge Quarries, Rawtenstall) and two

Lancashire County Council schemes had also been included as reserve schemes (Landgate/Moss Quarries, Whitworth and Troy Quarry, Haslingden).

Resolved that the report be noted.

N.B. Councillor Neville declared an interest in the following item of business. He took no part in the discussion thereof and did not vote thereon.

Capital Scheme Progress Report - Market Street Layby, Bacup

86. The Borough Engineer and Planning Officer reported that Greenall Cellars Ltd, the operators of the Bacup Cellar 5 store had indicated that they were not able to make a contribution of £2,000 towards the cost of the scheme, as had originally been envisaged.

Resolved that the Chief Executive Officer be authorised to write on behalf of the Committee to Greenall Cellars Ltd advising of the Committee's disappointment in the matter and seeking a contribution from the company.

European Regional Development Fund -  
Bacup and Rawtenstall Conservation Area Partnership

86 . The Borough Engineer and Planning Officer reported on the extent to which Public Sector Funding from ERDF, English Heritage, English Partnerships and Lancashire County Council towards the Bacup and Rawtenstall Conservation Area Partnership Action Plan, could be anticipated. He submitted an extract from the Action Plan detailing proposed expenditure and advised of the Council's commitment over the three years of the partnership from 1994 to 1997.

The Borough Engineer and Planning Officer advised that the Chief Executive Officer would be submitting a report to the Policy and Resources Committee to seek their approval to the Council's expenditure on the Conservation Area Partnership Plan. In order that the necessary schemes could be prepared and planning applications submitted, he sought the authority of the Committee to commence preparatory work on the schemes.

Resolved (i) that subject to funds being made available, the Borough Engineer and Planning Officer be authorised to prepare schemes from the CAP Action Plan for submission to and approval by the Committee, and

(ii) that approval of select lists of Contractors, Acceptance of Tenders and all other issues relating to the invitation or awarding the Tenders be delegated to the Development Control Sub-Committee.

Traffic Regulation Orders

Fearn Moss, Bacup

86 . (a) The Borough Engineer and Planning Officer reported that as a result of parking problems on Fearn Moss, particularly at school finishing time, it had become necessary to consider restrictions on both sides of Fearn Moss.

He recommended the introduction of two separate Orders so as to facilitate the creation of a new access to the school, whereby parents would be able to park off the road, when collecting passengers.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make 2 Traffic Regulation Orders at Fearn Moss, Bacup as follows:-

Order No. 1

Prohibiting the Waiting of vehicles at all times on the Western side of Fearn Moss from its junction with Booth Road for a distance of 412m approximately in a north westerly direction (with exemptions for Public Service Vehicles in the layby)

Order No. 2

Prohibiting the waiting of vehicles at all times on the Eastern side of Fearn Moss from its junction with Booth Road for a distance of 345m approximately in a North Westerly direction.

No. 303 Helmshore Road, Helmshore

103. (b) The Borough Engineer and Planning Officer reported the receipt of objections to the proposed Order and advised of the views of the objectors, together with those of the Police and the Lancashire County Council.

The Committee discussed the matter.

Resolved (i) that the proposed Order insofar as it relates to the prohibition of waiting at all times on the Western side of Helmshore Road be implemented but on a reduced basis from the entrance to the industrial estate for a distance of 25m approximately in a south westerly direction, and

(ii) that insofar as prohibition on the Eastern side of the road from Granville Street to the level crossing is concerned, the Borough Engineer and Planning Officer be authorised to arrange a site meeting, with the Chair, Vice-Chair, Opposition Spokesperson and the Councillors for the Helmshore Ward, together with the County Councillor, the Police and County Surveyor's Representative to discuss this matter and a further report be presented to the next possible meeting of the Committee.

#### Booth Street, Waterfoot

103. (c) The Borough Engineer and Planning Officer reported the receipt of objections to the proposed Order at Booth Street, Waterfoot and indicated that as a result of these objections he would need to consider the introduction of restrictions on an adjacent street.

Resolved that the matter be deferred.

#### Bacup Road, Cloughfold

103. (d) The Borough Engineer and Planning Officer reported further to Minute No. 1178(d) of the March meeting of the Committee and indicated that following a further examination of this area, the current parking regulations were satisfactory.

Resolved that the Borough Engineer and Planning Officer be requested to examine the possibility of the replacement of the existing prohibition on the Northern side of Bacup Road with a day time restriction.

#### Bolton Road North, Stubbins

103. (e) The Borough Engineer and Planning Officer reported the receipt of objections to the proposed Order; he advised that he had monitored the site, particularly at school finishing time.

Resolved that the original Order be implemented on a reduced basis and 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 Eastern side of Bolton Road North from a point 92m North East of No. 151 Bolton Road North for a distance of 72m in a North Easterly direction.

#### Gincroft Lane, Edenfield

103. (f) The Borough Engineer and Planning Officer reported the receipt of objections to the Order and advised that since the preparation of his report, a further letter/petition had been received in the matter.

Resolved that the original Order be made on a reduced basis on the north side of Gincroft Lane from its junction with Market Street for a distance of 10m in an easterly direction.

## Coppice Drive Junction with Lobden Crescent, Whitworth

103. (g) The Borough Engineer and Planning Officer reported that the site had been inspected on several occasions with the Police and representatives from the Lancashire County Council. He advised against any change in the priority for traffic on the basis of Traffic Safety.

Resolved (i) that an additional "Give Way" marking and centre line be placed on Lobden Crescent approximately outside No. 91 Lobden Crescent, and

(ii) that the Borough Engineer and Planning Officer write to householders in this vicinity advising of the potential dangers caused by parking in the immediate vicinity of the junction.

### Fallbarn Road/Victoria Way - Funding

86. The Borough Engineer and Planning Officer reported that the proposed extension of Victoria Way had not received funding from either ERDF or Derelict Land Grant Applications.

He advised that he had been instructed to consult the residents in the vicinity on possible alternative treatments in respect of the arrangements for the area.

Resolved that the Borough Engineer and Planning Officer be authorised to consult the persons/organisations referred to in his report on the three options indicated in his report.

### Obstructions in the Highway - Lancashire County Council Policy

86. The Borough Engineer and Planning Officer reported further to previous reports to the Committee and indicated that the Lancashire County Council had formulated a policy in respect of obstructions in the Highway.

He advised that part of the Policy included the total removal of all "A - Frame" and other free standing signs from footways and verges.

The policy allowed for the Borough to be divided into zones, within which, specific standards were to be maintained. He recommended the allocation of zoning throughout the Borough and the Committee discussed the matter.

Resolved (i) that the areas of the Borough be zoned as follows:-

(a) Red Zone - where top priority would be given to keeping the footways completely clear at all times - no part of the Borough

(b) Amber Zone - where priority would be given to keeping a minimum of 1.8m (6 ft.) width of footway clear, thus allowing the display of goods on any portion of the footway which exceeds that minimum dimension - the town centres of Bacup, Rawtenstall and Haslingden

(c) Green Zone - other areas where the Borough Council would only act upon complaints received about obstructions on the highway - the remainder of the Borough

(ii) that the remainder of the Lancashire County Council's recommendations in this matter be accepted.

### Stubbins Vale Road - Urgent Repairs

86 . The Borough Engineer and Planning Officer submitted a progress report following the service of notices on the frontagers to that part of Stubbins Vale Road which required urgent attention. He advised that the frontagers who had attended the meeting had agreed that the Council would undertake the work at the expense of the frontagers on their behalf and he indicated that the scheme would be undertaken by the Highways DLO in accordance with the Highways Term Maintenance Contract.

Resolved that the report be noted.

### Boundary Wall - Victoria Park, Haslingden

86 . The Borough Engineer and Planning Officer referred to a request for the Committee to authorise the stopping up of part of footpaths 343 and 344 to facilitate the repair of the Boundary Wall at Victoria Park, Haslingden.

Resolved (i) that the scheme for the rebuilding of the wall, subject to the minimum width of the finished path being 1.8m or the existing width, whichever is the lesser, be accepted subject to the agreement of the statutory undertakers

(ii) that if necessary the Borough Solicitor be authorised to make an Order extinguishing Highway Rights of those Sections of Footpaths 343 and 344 shown on the plan displayed at the Committee.

### Vehicular Footway Crossings

86 . Resolved that the Council's policy in respect of the provision of vehicular crossings be as indicated below:-

1. Where any single one off request for a footway crossing is received then such a crossing could be provided by:-
  - i) A contract with the DLO for a one off price, or
  - ii) A contract direct by the householder to another external private contractor, in which case the Highways Client Section would

invoice the householder for supervision costs on the construction works.

2. Where several crossings in the same area are requested then the works should be programmed such that the Highways DLO can offer crossings at a reduced price (in comparison to the normal price) as a result of the scale of the works.
3. In any instance where Rossendale Borough Council carries out the work and invoices the residents then residents should be given the opportunity to pay the invoice in 10 equal monthly instalments.
4. Wherever works of total reconstruction are taking place on any roadway, including relaying of kerbs and resurfacing of footways, then any necessary footway crossings be provided for the benefit of residents at no cost to the resident. If however, the works are only partial reconstruction works then the residents be offered dropped crossings at a reduced rate according to the amount of work included in the highway maintenance contract.

### Pedestrian Crossing - Broadway

86 . The Borough Engineer and Planning Officer reported the receipt of tenders for the construction of a zebra crossing at Broadway but indicated that the lowest of the tenders was in excess of the allocation for the scheme made available by the County Council.

The Borough Engineer and Planning Officer further reported that the works within the scheme had been repriced on the basis of the Highways Term Maintenance Contract which had been awarded to the Highways DLO, and the scheme could be undertaken within the terms of this contract at a cost of approximately £16,000.

The Borough Engineer and Planning Officer reported that the County Surveyor had asked for "Cycle Slips" to be provided at road narrowing points within the scheme.

Resolved (i) that the scheme be undertaken by the Highways DLO based on the Highways Term Maintenance Contract, and

(ii) that "Cycle Slips" be incorporated into the scheme as requested by the County Surveyor.

### Diversion of Part of Footpath No. 349 - Haslingden

86 . The Borough Engineer and Planning Officer reported that the proposed diversion had been delayed following protracted negotiations with the residents of Windsor Avenue. The objections in respect of part of the diversion had been overcome and confirmation of that part of the Order was required.

The Borough Engineer and Planning Officer further reported that the developer who had originally requested the diversion had now sought an amendment to the line of the Southern part of the diversion and a plan was submitted showing the full length of the proposed diversion.

The Chief Executive Officer indicated that he had been advised by the Borough Solicitor of problems which had arisen during the course of this diversion and given the particular circumstances of the case, the Borough Solicitor was

recommending that in respect of this new Order, the Council should not charge the developer for making up the Order.

Resolved (i) that that part of the Order indicated on the plan in respect of the Route marked A-C-B be confirmed as an unopposed Order, and

(ii) that the Borough Solicitor be authorised to make a new Order in respect of that part of the path shown as A-Z on the plan submitted to the Committee and that no charge be made for this part of the Order.

### Healey Dell Road

86 . The Borough Engineer and Planning Officer reported the receipt of a letter from Whitworth Town Council complaining about the condition of the road at Healey Dell and seeking the support of this Council in efforts to have the road brought to a reasonable standard.

Resolved that the Rochdale Metropolitan Borough Council be requested to secure improvements in the condition of Healey Dell Road.

### Councillors Enquiry System - 1994/95

86 . The Borough Engineer and Planning Officer reported submitted a report indicating the number of enquiries received in his department together with details of the responses thereto.

Resolved that the report be noted.

### Borough Council Highway Schemes

86 . The Borough Engineer and Planning Officer reported on the Committee's estimate for Borough Highway schemes. It was proposed that where traffic calming measures were desirable and such a scheme failed to meet the County's cost benefit analysis targets, an additional provision from within the Council's budget would finance the shortfall and thereby enable such schemes to be carried out.

The Borough Engineer and Planning Officer advised that because of cuts in the Committee's estimates there was a total sum of £25,000 for social street lighting, engineering services and support for calming schemes.

The Borough Engineer and Planning Officer advised the Committee of three possible calming schemes which could proceed on the basis of support from the Committee's budget and he advised of the current position in respect of those schemes. He also advised of other calls on the budget including a request from the Town Twinning Forum for the planting of beech trees on roads entering the Borough and the provision of Boundary signs etc.

Resolved that the Borough Engineer and Planning Officer be requested to report to the next meeting of the Committee on the current position regarding the Hillside Estate Calming Scheme together with the other Highway Schemes discussed by the Committee.

### Sickness Report

86 . The Chief Executive Officer submitted the report prepared by the Director of Operating Services giving details of sickness within the department (excluding DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Appointment of Sub-Committees

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

(a) Haslingden Town Centre Sub-Committee - 9 Members

(b) Bacup Town Centre Sub-Committee - 9 Members

(c) Rawtenstall Town Centre Sub-Committee - 9 Members

(ii) that Councillor Mrs Procter be appointed Chair of the Haslingden Town Centre Sub-Committee,

(iii) that Councillor Heyworth be appointed Chair of the Bacup Town Centre Sub-Committee,

(iv) that Councillor Fishwick be appointed Chair of the Rawtenstall Town Centre Sub-Committee,

(v) that the remaining Members be notified to the Chief Executive Officer by the Group Leaders,

(vi) that the next meeting of the Haslingden Town Centre Sub-Committee be held on 29th June 1995, and

(vii) that the next meeting of the Bacup Town Centre Sub-Committee be held on 28th June 1995

### Cumbria and Lancashire Road Accident Prevention Federation

86. Resolved that Councillor Quinn be nominated to serve as a Member of the General Purposes Committee of the Federation.

### Tree Preservation Orders

#### Croft Hey, Edenfield

86. (a) Resolved that the Borough of Rossendale ("Croft Hey", Eden Street, Edenfield) Tree Preservation Order 1986 be confirmed as an unopposed Order.

