

ENGINEERING AND PLANNING COMMITTEE

meeting held Monday 22nd January 1996
at 7.00 p.m.

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

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

831. Resolved that the Minutes of the meeting of the Committee held on 20th 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

831. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 833 to 844 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. 14/95/472 - Erection of a side extension to form garage
with staff room over - 198 Burnley Road, Rawtenstall

831. 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 blue slate have been submitted to and approved by the

local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

2. The garage hereby approved shall only be used as a garage and for no other purpose.

Application No. 14/95/439 - Change of use of adjoining land to residential garden curtilage and retention of pigeon loft - 1 Goodshaw Lane, Crawshawbooth

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

1. The retention of the pigeon loft in its present location would, by reason of the nuisance caused by bird droppings and the damage caused to adjacent allotments be detrimental to the amenities presently expected to be enjoyed by and reasonably expected to continue to be enjoyed by the occupiers of nearby dwellinghouses and allotments.
2. Furthermore, the prominent and incongruous siting of the pigeon loft which is presently ill-related to the residential curtilage of 1 Goodshaw Lane is detrimental to the visual amenities of the locality.

Application No. 14/95/494 - Retention of garage and utility room -
1 Sherfin Nook, Rising Bridge

831. Resolved that planning permission be granted.

Application No. 14/95/419 - Erection of 37 No. two storey dwellings including
associated roadworks, garaging, landscaping and open space. The development
may affect the setting of Footpath No's 349 and 352 -
Land off Mercer Crescent, Helmsore

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

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

1. Before any development is commenced 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 brick and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. 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.
4. No part of the development, hereby approved, shall be occupied or opened for trading until the approved scheme referred to in Condition 3 has been constructed and completed in accordance with the scheme details.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Class A of Part 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. 14/95/243 - Erection of 36 No. dwellings -
Land off Fields Road, Haslingden

831. Resolved (i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and

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

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

1. Before any development is commenced 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 facing brick and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/95/383 - Consultation from Lancashire County Council - extension of time of the existing planning permission for a further 7 years - Horncliffe Quarry, Bury Road, Rawtenstall

831. Resolved that the Lancashire County Council be advised that this Committee wishes to raise objections to the application on the basis that there remain doubts in the minds of Members as to the stability of the external perimeter of the quarry, which is situated above residential properties. In addition, the Council cannot support further disruption to the residential amenities of residents in the area for a further period, particularly having regard to the well documented difficulties of access in and around the application site.

Application No. 14/95/438 - Erection of a 287m² two storey building for warehousing - Site Adjacent to Kwik Save, Newhallhey Road, Rawtenstall

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

1. 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 office walls 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 have been submitted to and approved by the local planning authority and the south western and north western walls to the warehouse of the building shall not be constructed other than with the approved materials.
3. 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 south eastern and north eastern walls to the warehouse of the building shall not be constructed other than with the approved materials.
4. 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.
5. The office window hereby approved shall be obscure glazed.
6. The proposed car parking and servicing facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made ready for use before the building hereby permitted is first occupied for the purpose of this permission, and shall thereafter be retained solely for car parking (or servicing) purposes.
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 use which is the subject of this permission shall only be carried out between the hours of 7.00 am. and 7.00 pm. Mondays to Saturdays and 8.00 am. and 5.00 pm. on Sundays.

9. 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 Class B of Part 3 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. 14/95/465 - Change of use of part of building from car sales to vehicle maintenance and repair - Rossford House, Bury Road, Rawtenstall

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

1. The parking area outlined in green on the plan numbered 517001 shall be retained for the sole purposes of ancillary car parking for car sales and this use hereby approved and no cars for sale should be parked in this area.

2. Before any development begins the design and materials of construction of the internal sub-division of the building are submitted to and approved by the local planning authority.
3. The use hereby approved shall only be operated in conjunction with the New and Used car sales which utilises the remainder of this building.
4. The portion of the building hereby approved shall be used for servicing, car MOT, valeting and reception area and for no other purpose (including any other purpose in Class B2 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).
5. No dumping or storing of 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.

Application No. 14/95/434 - Retention of existing cattle housing and feed storage building. The development may affect the setting of Footpath No's 130 and 132 - Turn Hill Farm, Dean Lane, Lumb

831. Resolved (i) that consideration of this application be deferred pending the result of the current appeal against enforcement action in respect of this site, and

(ii) that the Borough Engineer and Planning Officer discuss with the applicant possible methods whereby the site may be developed in accordance with the Council's Planning Policies.

Application No. 14/95/435 - Provision of new cattle building with calf run and implement/store extensions. The development may affect the setting of Footpath No's 130 and 132 - Turn Hill Farm, Dean Lane, Lumb

831. Resolved (i) that consideration of this application be deferred pending the result of the current appeal against enforcement action in respect of this site, and

(ii) that the Borough Engineer and Planning Officer discuss with the applicant possible methods whereby the site may be developed in accordance with the Council's Planning Policies.

Application No. 14/95/497LB - Retention of replacement hardwood windows and doors. The development may affect the setting of Footpath No. 134 - Bridge End Farm, Dean Lane, Lumb

831. Resolved that planning permission be granted.

Application No. 14/95/463 - Change of use of existing storage and shoe manufacturing factory to foam conversion units and extension to provide storage and loading bay and rear extension to form storage area - New Hey Mill, Newchurch Road, Bacup

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

1. Before the use of the premises hereby permitted becomes operative the car parking areas shall be surfaced or paved and standard car parking spaces and manoeuvring areas shall be marked out on these areas in accordance with a scheme to be approved by the local planning authority.

2. No development shall take place until samples of the proposed artificial stone and brick 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. 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.
4. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.

SECTION 'A' - FUNCTIONS NOT DELEGATED

North West Water - Refurbishment Works

831 . The Borough Engineer and Planning Officer reported that in accordance with a decision of the Committee at their last meeting, he had invited the Area Territory Manager, Mr Jackson, to attend the meeting to discuss the work currently being undertaken by North West Water throughout Rossendale. He advised that Mr Jackson had a prior engagement but would be willing to attend the next meeting of the Committee.

Resolved that the Area Territory Manager of North West Water be invited to attend the next (planned) meeting of the Committee to be held on 26th February 1996.

Planning Appeal Decisions

831 . The Borough Engineer and Planning Officer reported that planning and enforcement appeals in respect of land adjacent to Pleasant View, Stacksteads, Bacup had been scheduled for hearing on 9th January 1996. He advised that the appeal had been withdrawn on 21st December 1995.

Resolved that the report be noted.

Lancashire Minerals and Waste Local Plan

831 . Resolved that the Chair, Vice-Chair and Councillor Mrs Goldsworthy be appointed to attend the meeting with representatives from the County Council to discuss the implications of the most appropriate way of dealing with the waste disposal issues highlighted in his report to the meeting of the Committee on 27th November 1995.

European "Life" Programme Bid for South Pennine Moors Action Programme

831 . The Borough Engineer and Planning Officer reported that SCOSPA had been successful in being awarded European Funding through the "Life" Programme in respect of 10 out of 25 projects. The remaining 15 projects which had been unsuccessful had been submitted for National Heritage Lottery Funding.

The strategic objective of the project was to protect and enhance the characteristic burrs, other animal and plant communities, natural features and landscape of the South Pennine Moors special protection area (and the adjacent natural area in which it is located), through the development and implementation of an integrated sustainable management strategy and conservation action programme for the area.

Of the 10 projects awarded funding, some were general information gathering projects for the whole of the SCOSPA area, whilst others, particularly the Farm Audit and Management Project, was to be a joint venture covering parts of Rossendale and Rochdale.

The Borough Engineer and Planning Officer reported that the Farm Audit and Management Project would examine upto 15 farms in the area and it was proposed by SCOSPA that the work on the project would be undertaken by the Agricultural Development and Advisory Service. The estimated cost of the project was in the order of £32,000 with the Local Authority Contributions being by way of Officer time and expertise.

Resolved (i) that the Council congratulate SCOSPA on successfully gaining approximately £200,000 of grant aid from the European Life Programme

(ii) that should it be necessary the Borough Engineer and Planning Officer be authorised to do all things necessary in the letting the contract to ADAS and subsequently supervising the Farm Audit contract as SCOSPA's agent, and

(iii) to suspend Standing Orders so that the contract can be let to ADAS.