#### Land off Burnley Road East, Whitewell Bottom

117. (b) Resolved that the Borough of Rossendale (Land off Burnley Road, East and School Street, Whitewell Bottom T2/93) Tree Preservation Order 1986 be confirmed as an unopposed Order.

### Footpath Diversion Orders

#### Footpath 349 Haslingden

86. (a) Resolved that the Borough of Rossendale (part of Footpath 349 Haslingden) Public Footpath Diversion Order 1994 be confirmed as an unopposed Order.

#### Footpath 128 Edenfield

118. (b) Resolved that the Borough of Rossendale (part of Footpath 128 Edenfield) Public Footpath Diversion Order 1994 be confirmed as an unopposed Order.

#### Development Control Sub-Committee

86 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 17th March, 24th March, 31st March, 7th April, 13th April, 21st April, 28th April, 5th May, 12th May, 19th May, 26th May and 2nd June 1995 be noted (for Minutes see Appendices 'A' to 'L')

#### Exclusion of the Public and Press

86 . 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 3 items on the grounds that they involve the disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act.

### Rossendale District Local Plan

86 . The Chief Executive Officer referred to a report which had been circulated by the Borough Solicitor which indicated that notice of the Adoption of the replacement Rossendale District Local Plan had been given and the period within which a challenge to any part of the plan might be made had expired on 2nd June 1995. The report indicated that 2 challenges had been made and details of the basis for the challenges was submitted.

The Committee discussed the matter in detail.

Resolved (i) that the Committee confirms its position in respect of both challenges to the Rossendale District Local Plan, and

(ii) that the Borough Engineer and Planning Officer be authorised to write to the Longacres Drive Residents' Association to advise them of this decision.

### Conservation Area Partnership Grants - Progress Report

86 . The Borough Engineer and Planning Officer submitted a comprehensive report giving details of the current position in respect of schemes within the Partnership. He advised of 3 schemes where offers had been made but work had not commenced within the time limit and he requested authority to require the applicants to bring forward realistic timetables, in the absence of which the offers would be revoked and the grant made available for other schemes.

Resolved (i) that the report be noted,

(ii) that the Borough Engineer and Planning Officer be authorised to seek realistic timetables as indicated in his report in respect of the three schemes referred to and that in the absence of such timetables, he be authorised to revoke the offers so as to release the funds for alternative schemes.

### Private Streetworks - East Street, Rawtenstall

86 . The Chief Executive Officer referred to a report which had been circulated by the Borough Solicitor relating to objections to the proposed scheme at

East Street, Rawtenstall. He gave details of the objections and informed the Committee of the Solicitor's advice in the matter.

Resolved (i) that the Council in accordance with the provisions of Section 205 of the Highways Act 1980 approve the specification plans, section estimate and the revised provisional apportionment relating to the works as prepared by the Borough Engineer and Planning Officer and now submitted to the Committee,

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

THE MEETING CLOSED AT 9.15 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 10th July 1995  
at 7.00 p.m.

PRESENT: Councillor Councillor Quinn (in the Chair)  
Councillors Mrs Adamson (for McManus), Baron,  
Dunne (for Mrs Goldsworthy), Easton, Hancock,  
Harding, Heyworth, McShea, Mellor, Mooney, Neville,  
Procter, Ruddick, Stuart (for Fishwick) and Weeds

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

236 . Resolved that the Minutes of the meeting of the Committee held on 12th June 1995 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

236 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 238 to 245 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. 14/94/516 - Change of housetype at plots 8 & 9 Heycrofts View, Edenfield

236 . The Borough Engineer and Planning Officer reported that the abovementioned application had been included in the provisional list of sites which

were to be inspected at the usual site meeting inspection prior to the Committee meeting. However, since the list of site visits had been prepared, the application had been removed from the final Agenda for the meeting since it was the decision of the Committee at their meeting in April 1995 that the application be deferred to enable further discussion on the application to take place with the developer and thereafter it should be considered by the Development Control Sub-Committee. He indicated that a report would be presented to the Development Control Sub-Committee in accordance with the Minute of the April meeting of the Engineering and Planning Committee.

Resolved that the report be noted.

Application No. 14/95/125 - Erection of 1200 square foot unit for garaging and servicing of heavy goods vehicles in existing compound - Land off Chapel Street, Haslingden

236 . Resolved that planning consent be granted subject to the following conditions:-

1. 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.

2. 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. Reason: In the interests of visual amenity and in order to ensure a satisfactory degree of harmony within the development as details in this respect have not been submitted with this proposal.

3. No storing of plant, machinery, trailers of vehicles used in association with the use hereby approved shall take place between the hours of 20.00 hours and 08.00 hours daily within the application site curtilage other than within a building.

Application No. 14/95/106 - Conversion of barn to single dwelling house and associated access and landscaping and garage extension.

The development may affect the setting of Footpath No. 30 -  
The Barn, Middle Tunstead Farm, Tunstead Lane, Stacksteads

236. 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 reasons:-

1) The proposed two storey side extension would be sited between the existing barn and an embankment to the north and, as such, it would be partly back to the earth. Accordingly, the scale of this extension would be partially disguised. It would also align with the existing barn and, so, in time, would appear as if it was part of the original barn.

2) The barn itself, while freestanding, is sited in a position adjacent to an existing dwellinghouse. More generally it lies within a locality that comprises clusters of existing buildings within a stretch of countryside just to the north of Stacksteads. The locality is thus semi-rural in character and to that extent capable of visually accommodating the proposed extension.

3) The aforementioned mitigating factors serve to render the proposed development sufficiently in compliance with Policy C.6(h) to justify the grant of planning consent.

(ii) that planning permission be granted subject to the following conditions:-

1) No development shall take place until samples of the proposed natural stone and natural stone slab have been submitted to and approved by the local planning authority and the two storey side extension shall not be constructed other than with the approved materials.

2) 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.

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 provision 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.

Application No. 14/95/206 - Renewal of outline planning permission ref. 14/92/184

for the erection of 1 No. two bedroomed dwelling with detached double garage and covered caravan port - Land to the Rear of 278-288 Newchurch Road, Stacksteads

236 . Resolved that planning consent be refused for the following reasons:-

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. 14/95/200 - Proposed removal of Condition No. 6 on planning permission Ref. No. 14/93/149 - Stansfield House, Acre Mill Road, Stacksteads

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

1. Planning permission Ref. No. 14/93/149 for the continued use of Victoria Mill and adjoining curtilage area for the storage of motor vehicles was granted on 16th August 1995 subject to a number of Conditions, including one, numbered 6, which required the installation of oil interceptors to all surface water outlets from the site to be carried out to the satisfaction of the local planning authority, effectively, forthwith. The reason for the imposition of this Condition was stated as being "in order to ensure that the River Irwell adjoining the site is not polluted by oil emissions". The local planning authority continues to regard the installation of oil interceptors as being necessary in the interest of protecting the adjoining water course from pollution which may emanate from the applicant's site and so the deletion of Condition No. 6 is not warranted.

Application No. 14/95/186 - Erection of two storey extension off the central position of the rear elevation to provide a dining room at ground floor level and a bathroom at first floor level (resubmission) - 14 Hazel Grove, Bacup

236 . Resolved that planning consent be granted subject to the following condition:-

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

Application No. 14/95/145 - Erection of single storey bedroom extension -  
248 Burnley Road, Weir, Bacup

236 . Resolved that planning consent be granted subject to the following condition:-

No development shall take place until samples of the proposed 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. Reason: In the interests of visual amenity and in order to ensure a satisfactory degree of harmony within the development, as details in this respect have not been submitted with this proposal.

Application No. 14/95/214 - Outline - residential development -  
land and buildings on North side of Coupland Street, Whitworth

236 . Resolved that planning consent be granted subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design, and external appearance of the buildings and the means of access thereto and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences 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 material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. No development shall begin until the access to the site has been formed to base course level and thereafter made up to a specification to be submitted to and approved by the local planning authority before the properties are occupied.
4. The materials of construction that shall be used for any development on this site shall be a good quality artificial stone and natural or artificial slate roofing.

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 part of the development, hereby approved, shall commence until a scheme has been approved in consultation with the Highway Authority.

7. No part of the development hereby approved, shall be occupied until the approved scheme referred to in Condition 6 has been constructed and completed in accordance with the scheme details.

#### Article 4 Direction -

#### Permitted Development Rights for the Construction of Dormers

236 . The Borough Engineer and Planning Officer reported that he had been advised by the Department of the Environment that the Article 4 Direction in respect of the removal of permitted development rights for the construction of dormers on the roof slopes of designated properties in Crow Tree Avenue, School Street, Rook Hill Road and Heathbourne Road, Stacksteads, should not be approved.

The effect of this decision was that the Article 4 Direction lapsed thereby permitting the construction of Dormers (within appropriate dimensions) without the need for planning permission.

Resolved that the report be noted.

THE MEETING CLOSED AT 7.25 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 14th August 1995  
at 7.00 p.m.

PRESENT: Councillor McShea (in the Chair)  
Councillors Baron, Mrs Baron (for McManus), Fishwick,  
Mrs Goldsworthy, Hancock, Harding, Hayler (for Quinn),  
Heyworth, Mooney, Procter, Ruddick and Weeds

APOLOGIES: Councillor Easton

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

296 . Resolved that the Minutes of the meeting of the Committee held on 10th July 1995 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

296 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 298 to 308 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. 14/95/246 - Proposed ground floor rear extension  
and new loading bay to comprise a 320m<sup>2</sup> extension -  
Unit 3,4,5 The Valley Centre, Bank Street, Rawtenstall

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

1. No development shall take place until a scheme for and samples of the proposed facing materials 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 spandrel panels used in respect of the development hereby approved shall be of a matt finish, a colour and sample of which should be submitted to and approved by the local planning authority before the development commences and the scheme shall not be implemented other than with the approved material.
3. Before any development commences on site a scheme detailing the principle turning area and secondary turning area for HGV vehicles, and loading area for the remainder of the existing units together with signage to indicate the presence of the service yard should be submitted to and approved by the local planning authority and the service yard should be lined in accordance with that scheme before the building is first used.

Application No. 14/95/247CA - Demolish/removal of rear wall to allow new extension to form new retail area - Units 3,4,5 The Valley Centre, Bank Street, Rawtenstall

296 . Resolved that planning permission be granted.

Application No. 14/95/275 - Construction of single storey link development to form retail shop - 25 Bacup Road, Rawtenstall

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

1. Prior to the commencement of the retail use hereby approved, the service yard shall be constructed and provided with a sealed surface.
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.

Application No. 277CA - Demolition of rear wall and part of roof of single storey link between the former Cinema/Snooker Hall and 25 Bacup Road to create new service area - 25 Bacup Road, Rawtenstall

296 . Resolved that planning permission be granted.

Application No. 14/95/213 - Change of use from water treatment works to storage and offices. The development may affect the setting of Footpath No. 11 - Former Water Treatment Works, Burnley Road, Loveclough

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

1. Before the development hereby permitted becomes operative the existing access from the south-western end of the site frontage to Burnley Road shall be widened and improved strictly in accordance with the details and

discussions shown on the proposed forecourt layout and vehicular access plan dated May 1995.

2. The whole of the proposed car park at the front of the site shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority, and 10 car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative.
3. A scheme for residents car parking area to the rear of the former Water Treatment Works shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the commencement of the use hereby approved.
4. Before the use hereby approved 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. A scheme providing details of the proposed septic tank shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the commencement of the use hereby approved.
6. The use which is the subject of this permission shall only be carried out between the hours of 8.30 am. and 5.00 pm. on weekdays and 8.30 am. and 1.00 pm. on Saturdays.
7. The premises shall be used for the storage of motor parts and ancillary offices and for no other purpose (including any other purpose in Class B8 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).
8. 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.

N.B. The Borough Engineer and Planning Officer declared an interest in the following item of business and vacated the meeting during the discussion thereof and voting thereon.

Application No. 14/94/464 - Retrospective application for a change in use of unit 10B from manufacturing to manufacturing and retailing. Retailing to be carried out on floorspace comprising 40 square metres only -  
Unit 10B Park Mill, Holcombe Road, Helmshore

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

1. The retail use hereby approved shall only be carried out between the hours of 9.30 am. and 4.30 pm. on weekdays and between the hours of 10.00 am. and 4.30 pm. on Saturdays and Sundays.
2. The retail use hereby approved shall only be carried out in conjunction with the manufacturing use conducted in Unit 10B of Park Mill and the retail goods sold shall comprise only those goods manufactured in Unit 10B.
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.
4. Within 3 months of the date of this permission, a bell and intercom system providing an audio link between the entrance to 'The Hovel' and Unit 10B shall be installed and thereafter retained for the duration of the retail use hereby approved.
5. Within 3 months of the date of this permission, a mirror shall be installed within 'The Hovel' in a position to be agreed with the LPA and thereafter retained for the duration of the retail use hereby approved.

Application No. 14/94/516 - Change of housetype on plots 8,9 AND 10 incorporating a change in layout for those three plots and the formation of a private access square off Heycrofts View (amended description) - Plots 8,9, & 10 Heycrofts View, Edenfield, Ramsbottom

296 . The Borough Engineer and Planning Officer reported that he had had further discussion in respect of this application and an associated application for an additional property within the overall development with the applicant. As a result of these discussions, the applicant had agreed certain additional changes which would be the subject of an amended application and accordingly, the current application had been withdrawn.

Resolved that the report be noted.

Application No. 14/95/259 - Proposed two storey extension to accommodate teaching space, laundry area, wc's and dining area - Rossendale Special School, Bamford Road, Turn, Ramsbottom

296 . 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 reasons:-

1. The development proposed extends an existing lean to portion of the property at the rear. The extensions location both on the rear of the old farmhouse and adjacent to the large recently approved stand alone building means that the principle views of the building from the Green Belt remain unaltered, and as such the purposes of the policies contained within Planning Policy Guidance Note 2, are not sufficiently affected to make this form of development unacceptable.
2. The design and construction of the extension retains the original character of a building of this type and position and is visually appropriate to the character of the landscape.