Draft Rossendale Rural Regeneration Strategy

831. The Borough Engineer and Planning Officer reported on the policies contained within the Rossendale District Local Plan relating to Countryside and Rural Landscape/Environmental issues. He reminded the Committee that the Council had for some considerable time worked in co-operation with a number of agencies including the Countryside Commission, the Forestry Authority, English Nature, MAFF and English Partnerships to promote access, environmental and nature conservation improvements in Rossendale's countryside. In response to

national Government Policy, many of these agencies had needed to review their priorities and adopt a more strategic and targeted approach to implementation and resource allocation. Consequentially, local action and policy similarly needs to be set within a strategic context particularly when entering into competitive bidding for other sources of funding.

The Borough Engineer and Planning Officer reported that the recent government white paper entitled "Rural England - A Nation Committed to a Living Countryside" stressed the importance of safeguarding the future of our countryside by a number of methods, including encouraging Local Authorities to prepare rural strategies to set out an integrated approach to policies for rural areas. He advised the Committee that he was in the process of preparing on a partnership basis, a Rural Regeneration Strategy for Rossendale which would be the subject of widespread consultation amongst all principal partners and others.

Resolved (i) that the Development Control Sub-Committee be given delegated authority to approve the draft Rural Regeneration Strategy for Rossendale for consultation purposes, and

(ii) that a further report on the strategy be submitted to the Committee to enable consideration to be given to any representations prior to adoption of the strategy in a finally agreed form.

Request for Funding - Woodland Regeneration - Stacksteads

831. The Borough Engineer and Planning Officer reported the receipt of a request from Rossendale Groundwork for funding of approximately £200 from the Council's Tree Planting Budget to complete the funding package in respect of a scheme being undertaken by Rossendale Groundwork at Honey Hole, Near Mitchell Field Nook, Stacksteads.

Resolved that the Policy and Resources Committee be recommended to agree to the allocation of £200 towards the scheme from the Tree Planting and Maintenance Budget.

Millennium Bid for Cycleways

831. The Borough Engineer and Planning Officer reported that the County Council had submitted an outline bid to the Millennium Commission for cycleways within Lancashire. He advised that the basis of the bid was for a North/South link between the Trans-Pennine trail to the Millennium Cycleway at Keswick and to provide an East/West route based upon the Leeds to Liverpool Canal corridor, together with a network of links. He advised that a grant application had been made for £3.5 million of the total cost of the scheme of £7.8 million.

The Borough Engineer and Planning Officer indicated that part of this strategic network could and should run through Rossendale, particularly a section of route from Hyndburn through Haslingden and the Irwell Valley into Bury and onto the Trans-Pennine cycleway.

The Committee discussed the matter.

Resolved (i) that the County Surveyor be advised that this Council supports in principle the proposals for a Lancashire Cycleway Scheme, and

(ii) that the Council be recommended to establish a joint Sub-Committee of the Engineering and Planning and Leisure Committees, comprising

the Chair, Vice-Chair and Opposition Spokesperson in each case, to receive a report on the current position regarding the establishment of cycling networks within Rossendale.

Proposed Diversion of Public Footpaths 253 and 256 and
Extinguishment of Part of Public Footpath 257, Deep Moss, Ramsbottom

831. The Borough Engineer and Planning Officer submitted a plan showing a proposed diversion and extinguishment of footpaths in the vicinity of the property known as Deep Moss.

Resolved that the Borough Solicitor be authorised to make the necessary Orders as indicated on the plan submitted to the Committee.

Traffic Regulation Orders

Church Street, Whitworth

831. (a) The Borough Engineer and Planning Officer reported that following the introduction of one way working along Church Street, Whitworth it was now possible to permit limited on-street parking on part of Church Street, Whitworth.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order revoking that part of the waiting restriction Order from the terminal point of the existing order for a distance of 16.0m in a westerly direction.