(ii) that planning permission be granted subject to the following condition:-

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

Application No. 14/95/219 - Change of use to garden curtilage and retention of outbuilding - 56 Knowsley Crescent, Shawforth

- 296 . Resolved that planning be granted subject to the following condition:-
1. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 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.

Application No. 14/95/270 - Variation of condition No. 2 imposed on planning permission ref no. 14/95/094 to allow for the use of artificial rather than natural stone slabs. The development may affect the setting of Footpath No. 512 - Lee Farm, off Stubbylee Lane, Bacup

296. Resolved that this application be approved and that planning permission be accordingly reissued with condition No. 2 amended to state:-

No development shall take place until samples of the proposed natural stone and artificial stone slabs 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.

Application No. 14/95/002 - Reinstatement of farmhouse to form dwelling with workspace and conversion of redundant agricultural building to staff cottage. The development may affect the setting of Footpath No. 281 - land at Willow Field, Cowpe, Waterfoot

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

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.
2. Prior to the commencement of the development hereby approved a scheme detailing measures to be taken to ensure the structural stability of the buildings during conversion shall be submitted to and approved by the local planning authority and thereafter the development shall only be carried out in accordance with the approved scheme.
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. Prior to the first occupation of the dwellings hereby approved, the existing access shall be provided with a stone surface to its twin tracks.
5. Prior to the commencement of the development hereby approved samples of the proposed natural stone and natural stone slabs to be used in facing the lean to extensions to the farmhouse and barn shall be submitted to and approved by the local planning authority and the outer face of these extensions shall not be constructed other than with the approved materials.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no 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. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 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.  
Reason: The carrying out of the class(es) of development which would normally be permitted could, in this instance, result in the form, design, layout or character of the principal development being altered in an unacceptable way, to the detriment of visual amenity and harmony within the development/street scene.
8. The workspace hereby approved shall only be used in conjunction with the occupation of the adjoining dwellinghouse.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Planning Appeal Decisions

296 . The Borough Engineer and Planning Officer reported upon the results of planning and enforcement appeals since his last report to the Committee as follows:-

#### Application No. 14/94/478

Erection of Nursing Home (Revised Scheme) - Land off Booth Road,  
Mount Avenue, Waterfoot

- Appeal Dismissed

#### Application No. 14/94/337

Single Storey Rear Extension, to Provide Dining Room and Sun Lounge -  
5 Sunnindale Avenue, Waterfoot

- Appeal Upheld - subject to the development being commenced before  
the expiration of 5 years from the date of the grant of permission

Application No. 14/94/377

Land and Buildings off Holcombe Road, Helmshore

- Appeal dismissed

Enforcement Appeal

Land and Buildings off Holcombe Road, Helmshore

- Appeal dismissed - the following requirements being attached to the  
Notice:-

1. To remove from the land all hardcore, rubble, concrete, crushed stone  
and other materials forming the access track and hard surfaced area  
referred to in the notice.

2. To remove the polytunnel including its footings and concrete base, the wooden shed including the supporting brickwork, concrete and stone.
3. To restore the land to its gradient and condition before the breach took place by spreading topsoil and re-seeding it with grass.

### Facit Quarry IDO

The Borough Engineer and Planning Officer reported that the Secretary of State had issued the conditions to be attached to the above development and he advised the Committee of the particular conditions relating to hours of operation which were of concern to the Council and local residents.

Resolved that the report be noted.

### Horncliffe Top Farm - Alleged Obstruction of Footpath

296 . The Borough Engineer and Planning Officer reported on the history attaching to this issue and advised of discussions which had taken place between the Country Landowners Association, the Lancashire County Council, the landowner, and himself at which agreement had been reached to a potential solution to the problems which had been encountered in the area over a considerable length of time. The effect of the agreed solution was to widen Footpath No. 303 at the point where it is currently obstructed by the stable block, thereby facilitating free passage by persons on foot; in addition, the landowner would arrange for the ground to be clearly marked out and arrange suitable signposting in addition to dedicating the necessary amount of land for footpath.

Resolved that the Borough Solicitor be authorised to draw up a Deed of Dedication in respect of the land now referred to in order to ensure continued availability of full width access for Footpaths 302 and 303.

### 1995 Housing Land Availability Survey Report

296 . The Borough Engineer and Planning Officer reported that the total Housing Land Availability count in Rossendale in 1995 was 2,041 dwelling plots;

he advised that the number was well in excess of the 5 year requirement in the structure plan and the Rossendale District Plan.

Resolved that the report be noted.

Rawtenstall Conservation Area - Request to include St Mary's School

296 . The Borough Engineer and Planning Officer reported the receipt of a letter from Save Britain's Heritage in which they suggested extending the Rawtenstall Conservation Area to include St Mary's School.

The Borough Engineer and Planning Officer submitted his observations in the matter.

Resolved that no action be taken to alter the boundary of the Rawtenstall Town Centre Conservation Area.

Bacup and Rawtenstall Conservation Area Partnership Grants -  
The Picture House, Bacup Road, Rawtenstall

296 . The Borough Engineer and Planning Officer reported upon the circumstances in which a grant offer had been made in respect of the Picture House, Bacup Road, Rawtenstall when it had been the intention of the Committee that the application should be submitted to the Development Control Sub-Committee for decision.

He advised that a report was included later in the Agenda which dealt with establishing a Sub-Committee to deal with all such applications so that such errors would not arise in the future.

Resolved that the report be noted.

Rossendale Guided Walks Programme

296 . The Borough Engineer and Planning Officer reported that as a result of the Council's Budgetary Review, the Countryside Programme had been deleted from the Budget. Included within the Countryside Programme was the Guided Walks Programme and he advised that the programme for 1995 had been financed from the previous year's budget but as a result of the cuts, there would be no programme for 1996.

The Borough Engineer and Planning Officer reported that he had received correspondence from interest parties asking the Council to reconsider the decision to delete the Guided Walks Programme and he submitted for the information of the Committee, details of the Programme which had been first introduced in January 1986. He also supplied information on support for the walks which indicated that an average of 38 persons per walk had taken part which was well above the regional average of between 15 and 20 persons.

The Committee discussed the matter.

Resolved (i) that the Borough Engineer and Planning Officer be requested to report to a future meeting of the Committee on ways in which the

costs of the Guided Walks Programme could be reduced, including particularly reductions in mailing and printing costs, and

(ii) that the Policy and Resources Committee be strongly recommended to allocate sufficient funds to enable the Guided Walks Programme to be continued in 1996.

#### Rossendale Way in a Day - Future

296 . The Borough Engineer and Planning Officer reported on the response which had been received to the Committee's invitation for local organisations to run the event. He advised that Rossendale Athletics Club were keen to assist in the organisation and running of the event in tandem with their own event which involved athletes running the same route.

Resolved that the Borough Engineer and Planning Officer be requested to pursue with Rossendale Athletics Club the possibility of Rossendale Way in a Day being organised and run in future by the Club and to report to a future meeting on this issue.

## Highway Engineering Services Estimate 1995/96

296 . The Borough Engineer and Planning Officer reported on the Committee's Budget for the current financial year in respect of Engineering Services. He advised that in view of the very limited amounts in the budget, it was difficult to determine priorities from the many competing demands.

The Borough Engineer and Planning Officer advised that because of the availability of funds from estate action and from the Lancashire County Council, the proposed calming scheme at Wallbank, Whitworth would be able to proceed, but that other schemes requiring finance from the Council required an allocation from the Engineering Services Estimate.

The Chief Executive Officer advised that insofar as the Haslingden area was concerned, a sum of £400,000 was included in the Council's SRB Bid in respect of traffic calming schemes.

Resolved that consideration of this matter be deferred and the Borough Engineer and Planning Officer be requested to submit to Members of the Committee details of proposed or requested demands on the Budget together with specific estimates in respect of each requirement, so that consideration may be given to allocation of priorities for schemes.

### Adoption of Highways

#### East Parade, Rawtenstall

296 . (a) The Borough Engineer and Planning Officer reported that East Parade, Rawtenstall had not been included as an adopted street in the Adopted Streets Register, although he had discovered, following investigation that the Street was adopted.

Resolved that the report be noted.

#### St Crispin Way, Haslingden

317. (b) The Borough Engineer and Planning Officer reported that following the satisfactory completion of the abovementioned street in accordance with the terms of an Agreement under Section 38 of the Highways Act, the Street had been adopted from its junction with Grane Road to its junction with Flip Road.

Resolved that the report be noted.

### Traffic Regulation Orders

#### Prospect Road, Rawtenstall

296 . (a) The Borough Engineer and Planning Officer reported that problems were being encountered at the above location because of parking in the vicinity of the junction with Burnley Road.

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:-

Prospect Road (North Side) - from the junction with Burnley Road a distance of 10.0m approximately in a south westerly direction.

Prospect Road (South Side) - from the junction with Burnley Road a distance of 5.0m approximately in a south westerly direction.

## Back Burnley Road East, Waterfoot

318. (b) Further to Minute No. 103(c) of the June meeting of the Committee the Borough Engineer and Planning Officer reported upon revised proposals for waiting restrictions in the above area.

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

Back Burnley Road East - Rear of No's 25-31 (West Side) - for a distance of 45.0m from the junction with Booth Street in a northerly direction.

Back Burnley Road East (East Side) - from the junction with Booth Street a distance of 48.0m approximately in a northerly direction.

## A681 Newchurch Road, Stacksteads (The Glen)

318. (c) The Borough Engineer and Planning Officer reported that as a result of carriageway improvements and the construction of a "Kerb Build Out" it would now be possible to revoke the working day restriction in the vicinity of numbers 850 to 864 Newchurch Road; he further reported that parking on the opposite side of the road was causing problems and he suggested that the prohibition of parking at all times should be introduced at this point.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive Officer be authorised to make an Order as follows:-

Newchurch Road (North Side) - To revoke the existing traffic regulation order from the Westerly gable of 850 Newchurch Road, a distance of 56.0m approximately in a westerly direction.

Newchurch Road (South Side) - To revoke the existing restriction and replace with No waiting at any time from a point opposite the westerly gable of No. 850 Newchurch Road, a distance of 70.0m approximately in a westerly direction.

### Roundhill Road and Rising Bridge Road.

318. (d) The Borough Engineer and Planning Officer reported that as a result of problems caused by parking in the vicinity of the abovementioned junction it would be necessary to consider 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 be authorised to make an Order prohibiting the waiting of vehicles at all times as follows:-

Rising Bridge Road (West Side) - From the junction with Roundhill Road a distance of 25.0m approximately in a northerly direction.

Roundhill Road (North Side) - From the junction with Rising Bridge Road, a distance of 25.0m on a north westerly direction.

### Hud Hey Road, Haslingden

318. (e) The Borough Engineer and Planning Officer reported that following observations and as a result of complaints relating to parking near the junction with Martincroft Road he proposed to seek an extension to the existing Order.

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 south side of Hud Hey Road from a point 15m south east of the gable of No. 142 Hud Hey Road for a distance of 15m in a south easterly direction.

Helmshore Road, Helmshore.

318. (f) The Borough Engineer and Planning Officer reported on problems which had been encountered in this vicinity because of parked vehicles and he advised that the existing working day restriction had not proved effective. Accordingly, he recommended an increase in the severity of the Order.

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 eastern side of Helmshore Road from its junction with Broadway for a distance of 96.0m approximately in a southerly direction (and revoking the existing traffic regulation order in respect of this length of highway).

Union Square, Bacup

318. (g) The Borough Engineer and Planning Officer reported that following the revocation of parking restrictions on Union Square, Bacup difficulties had been encountered regarding access to premises and deliveries.

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 eastern side of Union Square, Bacup from its junction with Union Street a distance of 38.0m approximately in a north westerly direction.

Helmshore Road - Flaxmoss

318. (h) The Borough Engineer and Planning Officer reported that a site meeting had been held in accordance with the decision of the Committee, and he submitted a plan indicating proposals for Traffic Regulation in the vicinity of

Helmshore Road/Mayfield Avenue/Dean Road which were additional to those already agreed by the Committee.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive Officer be authorised to include within the Traffic Regulation Order for this area additional waiting restrictions as indicated on the plan submitted to the Committee and detailed below:-

(i) Prohibiting the waiting of vehicles at all times as follows:-

Dean Road - south side - from Back Helmshore Road for 15m in a north westerly direction

Helmshore Road - east side - from a point 25m north of the gable of 2-4 Dean Road for a distance of 10 m in a northerly direction

east side - from a point 5m north of the gable of 240 Helmshore Road for a distance of 80m in a northerly direction

west side - from a point 10m south of the gable of 257 Helmshore Road for a distance of 15m in a northerly direction

(ii) restricting the waiting of vehicles to 30 minutes in any hour, between the hours of 8.00 a.m. to 6.00 p.m. Mondays to Saturday inclusive on,

Mayfield Avenue - south side - from its junction with Helmshore Road for a distance of 15m in a westerly direction.

#### Bacup Road, Cloughfold

318. (i) Further to Minute No. 103(d) of the June meeting of the Committee, the Borough Engineer and Planning Officer reported that he had investigated the possibility of reducing the severity of restrictions on Bacup Road and to this end he had reconsulted the Police and County Surveyor. He advised that both parties had confirmed their opposition to any changes to the present restrictions.

Resolved that no action be taken to alter the existing traffic regulation order in effect at Bacup Road, Cloughfold.

#### Naming of Streets

296. Resolved that the development off Helmshore Road, Haslingden referred to in the report of the Borough Engineer and Planning Officer be named "Highfield Park" and the properties numbered as indicated on the plan submitted to the Committee.

#### North West Water - Proposed Water Main Refurbishment

296. The Borough Engineer and Planning Officer submitted a report prepared by North West Water Ltd relating to the proposed major programme of Water main refurbishment to be carried out throughout the Borough by the company. It was anticipated that the majority of the work would be carried out over the two years commencing in the Summer of 1995.