Market Street, Whitworth

853. (b) The Borough Engineer and Planning Officer reported that in order to improve safety at the junction with Coppice Drive, it would be necessary to introduce a length of waiting restriction along Market Street.

Resolved that in accordance with the terms of the Agency Agreement with Market Street from the boundary of No. 224 Market Street for a distance of 63.0m in a southerly direction.

Pippin Bank, Bacup

853. (c) The Borough Engineer and Planning Officer reported that in order to p

Resolved that in accordance with the terms of the Agency Agreement with Pippin Bank from its junction with New Line to its junction with Newchurch Road and on the western side of Pippin Bank from its junction with Newchurch Road a distance of 50.0m approximately in a southerly direction.

Back Burnley Road East, Waterfoot

853. (d) The Borough Engineer and Planning Officer reported the receipt of an objection to the abovementioned Order and submitted details thereof to the Committee. He advised that the street was an access to a number of elderly persons flats and if parking were permitted, emergency vehicles could not pass as this point.

Resolved that the order be made as originally proposed.

Woodcroft Street, Rawtenstall

853. (e) Resolved that consideration of this matter be deferred and that the Borough Engineer and Planning Officer arrange a site meeting for Ward Members.

The Glen, Bacup Road

853. (f) The Borough Engineer and Planning Officer reported that the description in connection with the proposed Order on Bacup Road was inaccurate in respect of that part of the Order on the south side of Bacup. Accordingly, he recommended that the Committee approve that an Order be made as originally intended.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the south side of Bacup Road from the point opposite No. 850 Bacup Road for a distance of 68.0m approximately in an easterly direction and revoking the existing Traffic Regulation Order.

Longholme Road, Rawtenstall

853. (g) The Borough Engineer and Planning Officer reported on proposals for the introduction of a waiting restriction order on Longholme Road, Rawtenstall.

Resolved that no action be taken to introduce a Traffic Regulation Order at this location.

Helmshore Road, Helmshore

853. (h) The Borough Engineer and Planning Officer reported that in order to facilitate the safe access and egress of vehicles from the Sports Centre it was proposed to introduce a Traffic Regulation Order restricting parking at both sides of the access.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the western side of Helmshore Road from a point opposite the junction with Helmcroft for a distance of 17.0m approximately in a northerly direction and on the western side from a point 24.0m south of the gable of No. 277 Helmshore Road for a distance of 15.0m approximately in a southerly direction.

Obstructions on the Highway

831. The Borough Engineer and Planning Officer reported that the Lancashire County Council had amended the Code of Practice in respect of obstruction on the Highway to clarify the position following a decision in the High Court relating to obstructions in the Highway.

The alteration to the text within the Code of Practice was to ensure that the Policy of awarding priorities for the removal of obstructions did not condone the obstructions of highways in low priority areas.

Resolved that the Council's Policy for the prioritisation for action in respect of obstructions on the highway as outlined in Minute No's 105 and 493 of the June and October 1995 meetings respectively be read in conjunction with the

Code of Practice to be issued by the Lancashire County Council and construed accordingly.

Control of Builder's Skips on the Highway

831 . The Borough Engineer and Planning Officer reported at the request of a Member on the procedure associated with the issue of permits and the difficulties associated with the siting of skips on the highway.

Members expressed the view that in a number of cases, the Conditions attaching to permits were not necessarily complied with and it was necessary for greater vigilance in ensuring that Conditions, particularly those relating to safety issues were complied with.

Resolved that the Borough Engineer and Planning Officer be instructed to advise all appropriate Members of staff of the need for increased diligence as indicated.

Land Drainage Problems at 116 - 142 Hud Hey Road, Haslingden

831 . The Borough Engineer and Planning Officer reported the receipt of complaints of water penetration into the cellar of a property at Hud Hey Road, Haslingden. He advised that the source of the problem had not been identified and he indicated that the Council could act in such matters although it was difficult to recover costs if the source of the problem was not identified precisely before taking action.

Resolved that the Council takes no action in respect of this complaint; the affected property owner having the option to treat the cellar to prevent the ingress of water.

Small Capital Improvements Programme 1995/96 -
Pedestrian Refuges at Bury Road, Haslingden

831 . The Borough Engineer and Planning Officer reported that a number of objections had been received in respect of the provision of a pedestrian refuge adjacent to Haslingden Market. He advised that if the refuge were to be deleted from the current year's scheme, it would be possible to construct the remaining three refuges previously approved by the Committee and thereafter consideration could be given at a later date to the reinstatement of the refuge adjacent to the Market.

Resolved that the County Surveyor be requested to approve the deletion of the refuge adjacent to Haslingden Market from the Bury Road pedestrian refuge scheme in the current year's Small Capital Improvements Programme.

Farholme Lane Junction, Stacksteads

831 . The Borough Engineer and Planning Officer reported that the County Council's Small Improvements Sub-Committee had allocated a maximum sum of £20,000 towards any scheme designed to alleviate access difficulties at Farholme Lane and to investigate other sources of funding. He advised that the County Council Sub-Committee had concluded that two methods of treatment were available and he submitted details thereof.

The Committee discussed the matter in detail.

Resolved (i) that this Council informs the County Council's Small Improvements Sub-Committee that it is willing to support the first option which entails retaining the existing system of traffic movements but improving the corner of Clough Street by acquiring and demolishing the gable property No. 4 Clough Street,

(ii) that this scheme be put into the Rossendale Borough Council bid for Capital Programme Funding, and

(iii) that the Officers investigate the possibility of gaining contributions from the Private Sector.

Haslingden S.R.B. Bid - Financial Implications

831. The Borough Engineer and Planning Officer reminded the Committee that as a result of the successful SRB Bid, there would be Revenue and Capital implications for the Council over the next five years.

He advised that within the budget for 1996/97 there were two particular items relating to, (a) street lighting and (b) the "Walks from Home" initiative, both items would have an impact on the Revenue Budget of £4,150 and £510 respectively.

The Borough Engineer and Planning Officer reported that associated with the SRB package was a road designed to link the North and South halves of the Carrs Industrial Estate. He advised that staff were currently working on the detail of the scheme, but the Department of Transport had indicated that a Traffic Impact Analysis Study would be required as part of the Planning Application and it would be necessary to appoint a Traffic Consultant to undertake this work. The Borough Engineer and Planning Officer advised that it would be appropriate to appoint a particular consultant with experience of this sort of work who had carried out a Traffic Impact Analysis for this section of the A56(T) in connection with other works.

Resolved (i) that the SRB implications upon the Engineering and Planning Budget be noted,

(ii) that the Borough Engineer and Planning Officer be authorised to appoint a Traffic Consultant for the preparation of a Traffic Impact Analysis for the Carrs Link Road and its implications for the A56(T), and

(iii) that Standing Orders relating to contracts be suspended for the reasons outlined by the Borough Engineer and Planning Officer.

Footpath Diversion Order -
Footpath No. 200 in the Vicinity of Rawtenstall Cemetery

831 . The Borough Engineer and Planning Officer reported that the Leisure, Recreation and Amenities Committee had asked the Committee to consider making a Footpath Diversion Order to enable access points into the Cemetery to be closed whilst retaining footpath provision external to the Cemetery.

Resolved that the Borough Solicitor be authorised to make an Order diverting the footpath as indicated on the plan submitted to the Committee and that the charges in this matter be paid by the Leisure Department.

Bids for Capital Programme 1996/97

831. Resolved that all the items No'd 1-9 included within the report of the Borough Engineer and Planning Officer be referred to the Policy and Resources Committee for consideration for inclusion in the Council's Capital Programme.

Sickness Report

831. The Chief Executive Officer submitted the sickness report giving details within the department (excluding DLO employees) since the last report to the Committee.

Resolved that the report be noted.

Borough of Rossendale
(Part of Footpath No. 336 Bacup) Public Path Diversion Order 1995

831. Resolved that the abovementioned Order be confirmed as an unopposed Order.

Bacup Market - Stopping up of Highways

831. The Chief Executive Officer referred to the report which had been circulated by the Borough Solicitor relating to highways within the site of Bacup Market. Since it was now proposed to redevelop the site, it would be necessary to apply to the Magistrate's Court for an Order stopping up the highways.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Borough Solicitor be authorised to reply to the Rossendale Magistrate's Court for an Order under Section 116 of the Highways Act 1980 stopping up those highways at Temple Court Market, Bacup shown coloured on the plan displayed at the meeting on the grounds that such highways are unnecessary.