Resolved that the report be noted.

#### Private Street Works - Alden Road, Helmshore

296 . The Borough Engineer and Planning Officer reported that in order to comply with the conditions attaching to planning consent in respect of Application No. 14/95/102, the developer was required to make up a part of Alden Road, Helmshore to adoption standards. The developer had requested the Council to use its powers under the Highways Act to enable him to undertake the Street Works at his own expense.

The Borough Engineer and Planning Officer submitted a plan, estimate, and provisional apportionment in respect of a scheme to make up the Highway to adoption standards which indicated that the total cost of the works would be borne by the developer.

Resolved (i) that whereas Alden Road, Helmshore from its junction with Holcombe Road for a distance of 60.0m 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 under and in accordance with the provisions of the Private Street Works code in the Highways Act 1980,

(ii) that in accordance with Section 207 of the Highways Act 1980, the Council agrees to apportion the expenses having regard to the degree of benefit to be derived from the premises fronting the street,

(iii) that the Council approves the Specification Plans Sections, Estimates and Provision of Apportionment relating to such works as prepared by the Borough Engineer and Planning Officer and now submitted, and

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

### Lancashire County Council - Highways Agency Agreement

296 . The Borough Engineer and Planning Officer reported upon discussions on the Highways Agency Fee associated with the revised Agency Agreement which had taken effect on 1st April 1992. He advised that as a result of these negotiations, agreement had been reached at officer level on a Countywide basis to the Agency fee which was to be calculated in 2 elements - a fixed fee element and a variable fee element. He indicated the value of both elements of the fee and indicated that the effect of these variations would be to increase the funds available to the Borough Council by an annual increase of £10,629 with effect from the current financial year.

The Borough Engineer and Planning Officer further reported that the arrangement whereby 50% of the losses incurred by the DLO or 50% of the profits earned by the DLO were to be shared by the County Council, ceased to have effect at the end of the financial year 1994/95.

Resolved that the Lancashire County Council be advised that the amendments to the Highways Agency Fee as now reported be agreed with effect from April 1995.

### Development Control Sub-Committee Minutes

296 . Resolved that the Minutes of the meetings of the Development Control

Sub-Committee held on 9th June, 16th June, 23rd June, 30th June, 7th July, 14th July, 21st July, 28th July and 4th August 1995 be noted (for Minutes see Appendices 'A' to 'I').

### Bacup Town Centre Sub-Committee

296 . The Chief Executive Officer submitted the Minutes of the meeting of the Bacup Town Centre Sub-Committee held on 28th June 1995. A Member referred to the rumoured closure of a significant store within the Town Centre and suggested that it would be appropriate for urgent action to be taken to meet the owners of the store with a view to discussing its future.

Resolved (i) that the Minutes of the Bacup Town Centre Sub-Committee held 28th June 1995 be approved and adopted (for Minutes see Appendix 'J'), and

(ii) that the Policy and Resources Committee be recommended to make arrangements for a meeting as a matter of urgency with the owners of the store now referred to with a view to determining their intention for the future of the store.

### Haslingden Town Centre Sub-Committee

296 . Resolved that the Minutes of the meeting of the Haslingden Town Centre Sub-Committee held 29th June 1995 be approved and adopted (for Minutes see Appendix 'K').

### Rawtenstall Town Centre Sub-Committee

296 . The Chief Executive Officer submitted the Minutes of the Rawtenstall Town Centre Sub-Committee held 10th August 1995. The Chair of the Sub-Committee referred to Minute No. 4 (Relocation of Rawtenstall Bus Station and Sale of Land) and advised the Committee that he had been requested by the Members of the Sub-Committee to ensure that their views on the urgent need for a transportation study were made known.

Resolved (i) that the Minutes of the meeting of the Rawtenstall Town Centre Sub-Committee held 29th June 1995 be approved and adopted (for Minutes see Appendix 'L'), and

(ii) that the Policy and Resources Committee be recommended to consider as a matter of priority the allocation of funds to facilitate an appropriate transportation study in respect of the Town Centre at Rawtenstall.

### Sickness Report

296 . The Chief Executive Officer submitted the report prepared by the Director of Operating Services giving details of sickness within the department (excluding DLO employees) since his last report to the Committee.

Resolved that the report be noted.

### Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

296 . Resolved that a Sub-Committee comprising the Chair of the Committee, the Chairs of the Bacup and Rawtenstall Town Centre Sub-Committees and two Conservative Members, be established with delegated authority to deal exclusively with applications for grants under the Bacup and Rawtenstall Conservation Area Partnership Scheme.

### Exclusion of the Public and Press

296 . 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 1 of Part I of Schedule 12A to the Act.

Bacup and Rawtenstall Conservation Area Partnership - Grant Approvals

296 . The Borough Engineer and Planning Officer submitted details of two applications for grant. He reminded the Committee that the agreement with English Heritage allowed for grants to be made available in appropriate cases at the rate of 35% to premises in Rawtenstall and 50% in respect of premises in Bacup.

Resolved (i) that a 35% grant offer in the sum of £1575 be made in respect of the repairs outlined in the report to the Borough Engineer and Planning Officer at 103/105 Bank Street, Rawtenstall subject to the usual conditions, and

(ii) that a 50% grant offer in the sum of £350 be made in respect of the urgent repair outlined in the report of the Borough Engineer and Planning Officer at 7 St James Street, Bacup, subject to the usual conditions, and on the understanding that full repair and external improvements are sought in due course.

THE MEETING CLOSED AT 8.15 P.M.

THE UNDERMENTIONED MINUTES WERE CONFIRMED BY THE  
COUNCIL AT ITS MEETING  
HELD ON THE 6TH SEPTEMBER 1995 AND ARE PRINTED HERE FOR  
RECORD PURPOSES ONLY

ENGINEERING AND PLANNING COMMITTEE

held 31st August 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors D Baron, Cheetham (for Mrs Goldsworthy),  
Easton, Fishwick, Hancock, Heyworth, McManus, McShea,  
Mooney, Procter, Ruddick and Weeds

APOLOGIES: Councillors Mrs Goldsworthy, Harding and Neville

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

412 . Resolved that the Minutes of the meeting of the Committee held 14th August 1995 be signed by the Chair as a correct record.

Highways Engineering Services Estimate 1995/96

412 . The Borough Engineer and Planning Officer reminded the Committee that at their last meeting they had deferred consideration of the allocation of priorities in respect of items included within the Budget because of the many competing demands. He submitted a report outlining the funds available for the Committee to prioritise together with his recommendations in the matter.

The Borough Engineer and Planning Officer advised the Committee of an error in his report in which a proposed scheme for social lighting had been omitted and he submitted details of the omitted scheme (Bond Street, Edenfield).

The Committee discussed the matter in detail.

Resolved (i) that expenditure on the items in Section 1 of the report, relating to committed expenditure involving expenditure in the sum of £9,150 be approved,

(ii) that in respect of traffic calming and accident reduction, the Borough Engineer and Planning Officer be requested to look in more detail at those schemes involving expenditure by this Committee (2.11 to 2.16 inclusive, excluding 2.14) to determine (a) the extent to which a financial contribution by the Committee might generate funding from other sources and (b) whether any of the schemes might be reduced in scope/cost yet achieve the purpose for which they were originally designed, and that a further report be submitted to the Committee on these issues,

(iii) that in respect of Social Lighting the following sites be approved:-

3.1 Lighting of steps at Fernhill/Anvil Street, Stacksteads - £1,500

3.3 Back Millar Barn Lane, Waterfoot - £600

(iv) that in respect of Social Lighting, the scheme in respect of Shade End footpath, Stacksteads (3.5) be phased over an extended period and that expenditure in the current year of £2,000 approximately, be authorised,

(v) that in respect of Social Lighting, the scheme at Tom Lane and Bob Lane, Waterfoot (3.6) be examined and expenditure in the current year of £2,500 approximately be authorised, and

(vi) that consideration of priorities in respect of reactive maintenance and miscellaneous requests and projects be deferred and considered at a future meeting of the Committee.

### Traffic Regulation Order - Helmsore Road, Helmsore

412 . The Borough Engineer and Planning Officer referred to the proceedings of the Committee at their meeting on 14th August 1995 when it had been agreed that the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on Helmsore Road, Helmsore from its junction with Broadway for a distance of 96.0m in a southerly direction. He advised that the plan which had been circulated to that meeting of the Committee had indicated a waiting restriction which was only 56.0m in length; the error had only come to light after the meeting had been held.

The Borough Engineer and Planning Officer submitted two plans, one showing a proposed restriction of 56.0m in length and one showing a proposed restriction of 96.0m in length. The plan showing the proposed restriction of 96.0m in length was consistent with the recommendation of the Borough Engineer and Planning Officer and indicated the length of highway which it was intended should be the subject of an Order. He advised the Committee that if the Committee were in agreement with his proposal to make an Order as indicated on the second plan, it would be appropriate for them to confirm the decision taken at their meeting on 14th August, having seen an accurate plan showing the extent of the proposed Order.

The Borough Engineer and Planning Officer reported the receipt of correspondence relating to this Order from certain local residents and business interests which expressed the view that a restriction of as much as 96 metres was unnecessary.

The Committee discussed the matter in detail.

Resolved (i) that in accordance with the terms of the agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the Eastern side of Helmshore Road from its junction with Broadway for a distance of 96.0m approximately in a southerly direction (and revoking the existing Traffic Regulation Order in respect of this length of highway),

(ii) that notwithstanding the decision outlined in resolution (i) above, the Borough Engineer and Planning Officer undertake detailed consultation with the occupiers of the properties 410-420 Helmshore Road inclusive and from the junction of Gregory Fold to 439 Helmshore Road on the following alternative proposals,

(a) a prohibition of waiting at all times for 56 metres (to No. 414 Helmshore Road)

(b) a prohibition of waiting at all times for 96 metres (to No. 420 Helmshore Road)

(c) the provision of 'H' markings on the highway, in conjunction with either proposal (a) or (b) above.

(iii) that the results of the consultation exercise be reported to a future meeting of the Committee, along with those letters reported to the Committee at this meeting.

THE MEETING CLOSED AT 7.35 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 11th September 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)

Councillors Baron, Dunne (for Neville), Easton, Fishwick,

Forshaw (for Harding), Mrs Goldsworthy, Hancock, Heyworth,

Holt (for Mellor), McManus, Mooney, Procter, Ruddick and Weeds.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

423 . Resolved that the Minutes of the meeting of the Committee held on 31st August 1995 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

423 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod.3 to 7 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. 14/95/279 - Erection of 25 No. dwellings -  
land off Schofield Road, Rawtenstall, Rossendale

423 . The Committee discussed several items of concern in respect of the design and layout of the scheme as well as aspects of density and road safety. The Borough Engineer and Planning Officer indicated that a number of the issues had been raised with the Developer and he advised the Committee of the Developer's

response in respect of these issues. The Borough Engineer and Planning Officer further advised the Committee that certain of the design elements within the scheme were supported by the Police as being consistent with their "secure by design" initiative.

Resolved that consideration of this application be deferred and the Borough Engineer and Planning Officer be authorised to discuss in detail with the Developer the issues now raised by the Committee and that a further report be presented to the Development Control Sub-Committee following completion of the discussions between the Borough Engineer and Planning Officer and the Developer.

Application No. 14/95/293 - Completion of proposed scheme of conversion of stables and pig styes to dwelling incorporating reconstruction of all external walls (resubmission) - Carter Place Farm, Blackburn Road, Haslingden

423 . The Borough Engineer and Planning Officer advised the Committee that the recommendation contained in his report, to refuse the application, was based on both the policies contained within the Council's Local Plan and the Planning Policy Guidance in respect of Green Belt issued by the Department of the Environment.

The Committee discussed the application in the light of the advice of the Engineer and Planning Officer but the view was expressed by the Committee that an approval could be given in this case which need not contravene the Council's policies or set a precedent in respect of future applications within the Green Belt.

Resolved (i) that notwithstanding the policies contained in the District Plan, the Planning Policy Guidance on Green Belts and the recommendation of the Borough Engineer and Planning Officer, the Committee are minded to grant permission for the following reasons:-

1. The application site has the benefit of planning permission in respect of development. The land use issue having been established, the Committee feel in this particular case that the removal of existing potentially unstable original structures will facilitate the appropriate development of the site subject to the sympathetic choice of appropriate materials, and the attachment of appropriate conditions to the consent.

2. The circumstances of this application are such as to justify an approval in that the granting of consent in this case for the reasons outlined, will not facilitate future development within Green Belt and will not thereby prejudice the Green Belt policy.

(ii) that planning permission be granted subject to the following conditions:-

1. No development shall take place until samples of the proposed natural stone facings 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. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A - E inclusive 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. Before any development is commenced in respect of this development details should be submitted to and approved by the local planning authority in respect of the design and detailing of the true sash windows, and the above scheme shall not be implemented other than in accordance with the approved details.
4. No development shall take place until samples of the proposed surface treatment to the driveway have been submitted to and approved by the local planning authority and the driveway shall not be constructed other than with the approved materials.

Application No. 14/95/516 - Change of housetype and position on Plot 9, the handing of Plot 10 and deletion of Plot 8 (amended description) (amendment No.4). Plots 8, 9 and 10 Heycrofts View, Edenfield.

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

1. No development shall take place until samples of the proposed natural stone facings and artificial slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A to 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.
3. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
4. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development and specifically in respect of the Gincroft Lane boundary to plots 9 and 10 have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details and thereafter they shall be retained in those positions.
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 dwelling house, 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. 14/95/311 - Change of use from hotel to pre-school

children's nursery, associated car parking and first floor bridge link to gardens - Gaghills House, Gaghills Road, Waterfoot, Rossendale

423 . The Borough Engineer and Planning Officer reported on discussions which had taken place with the applicant following the site inspection by the Committee, relating to the issue of car parking. He advised that the proposed parking facility for staff at Gutter Booth would be omitted and replacement spaces would be found elsewhere within the site for staff leaving 7 spaces available for clients.