West Pennine Moors AGM

831. The Chief Executive Officer referred to a request from the Secretary of the Area Management Committee for the Council to host their AGM on 8th July 1996.

Resolved that the Council hosts the event and provides the usual hospitality at the Leisure Hall, Bacup.

Town Centre Sub-Committees

831. The Chief Executive Officer circulated the Minutes of the Rawtenstall Town Centre Sub-Committee, the Haslingden Town Centre Sub-Committee and the Bacup Town Centre Sub-Committee held on 15th, 17th and 18th January 1996 respectively (for Minutes see Appendices 'A', 'B' and 'C').

Reference was made to the possible use of the resources at Whitworth for monitoring a scheme in Bacup; reference was also made to a point which had been raised at the Rawtenstall Town Centre Sub-Committee that CCTV security cameras could be monitored from a remote or shared location if necessary.

Resolved (i) that the Minutes be approved and adopted, and

(ii) that the Policy and Resources Committee be advised of the comments made at this meeting and of the resolutions of the Sub-Committees.

Development Control Sub-Committee Minutes

831 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 24th November, 1st December, 8th December, 15th December, 22nd December 1995 and 5th January and 12th January 1996 be noted (for Minutes see Appendices 'D' to 'J').

Revenue Estimates 1996/97

831 . Resolved that the Estimates be referred to the Policy and Resources Committee for consideration.

THE MEETING CLOSED AT 7.55 P.M.

**THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND
CONFIRMED
BY THE COUNCIL ON 6TH MARCH 1996 AND ARE PRINTED HERE
FOR RECORD PURPOSES ONLY**

**ENGINEERING AND PLANNING COMMITTEE (PLANNING
APPLICATIONS)**

held 26th February 1996
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors Adamson (for McShea), Baron, Cheetham
(for Neville), Easton, Fiswick, Mrs Goldsworthy,
Hancock, Harding, Heyworth, Mooney, Procter, Ruddick and

Weeds

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

986 . Resolved that the Minutes of the meeting of the Committee held on 22nd January 1996 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Exclusion of the Public and Press

986 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 12 of Part I of Schedule 12A to the Act.

Counsel's Advice in Respect of a Planning Matter

986 . The Committee had before them a report prepared by the Borough Solicitor which contained legal advice from Counsel in respect of a planning matter.

Resolved that the report be noted.

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

986 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 990 to 1001 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. 14/95/470 - Change of use of retail shop to hot food take away.
Hours of opening - Monday - Friday 6.30 pm. to 11.00 pm. and Saturday and
Sunday
4.00 p.m. to 11.30 p.m. (amendment 1) - 286 Bolton Road North, Ramsbottom

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

1. The proposed development would increase the standing and turning of vehicles and the concentration of traffic on a length of the heavily trafficked Class 1 highway adjoining road junctions and close to the one-way traffic signal controlled bridge under the railway where delays and vehicular congestion often occur, and the proposal would, therefore, increase the hazard to road users.

2. The proposed development would, by reason of cooking odours, noise and litter which would be likely to ensue (and which may, in particular be experienced during unsocial hours) be detrimental to the amenities presently enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of nearby dwellinghouses.
3. The proposed use would be contrary to Policy S.4 of the Rossendale District Local Plan - First Review Deposit Edition which states inter alia that the proposed use or development would not cause demonstrable harm to other interests of acknowledged importance, including the amenities of occupiers of dwellinghouses or flats in the Town Centre, shopping or residential locality, and highway safety.

Application No. 14/95/501 - Proposed single storey kitchen extension and alterations - Coach and Horses, Market Street, Edenfield

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

1. Before the use hereby approved is first used the car parking area shall be laid out and made ready for use and thereafter shall be retained for the purposes of car parking.
2. 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.
3. Before any development begins details shall be provided of the location of proposed bin stores and their design, materials and construction.