Resolved that the proposed parking arrangements now reported be approved and planning permission be granted subject to the following conditions:-

1. The proposed car parking areas shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority, and the car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plans before the use of the premises hereby permitted becomes operative.

2. 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.
3. The use hereby approved shall accommodate a maximum of 49 children.
4. The premises shall be used for pre-school children's nursery and for no other purpose (including any other purpose in Class D1 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. 14/95/295 - Outline - Erection of 1 No. 4 bedroom detached dwelling with attached double garage. The development may affect the setting of footpath No. 228 - land adjacent to 14 Shawclough Road, Whitewell Bottom

- 423 . Resolved that planning consent be refused for the following reasons:-
1. The proposed development would be contrary to the provisions of the Rossendale District Local Plan which indicates that the application site is located within an area designated as Countryside where new development will be restricted to that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area.
  2. The site which is the subject of this application is shown to be located beyond the Urban Boundary in the approved and adopted Rossendale District Local Plan - the Urban 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.

3. Sufficient land is available within the Borough either with the benefit of planning permission or firm allocation for residential development to meet future housing needs both in accordance with the provisions of the Development Plan and government circulars (including D.O.E. Circular 15/84, and D.O.E. P.P.G. 3 (January 1988)).
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.
5. The proposed development would produce vehicular turning movements at the new site access to Shawclough Road where, on account of the limitations of the site curtilage the visibility available to drivers entering the class 3 highway would be substandard, to the detriment of road safety.

THE MEETING CLOSED AT 7.40 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 2nd October 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Baron, Easton, Mrs Baron (for Fishwick),  
Mrs Goldsworthy, Hancock, Heyworth, McManus, McShea,  
Mooney, Neville, Procter, Ruddick and Weeds

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

475 . Resolved that subject to the correction of the Minutes by the inclusion of the name of Councillor McShea in the list of Members present at the meeting, the Minutes of the meeting of the Committee held on 11th September 1995 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

475 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 477 to 481 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. 14/95/348 - Retention of rebuilt single storey lean to side extension, insertion of a first floor and second floor window in the gable and two velux roof lights in the front roof plane and installation of imitation sash windows in the existing front elevation window openings. Installation of a security grille over the ground floor windows in this elevation - 4 Ormerod Street, Rawtenstall

475 . Resolved that this application be approved unconditionally.

Application No. 14/95/353 - Resubmission of outline application for the erection  
of 4 No. detached dwellings and improvements to highway -  
Land off Hollin Lane, Rawtenstall

475 . Resolved that outline planning consent be refused for the following reasons:-

1. The proposed development would be contrary to the provisions of the approved and adopted District Local Plan for Rossendale which indicates that the application site is located within an area designated as Countryside where new development will be restricted to that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area. In the interest of preserving the open character of this rural site it is considered that this proposal should be strongly resisted.

2. 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 Local 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.
3. Sufficient land is already available within the Borough either with the benefit of planning permission or from allocation for residential development to meet future housing needs both in accordance with the provisions of the Development Plan and (PPG.3 (revised) March 1992).

Application No. 14/95/325 - Formation of refuse bin storage compound for flats and shoe warehouse - Land between car park and Lever Street, Cloughfold

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

1. The proposed development would in its design and materials of construction on the west elevation not reflect the quality of and materials of the former Kingdom Hall, which is natural stone. The bin store would remain a visible element in the street scene and should be appropriately detailed in order for the development to sympathetically relate to the surroundings of the site.

Application No. 14/95/305 - Conversion and extension to redundant industrial building incorporating enclosing of and roofing over existing void to form detached dwellinghouse (amended scheme) (Amendment A) -  
Land at Pleasant View, Stacksteads, Bacup

475 . 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 Boundary in the approved and adopted District Local Plan for Rossendale - the Urban Boundary delineating the area within which it is anticipated that most new development within the Borough will be accommodated during the Plan period: development beyond the Urban

Boundary will generally be strongly resisted unless it complies with Policies DS.5 (Development Outside the Urban Boundary and the Green Belts) and C.6 (Re-Use and Adaptation of Rural Buildings).

2. The proposal would be contrary to Policy C.6 of the Rossendale District Local Plan by virtue of the comprehensive rebuilding on an enlarged footprint of the former workshop and the further extension of the premises by way of the construction of a tanked void, which, cumulatively have resulted in a scheme of development the building form, bulk and general design of which are no longer in keeping with their surroundings or reflect the simple character of the original building, and which furthermore would have an adverse effect upon the appearance and function of the area.

Furthermore, the unauthorised extensions which, in altered form it is proposed to retain would not be considered either ancillary in size, mass and scale to the original building or otherwise necessary to provide a reasonable standard of modern habitable accommodation.

3. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well planned development.

Application No. 14/95/330 - Retrospective application to use two lower ground floor shop units (use class a1) for storage purposes ancillary to the use of the upper ground floor as a shop (use class a1) - 15/17 Rochdale Road, Bacup

475 . Resolved that planning permission be granted unconditionally.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

475 . The Borough Engineer and Planning Officer reported upon the results of Planning Appeals since his last report to the Committee as follows:-

Outline - Erection of a Detached Dwelling - Lower Boarsgreave Farm, Cowpe Road, Waterfoot (Informal Hearing)

- Appeal Dismissed

Outline - Erection of 6 Two Storey One Bedroomed Apartments - Land off East Parade, Rawtenstall (Informal Hearing/Written Representations)

- Appeal Dismissed

Resolved that the report be noted.

Millenium Fund Bid

475 . The Borough Engineer and Planning Officer reported that Bids for schemes to be financed from the Millenium Fund were to be submitted to the Economic Development Sub-Committee which would consider the Bids on behalf of the Council and prioritise these for submission. The Chief Executive Officer advised that the closing date for bids was in early December and work on the preparation and co-ordination of the Bid would require the urgent allocation of staff resources.

The Committee discussed the suggestions contained in the report of the Borough Engineer and Planning Officer and made certain suggestions for additions to that list.

Resolved that the Economic Development Sub-Committee be advised of the suggestions for bids for funds from the Millenium Fund as detailed below in the priority indicated, and that they consider particularly the promotion of major schemes on a county wide basis, including the co-operation of the other District Councils within Lancashire and the Lancashire County Council:-

1. The establishment of a community forest (could be based or centred on certain towns/communities where best opportunities for successful delivery can be found) involving where possible local community organisations.
2. Cycle Way Provision on a countywide basis and extended if possible to include the use of appropriate sites for off road motorcycling.
3. Linking/Adding Value to community based schemes, including  
Haslingden  
SRB Programme.
4. Providing a feature bridge across the Glen at Waterfoot, to resolve the problem of accommodating the crossing of Bacup Road by the  
Pennine  
Bridleway.

Lancashire Structure Plan 1991-2006

475 . The Borough Engineer and Planning Officer reported that the report of the Panel of the examination in public into the review of the Lancashire Structure Plan had just been published. He advised that he would be reporting in detail to the meeting of the Committee on 27th November 1995.

Resolved that the report be noted.

Lancashire Minerals and Waste Local Plan

475 . The Borough Engineer and Planning Officer reported that the consultation period in respect of the plan would start in late October/early November. He advised that a full report on the plan would be made to the Committee on 27th November 1995.

Resolved that the report be noted.

Scheme of Delegation

Article 4 Directions

475 . (a) The Borough Engineer and Planning Officer reported that the Council's Scheme of Delegation allowed for Article 4 Directions to be made by the Committee. He indicated that since such Directions were frequently required to be made as a matter of urgency, it was more appropriate for the authority to issue such directions to rest with him.

Resolved that the Scheme of Delegation be amended and that the issue of Directions under Article 4 of the Town and Country Planning Act 1990 be delegated to the Borough Engineer and Planning Officer in consultation with the Chair of the Committee.

Enforcement of Conditions/Injunctions Restraining Breaches of Planning Control

486. (b) Resolved (i) that Notices under Section 187A of the Town and Country Planning Act 1990 (Enforcement of Conditions) be delegated to the Borough Engineer and Planning Officer in consultation with the Chair, and

(ii) Applications for an injunction under Section 187B (injunctions restraining breaches of planning control) be delegated to the Borough Engineer and Planning Officer in consultation with the Chair.

### Tree Preservation Orders

#### Land in the Vicinity of Cowpe Hall Farm - T2/97

475. (a) The Borough Engineer and Planning Officer reported that the above Order had been made on 21st June 1995, and objections to the Order had been made. Following a site meeting, agreement had been reached with the objector to works being undertaken to certain trees and the felling of the tree shown as T2 on the plan next to the Order. As a result of this Agreement, the objection had been withdrawn.

Resolved that the Borough of Rossendale (Land in the Vicinity of Cowpe Hall Farm T2/97) Tree Preservation Order 1995 as amended by the deletion of the tree T2, be confirmed.

Land in the Vicinity of the Former Belmont/Valley School  
(and "Soleh" Formerly "Aldwyn"), Haslingden Road, Rawtenstall - T2/95

487. (b) The Borough Engineer and Planning Officer reported that the above Order was made on 18th June 1995 and an objection to the Order had been made by the land owner (Lancashire County Council). He advised that the site was currently being marketed and that the trees within the area marked A2 on the plan annexed to the Order would prevent the development as proposed by the County Council. The Borough Engineer and Planning Officer indicated that once detailed proposals for the site were prepared, these could incorporate a detailed site survey which would then enable consideration to be given to any detailed proposals for trees within the site.

Resolved that the Borough of Rossendale (Land in the vicinity of Former Belmont/Valley School and "Soleh" Formerly "Aldwyn", Haslingden Road, Rawtenstall T2/95) Tree Preservation Order 1995 be confirmed.

Small Capital Improvements 1995 Submission

475. The Borough Engineer and Planning Officer submitted details of schemes which had been submitted to the County Council for inclusion in their Small Capital Improvements Programme for the current year, together with the results of those submissions. He advised that the scheme numbered 14.035 - modification of traffic signals A681 Bacup Road/B6238 Burnley Road East, Waterfoot had been added as part of an approved scheme (14.065 Bacup Road, Waterfoot). The Borough Engineer and Planning Officer also submitted a list of schemes which he had received during the current year which he suggested should be submitted to the County Council for assessment.

The Committee discussed the matter.

Resolved (i) that the schemes indicated below be resubmitted to the County Surveyor for assessment with an indication that the Council are prepared to allocate funds towards achieving the required rate of return.

14.081 A682 Burnley Road, Crawshawbooth. Application of anti-skid treatment at pelican crossing near County School

14.080 Staghills Road, Rawtenstall. Provision of three pedestrian refuges between Brow Edge and Top Barn Lane

14.077 A680 Manchester Road/Bury Road, Haslingden. Provision of a mini-roundabout

(ii) that the new schemes referred to in the report of the Borough Engineer and Planning Officer be submitted to the County Surveyor for assessment, and

(iii) that any addition schemes submitted to the Borough Engineer and Planning Officer before Full Council be the subject of a coarse assessment with a view to their submission to the County Surveyor.

#### Rossendale Way in a Day

475 . The Borough Engineer and Planning Officer reported that following discussions with the Rossendale Harriers Triathlon and Athletic Club, they had indicated that they would not be able to assist in the organisation of the Rossendale Way in a Day event in 1996. The Committee discussed the matter.

Resolved (i) that the Rossendale Way in a Day event be held in 1996,  
and

(ii) that the Borough Engineer and Planning Officer seek the co-operation and assistance of the Rossendale Fell Rescue Team and that assistance be sought from Members of the Council and staff to ensure the continuation of the event.

### Naming of Streets

#### Development of Burnley Road East, Water

475. (a) Resolved that the new development in the course of construction off Burnley Road East, Water be named Forest Holme Close and the properties be numbered in accordance with the plans submitted to the Committee.

#### Development off Alden Road, Helmshore

490. (b) Resolved that the new development in the course of construction off Alden Road, Helmshore be named Alden Close and the properties be numbered in accordance with the plans submitted to the Committee.

### Traffic Regulation Order - Woodcroft Street and Avenue, Rawtenstall

475. The Borough Engineer and Planning Officer reported that double parking on Woodcroft Street at its junction with Woodcroft Avenue was causing safety problems and he recommended the making of a Traffic Regulation Order.

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:-

Woodcroft Street and Avenue (North Side) - from a point 5.0m east of the gable of No. 40 Woodcroft Street a distance of 39.0m approximately in an easterly then northerly direction.

Woodcroft Street (South Side) - from a point 6.0m east of the gable of No. 25 Woodcroft Street a distance of 28.50m approximately in an easterly then northerly direction.

Retaining Wall - Rear of 21-33 John Street, Whitworth

475 . The Borough Engineer and Planning Officer reported that the scheme to reconstruct the retaining wall supporting Cowm Park Way North at the rear of the properties numbered 21-33 John Street had been substantially approved by the County Council. In order to facilitate the work, it would be necessary to enter upon private land and accordingly, authority was sought for the Borough Solicitor to undertake any necessary legal work associated with this matter; the cost of such works being met by the County Council to a value of £6,000.

The Borough Engineer and Planning Officer indicated that he was seeking the approval of the County Council for the works to be undertaken as part of the Highways Term Maintenance Contract since this represented value for money but he advised that the County Surveyor might require the scheme to be put out to tender.

Resolved (i) that the Borough Solicitor be authorised to deal with all legal matter necessary to facilitate the reconstruction of the retaining wall at the rear of 21-33 John Street, Whitworth,

(ii) that subject to the consent of the County Council, the work be awarded to the Highways DLO by the Highways Term Maintenance Contract, and

(iii) that in the event that the scheme is to be put to competitive tender, the approval of a select list be delegated to the Development Control Sub-Committee.

### Obstructions in the Highway

475 . The Borough Engineer and Planning Officer referred to the draft Code of Practice issued by the County Surveyor in respect of obstructions in the highway.

Resolved (i) that Waterfoot be added to the list of town centres covered by the Amber Zone,

(ii) that the concept of a maximum of 0.5m distance for the display of goods for sale be endorsed, and

(iii) that the report be noted.

### Rawtenstall Transportation Study

475 . The Borough Engineer and Planning Officer reported that it was his understanding that the County Surveyor had indicated that he would be prepared to undertake a transportation study in respect of Rawtenstall Town Centre, as requested by the Policy and Resources Committee at their meeting on 23rd August 1995. He advised that he had not yet had formal confirmation from the County Surveyor of this position.

Resolved that the report be noted.

### Road Safety Strategy for Rossendale

475 . The Borough Engineer and Planning Officer reminded the Committee that they had previously approved a consultation draft of the Road Safety Strategy for Rossendale and he reported that no adverse comments had been received during the consultation period. He also reported on the document referred to the Committee by the Environmental Health and Control Committee, entitled "A Breathing Space - Vehicle Related Air Pollution in North West England". That report included a short section on traffic calming and other methods of traffic

restraint and he advised that current policies promoted the increased use of traffic calming throughout the road hierarchy.

Resolved that the road safety strategy for Rossendale be adopted as Council policy, subject to any minor amendments as a result of the consultation process.

### Social Street Lighting

475 . The Borough Engineer and Planning Officer reminded the Committee that they had awarded priority to social lighting schemes, but a Member had requested that the situation in respect of schemes where an allocation had not been made should be clarified.

Resolved that the approved schemes be proceeded with and further consideration be given to this matter once the schemes have been completed.

### Traffic Conditions - Fallbarn Road, Rawtenstall

475 . The Borough Engineer and Planning Officer referred to Minute No. 104 of the Committee whereby he was authorised to consult frontagers and others on methods whereby residents fears relating to traffic problems on Fallbarn Road might be alleviated. He indicated that any scheme would not be eligible for grant aid or funding by the Lancashire County Council and that the cost would fall to be met by the Committee.

The Borough Engineer and Planning Officer submitted details of the response to his consultation exercise.

Resolved that the option preferred by the residents to stop off Fallbarn Road at Victoria Way be proceeded with.

#### Sickness Report

475 . The Chief Executive Officer submitted the report prepared by the Director of Operating Services giving details of Sickness within the department (excluding DLO employees) since the last report to the Committee.

Resolved that the report be noted.

#### District Road Safety Officer's Report

475 . Resolved that the report of the District Road Safety Officer relating to Road Safety activities undertaken during the period 18th February 1995 to 4th September 1995 be received and noted.

#### Footpath Diversion Order

475 . Resolved that the Borough of Rossendale (Part of Footpath No. 349 Haslingden) Public Footpath Diversion Order 1995 be confirmed as an unopposed Order.

#### Tree Preservation Order

475 . Resolved that the Borough of Rossendale (Land at 570 Bacup Road, Waterfoot T2/98) be confirmed as an unopposed Order.

#### Private Street Works - East Street, Rawtenstall

475 . The Borough Engineer and Planning Officer reported the receipt of an objection to the abovementioned scheme and submitted details thereon. He indicated that it was his understanding that the objection was likely to be

withdrawn, although formal written confirmation of such withdrawal had not been received.

Resolved (i) that the report be noted,

(ii) that in the event that the objection is not withdrawn, the Borough Solicitor be authorised to have the matter determined in the Magistrates Court, and

(iii) that in the event that the objection is withdrawn, the scheme proceed as proposed by the Committee.

Roundabout at Rochdale Road/Market Street, Edenfield

475 . The Borough Engineer and Planning Officer advised that he had been requested to report on this matter by a Member of the Council following a recent accident at the site. He advised the Committee that the County Surveyor had expressed the view that a reduction in vehicle speed had been achieved although the signage associated with the roundabout was to be altered.

Resolved that the report be noted.

Development Control Sub-Committee

475. Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 11th August, 18th August, 25th August, 1st September, 8th September, 15th September and 22nd September 1995 be noted (for Minutes see Appendices 'A' to 'G').

THE MEETING CLOSED AT 8.00 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 30th October 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Easton, Fishwick, Mrs Goldsworthy, Hancock,  
Harding, Heyworth, McManus, Mooney, Pilling (for D Baron),  
Procter, Ruddick and Weeds

APOLOGIES: Councillors D Baron, Keogh and Neville

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

595 . Resolved that the Minutes of the meeting of the Committee held on 2nd October 1995 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

595 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 597 to 603 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. 14/95/370 - Outline - Erection of  
one pair of semi-detached dwellings - Land off Fern Street, Waterfoot

595 . Resolved that consent be granted subject to the following condition:

Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design, external appearance of the building and the means of access thereto, and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including, where appropriate, screen or boundary walls and fences 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.

Application No. 14/95/394 - Construction of Boathouse, Bicycle Store and Slipway - Land at Cwm Reservoir, off Tong Lane, Whitworth

595 . Resolved that the application be approved subject to the following conditions:

1. No development shall take place until samples of the proposed natural stone, slate and ridge tiles have been submitted to and approved by the local planning authority and the outer face of the boathouse shall not be constructed other than with the approved materials.

2. The premises shall be used for the storage of boats and bicycles used in connection with outdoor sport and recreation on and in the vicinity of Cowm Reservoir and for no other purpose, including any other purpose in Class D2 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. 14/95/373 - Conversion of existing garage and replacement of existing Mono Pitched roof with a pitched roof and erection of a glazed link between the garage and the adjacent dwelling to provide a domestic extension to this dwelling comprising a lounge, bedroom, bathroom and utility room.  
The development may affect the setting of Footpath No. 130 - 10 Turn Hill Farm, Dean Lane, Water

595 . Resolved that the planning application be approved subject to the following conditions:

1. The conversion hereby approved shall be carried out strictly in accordance with the schedule of remedial works specified in the structural survey from John S Taylor Partnership, dated July 1995, submitted as part of the application.
2. The developer shall give access at all reasonable times to an archeologist 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.
3. No development shall take place until samples of the proposed render have been submitted to and approved by the local planning authority and the two sides and rear elevations of the building shall not be constructed other than with the approved materials.
4. No development shall take place until samples of the proposed natural stone slate have been submitted to and approved by the local planning authority and the roof of the building shall not be constructed other than with the approved materials.

5. The conversion hereby approved shall provide a domestic extension only to the adjacent cottage numbered 10 Turn Hill Farm.

Application No. 14/95/374LB - Removal of existing mono pitched roof and erection of pitched roof clad in grey slate with a chimney, rearrangement of door and window openings and erection of a glazed link between the garage and the adjacent dwelling. The development may affect the setting of Footpath No. 130 - Turn Hill Farm, Dean Lane, Water

595 . Resolved that the listed building consent application reference no. 14/95/374LB be approved unconditionally.

Application No. 14/95/279 - Erection of 25 dwellings - Land off Schofield Road, Rawtenstall

595 . 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 natural stone and artificial slate have been submitted to and approved by the local planning authority and the outer face of the bungalows and the pair of semi-detached dwellinghouses next to the wheelchair bungalow shall not be constructed other than with the approved materials.
2. No development shall take place until samples of the proposed artificial stone and artificial slate have been submitted to and approved by the local planning authority and the outer face of the dwellinghouses which are not distinguished by an asterix on drawing no. AL(O) O2G shall not be constructed other than with the approved materials.
3. All planting, seeding or turfing comprised in the approved details of the 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.
4. Prior to the first occupation of the dwellings hereby approved or at such time as may be agreed in writing with the local planning authority, the proposed area of public open space be provided in accordance with drawing no AL(O) O2(g).
5. Prior to the first occupation of the dwellings hereby approved or at such other time as may be agreed in writing with the local planning authority, the proposed access road shall be constructed to adoption standards.
6. Notwithstanding the provision of the Town and Country Planning General Development Order 1995 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 splays to be the subject of this condition shall be that land shown hatched on the approved plan in front of the land drawn across the northern end of the site adjacent to the junction of Schofield Road with Haslingden Old Road and, also, that land in front of a line drawn from a point measured 4.5m measured along the centre line of the proposed site. Access road from the continuation of the nearer edge of the carriageway of Schofield Road to the northern and southern ends of the site frontage to Schofield Road 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.

Application No. 14/95/196 - Reserved matters - proposed 8361 sq metres four storey office development and surfaced car park for 354 vehicles, bridge works and landscaping - Former Hamilton McBride Site, Holcombe Road, Helmsshore

595. Resolved that reserved matter planning consent be granted subject to the following conditions:-

1. Before any part of the development hereby approved is first implemented a programme shall be submitted to and approved by the local planning authority for the phased implementation of the submitted scheme of landscaping which shall thereafter be fully implemented in accordance with the agreed programme. Any tree or plant which die, are removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. 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.
3. 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.
4. No part of the development, hereby approved shall be occupied or opened for trading until the approved highway scheme referred to in conditions no's 2 and 3 has been fully implemented and completed.
5. No development shall take place until samples of the proposed artificial coursed 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.

6. The premises 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 any statutory instrument revoking and re-enacting that order.

7. Each phase of the approved scheme of development shall not be occupied until such time as the parking, servicing and manoeuvring space has been constructed, surfaced and laid out in accordance with the approved plans.

8. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.

9. None of the (buildings) hereby permitted shall be occupied until the drainage works referred to in condition no. (8) have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.

Application No. 14/95/372 - Re-roofing and external alterations to existing building - Rivermeade, Bowker Street, Irwell Vale

595 . Resolved that the planning application be approved unconditionally.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Council Complaints Procedure  
Re: Planning Application No. 14/95/102

595 . The Chief Executive Officer reported upon a complaint received from Mr J in respect of the manner in which the above planning application had been dealt with. Under the Council's formal Complaints Procedure, the matter had been dealt with both by the Borough Engineer and Planning Officer and the Chief Executive Officer. The complainant had met, on an informal basis, with certain Councillors, to discuss his particular grievance. The complainant remained dissatisfied with the matter and therefore it had been brought to the Committee for Members consideration, in accordance with the Complaints Procedure.

The Chief Executive Officer submitted a copy of the complaint form, together with copy correspondence with the complainant and relevant Committee reports relating to the application.

The Committee considered the complaint together with the complainant's suggestions for remedying the complaint.

Resolved that the Committee does not accept the complaint and accordingly, does not accept the complainant's proposed remedies.

THE MEETING CLOSED AT 7.35 P.M.

ENGINEERING AND PLANNING COMMITTEE

meeting held 27th November 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Baron, Easton, Fishwick, Mrs Goldsworthy,  
Hancock, Harding, Heyworth, McManus, Mellor, Mooney,  
Neville, Procter, Ruddick and Weeds

APOLOGIES: Councillor McShea

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

656 . Resolved that the Minutes of the meeting of the Committee held on 30th October 1995 be signed by the Chair as a correct record.

West Pennine Moors

656 . The Committee viewed a videotape recording which contained information on the work of Countryside Management carried out on behalf of the Area Management Committee in the West Pennine Moors over the last 20 years.

SECTION 'B' - FUNCTIONS DELEGATED

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

656 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 659 to to 662 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. 14/95/349 - Conversion of former factory and partial conversion

of former shopping arcade to form Wine Bar/Bistro/Discotheque, general purpose Leisure and Recreation Hall, Cafe and Meeting Room, Fitness Studio and Shopping Arcade - Victoria Parade, Burnley Road East, Waterfoot

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

1. Prior to the commencement of the wine bar/bistro/discotheque as hereby approved, the applicant's strategy for sound proofing shall be fully implemented and thereafter these uses shall only be operated in accordance with the noise level standards contained in this strategy.
2. The wine bar/bistro discotheque uses hereby approved shall only be carried out between the hours of 12.00 Noon and 12.00 Midnight.
3. The fitness studio and general purpose leisure and recreation hall hereby approved shall only be used between the hours of 10.00 am. and 10.00 pm.

Application No. 14/95/350lb - Refurbishment, alterations and replacements in association with re-opening of shopping arcade and provision of entrance to bingo hall - Victoria Parade, Burnley Road East, Waterfoot

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

1. Colour schemes shall be agreed with the local planning authority for each of the new shop fronts, the arcade elevation of the proposed toilets, the cafe and the new entrance to the general purpose leisure and recreation hall prior to the painting of each of these items.

Application No. 14/95/329 - Conversion of existing redundant space at 1st and 2nd floor levels to provide 10 No. self contained accommodation suites (class c1) and construction of 10 No. space car park on adjacent land - The Masons Arms, Burnley Road East, Waterfoot

656. 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. Before the development hereby approved commences a scheme providing details of the proposed car park shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented before any of the accommodation suites hereby approved are first occupied.

3. The upper floors of the premises shall be used for the purposes of self-contained accommodation suites and for no other purpose (including any other purpose in Class C1 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).
4. Prior to the commencement of the development hereby approved a scheme of works for protecting the first and second floors from noise emanating from the public house and restaurant below shall be submitted to and approved by the local planning authority and thereafter the scheme shall be fully implemented prior to the commencement of use of the first and second floors for the accommodation purpose hereby approved.
5. Prior to the commencement of the development hereby approved a scheme for the storage of bins serving the accommodation suites shall be submitted to and approved by the local planning authority and thereafter the scheme shall be fully implemented prior to the commencement of the use of the accommodation suites.

Application No. 14/95/327 - Erection of 24 No. residential apartments -  
Land bounded by Lloyd Street/Milner Street and School Terrace, Whitworth

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

1. The apartment blocks and bin shed hereby approved shall be faced in Wimpey Darlstone and their roofs cladd with Redland Richmond grey coloured concrete tiles or such other materials that are agreed in writing with the local planning authority.
2. The apartment blocks hereby approved shall not be occupied until car parking, manoeuvring and access arrangements within the application site have been provided, laid out and surfaced in accordance with the submitted plans.
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. No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

656 . The Borough Engineer and Planning Officer reported on the progress in the preparation of the Lancashire Structure Plan. He advised that the procedure required for an examination in public to be held following which a report was prepared by the Panel appointed by the Secretary of State which highlighted 12 policy issues.