Application No. 14/96/004 - Extension of existing bungalow at rear and side to provide two No. bedrooms, lounge, dining room and kitchen together with the formation of a double garage within the existing bungalow and the change of materials to the front elevation and altered roof design -
306 Helmshore Road, Helmshore

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

1. No development shall take place until samples of the proposed natural stone/facing brickwork and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any work on the extensions hereby permitted is commenced the site access to Helmshore Road shall be altered strictly in accordance with the details shown on the approved site plan, as amended.
3. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear, and such provisions shall be laid out in accordance with the details shown on the approved plan, as amended, and the vehicular turning space shall be laid out and be available for use before the development is brought into use.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

5. 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.
6. Within the first planting season following occupation of the dwelling hereby approved, a semi mature tree of a size and species to be agreed in writing by the Local Planning Authority shall be planted in a location to be agreed in writing with the Local Planning Authority and the position, species and size of the tree to be planted shall not vary from that agreed.

Application No. 14/95/434 - Retention of existing cattle housing and feed storage building. The development may affect the setting of footpath No's 130 and 132 - Turn Hill Farm, Dean Lane, Lumb

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

1. Within 3 months of the date of this permission samples of the natural stone, timber boarding and render shall be submitted to and approved by the local planning authority and thereafter the building hereby approved shall be permanently faced with these materials, strictly in accordance with the amended plans (drawing no. THF-1-95A), within 6 months of the date of this permission.

Application No. 14/95/435 - Provision of new cattle building with calf run and implement/store extensions. The development may affect the setting of Footpath No's 130 and 132 - Turn Hill Farm, Dean Lane, Lumb

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

1. Within 3 months of the date of this permission samples of the natural stone, timber boarding and render shall be submitted to and approved by the local planning authority and thereafter those elevations of the cattle building which are to remain external shall be permanently faced with these materials, strictly in accordance with the amended plans (drawing no. THF-1-95A), within 6 months of the date of this permission and the external elevations of the proposed calf run and implement/store extensions hereby approved shall be permanently faced with these materials, strictly in accordance with the amended plans (drawing no. THF-1-95A), prior to the commencement of their respective uses.

Application No. 14/96/006 - Refurbishment of Bacup Market to provide 27 permanent stalls, 38 open stalls and service block with perimeter security gates and railings - Temple Court, off Union Street, Bacup

- 986 . Resolved that planning permission be granted.

Application No. 14/96/007CA - Conservation area consent to demolish open market stalls and brick toilets/storage block prior to erection of new market stalls - Temple Court, Union Street, Bacup

- 986 . Resolved that planning permission be referred to the Secretary of State for the Environment for decision.

Application No. 14/95/424 - Outline - Residential development. The development may affect the setting of Footpath No.'s 43 and the route of 128 and 129 - Land off Longacres Drive, Whitworth

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

1. The development of this site for residential purposes would, by virtue of its expansion of the current built form into open countryside, be contrary to Policy 37 of the Draft Lancashire Structure Plan 1991 - 2006 which indicates that development within, or by way of rounding off of the built up area, will be provided for at Whitworth.
2. Sufficient land is already available within the Borough either with the benefit of planning permission or firm allocation for residential development to meet future housing needs both in accordance with the provision of the Development Plan and Government advice (PPG3 (revised) March 1992).
3. The release of this peripheral site for residential development would adversely affect the bringing forward for development of urban housing sites and thus would be contrary to the general aim of promoting the regeneration of urban areas which accords with national planning guidance, and development plan policy.
4. Although the High Court Order of 17th October 1995 quashed the Green Belt notation of the site in the Rossendale District Local Plan this order was made on technical grounds. The future use of the site and in particular its importance (if any) for green belt purposes should be considered at the next Review of the Local Plan, and approval of the present application would prejudice such consideration.

Application No. 14/96/009 - Conversion of part of original building (former office), retention of demolished and rebuilt portion of building, total filling of void and demolition of garage - Mount Pleasant, Blackwood Road, Stacksteads

986 . Resolved that consideration of this application be deferred to enable the Borough Engineer and Planning Officer to seek amendments to the application in line with the views now expressed by the Committee and that the application be further considered in the normal way by reference to the Development Control Sub-Committee.