The Borough Engineer and Planning Officer submitted his comments on the report of the Panel and also submitted details of the future timetable for the structure plan.

The Committee discussed the issues raised by the Panel together with the observations of the Borough Engineer and Planning Officer thereon, and it was

Resolved (i) that whilst the Panel's recommendation to change the total County provision for dwellings and its district breakdown is acceptable, their recommendations that consequential alterations to the Explanatory Memorandum outlined in para. 1.34 should not be accepted as it will introduce an unnecessary ambiguity and uncertainty into the Development Plan process and that the forecasting uncertainties to which they refer should more properly be addressed by consistent monitoring and, only if necessary, by further review,

(ii) that the County Council should be requested to note the Panel's firm recommendation that at the next review the categorisation of Settlements should not be contained within the policies of the Structure Plan and consequently to ensure that by consultation and negotiation with the District Councils the transfer to a criteria based system of identifying smaller settlements is coordinated with the preparation of Local Plans as smoothly as possible,

(iii) that the Panel's recommendations with regard to the Minerals policies are noted, and

(iv) that the County Council be informed of this Council's strong convictions and concerns that the changes proposed to the policies for Waste will not provide a sustainable framework for the Disposal of Waste and that as a matter of urgency we ask for a member level meeting to enable this concern to be expressed and to explore what practical steps it is possible to take at this stage and time to change the Plan.

#### Lancashire Minerals and Waste Local Plan 1991-2006

656 . The Borough Engineer and Planning Officer reported on the Lancashire Minerals and Waste Local Plan, designed to develop the strategy to meet the necessary local regional and national supplies of minerals and facilities for treating and disposing of waste, commensurate with the need to conserve and where possible create opportunities to enhance the environment and quality of life of the residents of Lancashire. The report indicated the proposed strategies to be employed to achieve the overall objectives outlined in the plan and the Borough Engineer and Planning Officer indicated that one proposal within the plan related to the determination of planning applications based on specific criteria rather than electing to select specific sites for inclusion by name within the plan.

The Borough Engineer and Planning Officer suggested that the minerals element within the plan was generally acceptable given the research and predictive methods employed. However, he suggested that as far as the waste issues were concerned, he expressed considerable concern at the lack of relevant data upon which to base sound policies.

The Committee discussed the matter in detail.

Resolved (i) particularly having regard to the changes proposed by the E.I.P. Panel to the Structure Plan it would be more appropriate to prepare separate Mineral and Waste Local Plans,

(ii) at this time it appears that the preparation of a satisfactory Waste Local Plan must be viewed as premature until such time as forecasts and targets for waste arisings are set via the Waste Disposal Plan,

(iii) the criteria set out to assess both Minerals and Waste Disposal applications (Policies 1-26) are generally welcomed, particularly Policies 1, 2 and 3,

(iv) whilst the general approach to the questions of Minerals is welcomed the impact of the Plan needs to be made more specific so that all members of the public, companies and authorities can see how the plan affects them, for instance by showing to which areas Policies 28 and 34 will be applied,

(v) that reassurance and certainty should be added to Policy 44 so that the provision of building stone should not be an excuse to add to the existing massive over-provision of crushed stone for aggregates,

(vi) a meeting be urgently requested to discuss with County Officers and Members the implications of, and most appropriate way of dealing with, the Waste Disposal issues highlighted in this report. In the meanwhile the County Council be informed of the Rossendale Borough Council's deep concern about the potential implications of the waste policies for Rossendale's communities and environment, particularly in relation to the subject of restoration of minerals voids by landfilling.

### Local Plan Programme

656 . The Borough Engineer and Planning Officer reported on the review of the Rossendale District Local Plan and indicated that the plan had been adopted on 12th April 1995. He advised that the plan would provide relevant upto date local plan coverage for Rossendale for the period 1991 to 2002. He advised the Committee that a fundamental part of any future review of the Local Plan would involve the preparation of an environmental assessment; this had been avoided during the current review because the plan had reached such a stage as to make it virtually impossible to undertake such an assessment but it would not be possible to undertake any future review of the plan without having prepared an environmental assessment.

The Borough Engineer and Planning Officer reminded the Committee that it was necessary for the District Plan to remain relevant and upto date and this would need to be illustrated by the publication of regular monitoring reports. He advised that in addition, Local Plans would need to be in general conformity with the structure plan which was currently under review.

The Borough Engineer and Planning Officer outlined the work currently being undertaken by the Local Plans Section within his department and indicated that an audit of the environment should be commenced early in 1996.

The Committee discussed the matter.

Resolved (i) that the preparation of an environmental audit be deferred,  
and

(ii) that the Borough Engineer and Planning Officer be authorised to negotiate the owners and occupiers of land referred to in his report in respect of proposals for land reclamation and similar schemes which require the Council to acquire an interest in the land to enable reclamation to take place.

### Bacup and Rawtenstall Conservation Area Partnership

656 . The Borough Engineer and Planning Officer submitted a progress report on works included within the Conservation Area Partnership. He also submitted plans showing proposed schemes at the following sites:-

Tree Planting, Earnshaw Road, Bacup; Adjacent to Bacup Natural History Museum, Bacup; Holly Mount, Rawtenstall; Lower Mill, Rawtenstall; Repaving adjacent to Boots Chemist, Rawtenstall and Daisy Hill, Rawtenstall.

A Member referred to the scheme currently being undertaken adjacent to Rawtenstall Cricket ground and the Borough Engineer and Planning Officer confirmed that discussions were currently being held with the Cricket Club regarding the advertisement hoardings on the boundaries of the ground.

Resolved (i) that the report be noted,

(ii) that the schemes referred to be approved and expenditure as indicated in the report be authorised, and

(iii) that the Borough Engineer and Planning Officer be authorised to seek tenders in respect of the schemes now referred to.

Proposed Tree Planting/Maintenance Programme 1995/96

656 . The Borough Engineer and Planning Officer submitted details of proposed sites for tree planting/maintenance schemes during 1995/96. He suggested that he be authorised to invite tenders at the appropriate time, so that if the Council were to allocate money for any or all of the schemes, they could be undertaken at the earliest opportunity.

Resolved that the proposed programme as detailed below, be approved and the Borough Engineer and Planning Officer be authorised to prepare tender documents and invite tenders at the appropriate time.

	<u>Site</u>	<u>Proposed Works</u>
A.	Hutch Bank, Haslingden	Felling of dead trees adjacent to a footpath
B.	Stubbins Rail Halt Car Park	Fell a dead tree
C.	Land adjacent to E.L.R. at Strongstry Bridge (Stubbins Nature Reserve)	Coppicing/pruning/pollarding
D.	Irwell Vale Rail Halt	Shrub planting/pollarding
E.	Church Lane, Edenfield	Tree planting/weed suppression
F.	Alder Grange	Tree planting - possibly with school children

G. Cloughfold Wood, Rawtenstall Coppicing and pruning woodland edge



H. Staghills Wood, Waterfoot Removal of dead trees adjacent to

I. Sleepers Wood (adjacent Fencing work - employing  
Groundwork to St. Michael's Centre).  
Waterfoot

Highway Drainage - Dean Road, Haslingden

656 . The Borough Engineer and Planning Officer reported that it would be necessary to undertake drainage work at Dean Road, Haslingden to overcome problems with flooding of private land in severe weather conditions. He advised that the drain would cross both Council-owned and private-owned land. He further advised that the scheme would be funded by the Highways Maintenance Allocation and the work would be undertaken by the Highways DLO under the Highways Term Maintenance Contract.

Resolved (i) that the Borough Solicitor be authorised to negotiate the necessary easements, licences and compensation arrangements, in the order of £3,000, and

(ii) that Policy and Resources Committee be requested to approve construction and maintenance access easements over the Council owned land shown indicated on the report presented at the Committee.

#### Drainage Works to Station Road, Helmshore - Deed of Dedication

656 . The Borough Engineer and Planning Officer reported that substantial works had been carried out to replace a stone culvert under Station Road, Helmshore with twin concrete pipes. As part of the works, it had been necessary to remove an existing stone wall. He advised that the culvert had now been in place and its maintenance period had expired. Accordingly, final reinstatements to the layby and footway had been undertaken. He advised that agreement had been reached with the landowner to dedicate a small portion of land and that it would be necessary to authorise the Borough Solicitor to prepare the appropriate deed of dedication and for the Committee to authorise payment of the legal costs in the matter.

Resolved that the Borough Solicitor be authorised to prepare the necessary deed of dedication in this matter and that payment of legal fees in this matter be authorised.

#### Traffic Regulation Orders

##### Peel Street, Cloughfold

656 . (a) The Borough Engineer and Planning Officer reported that following observations and complaints relating to parking on Peel Street, he recommended the Committee to make a Traffic Regulation Order.

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:-

Peel Street (West Side) - from the northerly gable of No. 28 Peel Street a distance of 30.0m approximately in a northerly direction.

Peel Street (East Side) - from a point opposite the boundary of No. 22/24 Peel Street a distance of 54.0m approximately in an easterly then northerly direction.

#### Co-operation Street, Rawtenstall

670. (b) The Borough Engineer and Planning Officer reported on problems caused by the double parking of vehicles at the abovementioned location and accordingly, he recommended the Committee to make a Traffic Regulation Order.

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 Eastern side of Co-operation Street, Rawtenstall from its junction with Bacup Road for a distance of 57.0m approximately in a north easterly direction.

Helmshore Road, Helmshore

670. (c) The Borough Engineer and Planning Officer reported on consultations with residents at Helmshore Road regarding the proposed order on the Eastern side of the road, south of its junction with Broadway.

Resolved that no action be taken to alter the arrangements currently in force at this location

Helmshore Road, Helmshore (Flaxmoss)

670. (d) The Borough Engineer and Planning Officer reported on a problem which had arisen in connection with the parking of vehicles at the above location. He recommended the Committee make a Traffic Regulation Order to resolve the matter.

Resolved that no action be taken in respect of this proposal.

Hud Hey Road, Haslingden

670. (e) The Borough Engineer and Planning Officer reported the receipt of a petition from residents in the properties No's 116-142 Hud Hey Road, Haslingden relating to the proposed Traffic Regulation Order in the vicinity. He advised that he had further consultations with the Police and the County Council and that it was proposed to seek a junction improvement scheme rather than extend the Order.

Resolved that the proposed Order be deferred and that the County Council be requested to consider the introduction of a mini-roundabout at this location.

Union Square, Bacup

670. (f) The Borough Engineer and Planning Officer reported the receipt of a letter from Rossendale Market Traders' Association objecting to the abovementioned proposed Order.

The Committee discussed the matter.

Resolved that the Order proceed as originally proposed.

Market Street, Layby, Bacup

670. (g) The Borough Engineer and Planning Officer reported that following construction of the layby opposite Bankside Lane, Bacup it would be necessary to introduce an appropriate Order allowing for short-term parking.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order revoking the existing Order at this location and restricting the waiting of vehicles to 30 minutes in any hour between the hours of 8.00 a.m. and 6.00 p.m on Mondays to Saturdays (return within 1 hour prohibited).

Prospect Road, Rawtenstall

670. (h) The Borough Engineer and Planning Officer reported the receipt of objections to the proposed Order. He indicated the basis of the objections and reported that the lengths of highway involved were the minimum required to ease traffic flow.

Resolved that the Order be made as originally proposed.

## Bury Road, Haslingden - Traffic Calming Measures

670. (i) The Borough Engineer and Planning Officer submitted three plans indicating proposed treatments associated with the traffic calming measures to be introduced on Bury Road, Haslingden.

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:-

### Order No. 1 (Location A)

That vehicles be prevented from waiting at all times on Bury Road as follows:-

Bury Road (east side) - from a point opposite the boundary of No's 30/32 Bury Road a distance of 63.0m in a north westerly direction.

Bury Road (west side) - from a point 22.50m south of the junction with Bank Street a distance of 25.0m in a south easterly direction.

### Order No. 2 (Location B)

Bury Road (east side) - from the junction with Warwick Street to the junction with Clegg Street.

Bury Road (west side) - from a point opposite the junction of Warwick Street a distance of 59.0m approximately in a north westerly direction.

### Order No. 3 (Location D)

Bury Road (east side) - from a point 12.50m south of the junction with Poplar Street a distance of 25.0m approximately in a south easterly direction.

Bury Road (west side) - from a point 20.50m south of the junction with Princess Street a distance of 17.0m approximately in a south easterly direction.

### Stopping-Up of Highways

656 . The Borough Engineer and Planning Officer reported that the scheme to be undertaken by the Committee on land adjacent to Bacup Natural History Museum would have the effect of making the short length of highway at the rear of 24 Yorkshire Street Bacup, unnecessary.

Resolved that in accordance with the Agency Agreement with Lancashire County Council the Borough Solicitor be authorised to apply to the Magistrates Court for an Order stopping up the highway at the rear of 24 Yorkshire Street, Bacup from its junction with Yorkshire Street for a distance of 16.0m approximately in a northerly direction.

### Policy on the Use of H-Bar Markings

656 . The Borough Engineer and Planning Officer reported that Lancashire County Council had considered the circumstances and conditions upon which H-Bar markings should be provided. He submitted details of the report considered by the Highways and Transportation Committee of the County Council and recommended the Committee to adopt a policy to be used throughout Rossendale.

Resolved (i) that the Committee adopts the following priorities in relation to the provision of H-Bar markings throughout Rossendale,

1. Within Town Centres to clear dropped crossings which are not otherwise protected by traffic regulation orders.

2. Along main road transport corridors where the provision of H-Bar markings will enable private individuals to park off the main road thus reducing the congestion caused by on-street parking.

3. To protect the accesses to industrial premises on any road where those accesses may not be easily identified and are subject to blockage by the parking of vehicles on the road.

4. To protect the access to off-street parking used by persons with disabled registrations.

5. That all other requests for H-Bar markings be refused.

(ii) that a charge of £50 be made for the provision of the H-Bar markings at private accesses, but that the charge be waived in respect of certain public buildings and in the case of persons of impaired mobility.

#### H-Bar Marking - Edenfield

656 . The Borough Engineer and Planning Officer reported on the circumstances of a request from a resident in Edenfield for the provision of a H-Bar marking adjacent to his property.

Resolved that a H-Bar marking be provided at the location referred to in the report, all costs to be made by the resident.

#### Temporary Traffic Regulation Orders

656 . The Borough Engineer and Planning Officer reported on extensive works currently being undertaken by North West Water Ltd in connection with their

mains refurbishment programme. He indicated that these works would involve a number of Temporary Traffic Regulation Orders.

Members expressed concern at the manner in which a number of roads were subjected to closure or diversion without adequate notice and it was,

Resolved that the Borough Engineer and Planning Officer be requested to extend an invitation to Mr Jackson (Area Territory Manager - North West Water) to attend the meeting of the Committee to be held 22nd January 1996 to advise of the company's policies in the matter.

#### Highways Engineering Services Budget - Outstanding Requests

656 . The Borough Engineer and Planning Officer submitted an updated list of bids for allocations from the abovementioned budget, totalling £24,210.

Resolved that the report be noted.

#### Planning Appeal Decisions

656 . The Borough Engineer and Planning Officer reported upon the result of the following planning appeal since his last report to the Committee, as follows:-

Change of Use of Vacant Land to Residential Garden Curtilage -  
Land adjoining Weir Bottom Cottage, Weir Lane, Bacup

- Appeal dismissed.

Resolved that the report be noted.

### Sickness Report

656 . The Chief Executive Officer submitted the Sickness Report giving details of sickness within the department (excluding DLO employees) since the last report to the Committee.

Resolved that the report be noted.

### Tree Preservation Orders

656 . Resolved (i) that the Borough of Rossendale (Land at Willowfield, Cowpe T2/94) Tree Preservation Order 1995 be confirmed as an unopposed Order, and

(ii) that the Borough of Rossendale (Land to the North of Hawthorn House T2/96) Tree Preservation Order 1995 be confirmed as an unopposed Order.

### Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

656 . Resolved that the Minutes of the meeting of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held 13th October 1995 be approved and adopted (for Minutes see Appendix 'A').

### Rawtenstall Town Centre Sub-Committee

656 . Resolved that the Minutes of the meeting of the Rawtenstall Town Centre Sub-Committee held on 6th November 1995 be approved and adopted (for Minutes see Appendix 'B').

Development Control Sub-Committee

656 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 29th September, 6th October, 13th October, 20th October, 27th October, 3rd November, 10th November and 17th November 1995, be noted (for Minutes see Appendices 'C' to 'J').

Traffic Calming - Wallbank Estate

656 . The Borough Engineer and Planning Officer reported that the Lancashire County Council's Small Capital Improvements Programme included a contribution towards the traffic calming scheme for Wallbank Estate, with the remainder of the funding being allocated from Housing Estate Action Funds. He advised that the Estate Management Board had approved details of the scheme. The Borough Engineer and Planning Officer submitted a sketch drawing and advised that the estimated costs of the works was in the order of £25,200.

Resolved (i) that the scheme be approved for final submission to the County Surveyor,

(ii) that the contract be awarded to the Highways DLO in accordance with the term maintenance contract.

THE MEETING CLOSED AT 8.10 P.M.

THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND  
APPROVED BY COUNCIL  
ON THE 20TH DECEMBER 1995 AND ARE PRINTED HERE FOR RECORD  
PURPOSE ONLY

ENGINEERING AND PLANNING COMMITTEE (PLANNING  
APPLICATIONS)

held 18th December 1995  
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)  
Councillors Baron, Cheetham (for Mrs Goldsworthy), Easton,  
Hancock, Harding, Heyworth, McManus, McShea, Mooney,  
Pilling (for Fishwick), Procter, Ruddick and Weeds

APOLOGIES: Councillor Neville

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

756 . Resolved that the Minutes of the meeting of the Committee held 27th November 1995 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

756 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 3 to 9 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. In respect of application No. 14/95/467, the Borough Engineer and Planning Officer also presented a videotape recording showing a sports facility with floodlighting similar to that proposed by this

particular application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/95/436 - Conversion of barn to 2 dwellings -  
Duckworth Clough Farm Barn, Clough End, Haslingden

- 756 . Resolved this application be granted subject to the following conditions:-
1. Prior to the commencement of the development hereby approved a scheme detailing the practical measures to be taken on site during conversion works to ensure the stability of the barn shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented throughout the period of the conversion works.
  2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

3. Prior to the commencement of occupation of the dwellings hereby approved, the approved accesses to the application site and their associated driveways shall be constructed.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/95/441 - Change of Use from Former Church to Antique Centre for sale of Antiques & Collectables with Associated Managers Dwelling and car Parking - St. Stephens Church, Grane Road, Haslingden

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

1. Before any work on the development hereby approved is commenced, the existing vehicular access from the site to Grane Road located at the south-eastern end of the site frontage shall be widened to provide a minimum width of 6 metres with 4.5 metre minimum radius kerbs running to the nearside edge of the carriageway of Grane Road, and this width shall be retained for a minimum distance of 10 metres measured back from the nearside edge of carriageway.
2. Before any work on the development hereby approved is commenced, that part of the access extending from the highway boundary for a minimum distance of 15 metres into the site shall be appropriately paved over the full width in tarmac, concrete, block paviers or other approved materials.
3. Before the development hereby permitted becomes operative the existing access from the site to Grane Road located at the north western end of the site frontage shall be permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with

the Lancashire County Council Specification for Construction of Estate Roads.

4. The proposed car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority, and a minimum of 25 standard car parking spaces and manoeuvring areas shall be marked out before the use of the premises hereby permitted becomes operative.
5. Prior to the commencement of the works on the first floor extension hereby approved samples of the proposed artificial stone have been submitted to and approved by the local planning authority and the outer face of the walls of this extension shall not be constructed other than with the approved materials.
6. Prior to the commencement of the development hereby approved a scheme providing details of natural stone rubble walling to replace the existing concrete perimeter fencing to the application site shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the commencement of the use hereby approved.

7. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
8. The premises shall be used for the retail sale of antiques and collectables and for no other purpose (including any other purpose in Class A1 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).
9. The occupation of the dwelling hereby approved shall be limited to a household, one member of which shall be solely or mainly employed in the antiques centre hereby approved.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of Class of Part 4 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. 14/95/442LB - Internal alterations to form a gallery with associated staircases. Removal of existing roof to existing single storey extension of the south western corner of the former church. Erection of a first floor and reinstallation of existing roof over - St Stephens Church, Grane Road, Haslingden

- 756 . Resolved that listed building consent be granted unconditionally.

Application No. 14/95/467 - Outline for the redevelopment of existing cricket facility incorporating 5 no. floodlit tennis courts, 12 cricket practice nets (8 grass, 4 artificial), new cricket pavilion & indoor cricket/tennis hall (9.5 metres maximum height) together with the laying out of 50 No. car parking spaces & landscaping of the site & hours of use (Amendment 1) - Bentgate Cricket Ground, Private Lane, Haslingden

756. Resolved (i) 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 and external appearance of the buildings.
2. Before any development begins details of the lighting system to be installed as court floodlighting shall be submitted to and approved by the local planning authority. The system must provide a cut off from the intensity of on court lighting at 400 Lux, within 5 metres of the lighting columns exclusive of any landscaping to be provided.

3. Before any development begins a detailed scheme of landscaping shall be submitted to and approved by the local planning authority showing individual species, height when planted and projected height, together with ground cover to be provided both within tree belts and within amenity planting areas. Any trees or plants which die, are removed or become seriously damaged or diseased within 5 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.
4. Development shall not begin until details of the junction between the proposed service road and the highway have been approved by the local planning authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.
5. The floodlighting which is the subject of this permission shall only be used between the hours of 9.00 am. till 9.30 pm. Monday to Sunday.
6. The tennis courts which are the subject of this permission shall only be used between the hours of 9.00 am. till 10.00 pm. Monday to Sunday.
7. The indoor sports hall which is the subject of this permission shall only be used between the hours of 9.00 am. till 10.00 pm.
8. The outdoor cricket nets which are the subject of this permission shall only be used between the hours of 2.00 pm. till 9.00 pm. Monday to Friday and April to September.
9. Before any development begins a scheme of highway improvement should be submitted to and approved by the local planning authority. Such improvements should include measures to improve both vehicle and pedestrian safety at the entrance to the club and along Private Lane.
10. The outdoor tennis courts shall be used for the playing, practice and tuition of tennis and for no other purpose (including any other purpose in Class D2 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 or re-enacting that Order).

(ii) that in respect of the landscaping/screening of the site on its borders with residential property, a note be added to the consent to the effect that the applicant be requested to negotiate with neighbouring residents on the nature and type of screening which they would wish to see in respect of this development.

Application No. 14/95/384 - Erection of extension to existing building to form kitchen with food store beneath - Fishermans Retreat, off Bye Road, Shuttleworth

The Borough Engineer and Planning Officer reported that in respect of the details contained on page 19 of his report, certain of the information had been transposed; he indicated the correct information to the Committee.

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

1. The proposed extension would increase significantly the scale and mass of the Fisherman's Retreat while detracting from its simple design form. The Retreat lies within the Green Belt to the east of Ramsbottom and so Governmental advice contained in Planning Policy Guidance Note 2 entitled 'Green Belts' is of relevance as it does not envisage the creation of extensions to non-domestic building and emphasises the importance of

maintaining the openness of Green Belts and enhancing attractive landscapes within them. Accordingly the proposed extension would fail to comply with this advice in principle and, in so far as its scale and mass would reduce the openness of the Green Belt to the east of Ramsbottom and its design would fail to enhance the attractive landscape of the Twine Valley within this Green Belt, in detail. It would thus be contrary to the visual amenities of the Green Belt to the east of Ramsbottom.

2. 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. 14/95/363 - Conversion and renovation of existing chapel and grounds to provide Community Resource Centre - Former Methodist Chapel, North Road, Cloughfold

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

1. The proposed development would increase the parking and turning of vehicles and the concentration of traffic on North Road close to the junction with the Class 1 highway Bacup Road, to the detriment of road safety.

Application No. 14/95/440 - Conversion of part of original building (former office), retention of demolished, rebuilt & extended portion of the building (extension in length and width), incorporating the enclosure of the void & partial filling of this with crusher run, & demolition of existing garage - Amendment 1 - Blackwood Road, Bacup

756 . 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 Boundary in the approved and adopted District Local Plan for Rossendale - the Urban Boundary delineating the area within which it is anticipated that most new development within the Borough will

be accommodated during the Plan period: development beyond the Urban Boundary will generally be strongly resisted unless it complies with Policies DS.5 (Development Outside the Urban Boundary and the Green Belts) and C.6 (Re-Use and Adaptation of Rural Buildings).

2. The proposal would be contrary to Policy C.6 of the Rossendale District Local Plan by virtue of the comprehensive rebuilding on an enlarged footprint of the former workshop and the further extension of the premises by way of the construction of a tanked void, which, cumulatively have resulted in a scheme of development the building form, bulk and general design of which are no longer in keeping with their surroundings or reflect the simple character of the original building, and which furthermore would have an adverse effect upon the appearance and function of the area.

Furthermore, the unauthorised extensions which, in altered form it is proposed to retain would not be considered either ancillary in size, mass and scale to the original building or otherwise necessary to provide a reasonable standard of modern habitable accommodation.

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.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Planning Appeal Decision

#### Inspector's Decision

756 . (a) The Borough Engineer and Planning officer reported upon the results of the following planning appeal since his last report to the Committee as follows:-

Application No. 14/94/405 - Retention of Rebuilt Farmhouse and Repair of

Derelict Attached Barn - Law Clough Farm, off Market Street, Shawforth

- Appeal dismissed.

Resolved that the report be noted.

#### Future Action

765. (b) The Borough Engineer and Planning Officer reported that it was now proposed to take enforcement action on Section 172 of the Town and Country Planning Act 1990 to seek the demolition of the building.

Resolved that the report be noted.

### Enforcement Officer - Right of Entry Onto Land

756 . Resolved that Mr John Dudley Dwyer in his capacity as Planning Enforcement Officer be authorised by the Council as local planning authority to

enter any land pursuant to Section 196A or 324 of the Town and Country Planning Act 1990 for any of the purposes indicated below:-

- (a) to ascertain whether there is or has been any breach of planning control
  - (b) to determine whether any of the powers conferred on a local planning a
  - (c) to determine how any such power should be exercised in relation to the
  - (d) to ascertain whether there has been compliance with any requirement in
- if there are reasonable grounds for entering for the purpose in question; or











Increase in Cost of Hire of Mini-Bus for Site Visits

756 . The Borough Engineer and Planning Officer reported on a proposed increase in the cost of hiring the Mini-bus for site visits by the Committee. He advised that since the preparation of the report Rossendale Transport Ltd who supplied the Mini-bus had agreed to hold the price at existing levels.

Resolved that the report be noted.

Foxhill Farm - Enforcement Proceedings

756 . The Borough Engineer and Planning Officer reported on the current position in respect of unauthorised development at the abovementioned location. He advised that in order to give effect to enforcement action, it would be necessary to obtain prices for the removal of hardcore at the site and he submitted details of the approximate cost thereof.

The Committee discussed the matter.

Resolved that the Borough Engineer and Planning Officer be requested to seek a solution to this matter by negotiation and co-operation of the owner of the site and that a further report on proposed action be presented to the Development Control Sub-Committee before any action is taken in the matter.

THE MEETING CLOSED AT 8.00 P.M.