Application No. 14/95/495 - Erection of 2 dwellings, (re-submission) -
37 Hurst Lane, Rawtenstall

986 . Resolved that planning permission be approved subject to the following condition:-

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.

N.B The Chair declared a Non-Pecuniary interest in the following item of business (Application No. 14/95/514) and vacated the Chair (in favour of the Mayor) and left the meeting during the discussion and voting of the application.

(COUNCILLOR FISHWICK IN THE CHAIR)

Standing Order No. 39(1)

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

Application No. 14/95/514 - Erection of conservatory to rear (resubmission) -
Boot and Shoe Public House, Millar Barn Lane, Waterfoot

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

1. Prior to the commencement of the use of the conservatory hereby approved, the car parking spaces shown on the submitted site plan shall be marked out in accordance with this plan and thereafter retained solely for car parking purposes.

(COUNCILLOR QUINN IN THE CHAIR)

North West Water - Refurbishment Works

986 . The Chair welcomed Messrs Jackson, Powell and Marby of North West Water Ltd who had been invited to make a presentation to the Committee on the role of the company throughout Rossendale with particular reference to their current refurbishment works currently taking place in Bacup and Haslingden.

Mr Jackson outlined the structure and organisation of the Water Supply and Treatment for Rossendale and explained the duties and responsibilities of himself and his colleagues present at the meeting. Mr Marby outlined the nature of the refurbishment works currently being undertaken and advised that following refurbishment, mains would be jetted on a regular basis. Mr Powell advised of the

company's priorities and spoke of their relationship with the contractor operating in the area and spoke at length on matters relating to safety.

Members asked a number of questions of the representatives and particular concern was expressed relating to the manner in which residents are advised of the commencement of works and the adherence to programmes by the contractors. Reference was also made to a number of elements relating to the safety/security of excavations made by the Company. The representatives answered the points raised by Members and indicated telephone numbers and addresses where relevant staff could be contacted to deal with complaints. They advised that in cases where complaints were made in respect of their contractors, these were monitored and a system was in place for ensuring that contractors met the standards set by the Company or rectifying action would be taken.

The Chair thanked the representatives for their attendance and presentation and they then withdrew.

Making Up of Waterside Road, Haslingden

986 . The Borough Engineer and Planning Officer reported that he had received a request from English Partnership for the Council to undertake works on the highway at Waterside Road to bring the street up to adoption standards and subsequently adopt the street. He advised that English Partnership owned the street with the exception of a small length of approximately 15 metres which was in unknown ownership.

The Borough Engineer and Planning Officer advised that the value of the works was in the order of £130,000 and that the costs involved would be borne by English Partnerships.

Resolved (i) that the Borough Solicitor be authorised to enter into the appropriate easements, agreements etc with English Partnerships and others as necessary to secure the reconstruction and adoption of Waterside Road, Haslingden subject to all costs being borne by English Partnerships,

(ii) that the contract for the works be awarded to the Highways DLO in accordance with the Highways Term Maintenance Contract 1995/99, and

(iii) that the Committee agrees in principle the use of statutory powers under the Private Streetworks Code to enable the reconstruction and adoption of that section of the street in unknown ownership subject to the necessary resolutions being passed at a future date in accordance with the statutory procedure.

Highways Engineering Services Budget

986 . The Borough Engineer and Planning Officer reported that the Highways Engineering Services Budget included for items such as Social Lighting, Street Name Plates, Minor Improvements etc. He reminded the Committee that specific expenditure had been approved by them at previous meeting, but that the remainder of the budget had been frozen.

The Borough Engineer and Planning Officer advised the Committee that two traffic calming schemes had been presented to the County Surveyor for

assessment and inclusion within the County Council's Small Capital Improvement Programme for 1996/97. He advised that in order to meet the necessary financial rate of return the Council would need to make contributions as follows:-

Approx RBC Contribution		Approx Scheme Cost	
a)	Traffic Calming on Staghills Road	£10,000	£6,500
b)	Skid resistant surfacing at £2,500 existing pelican crossing, Crawshawbooth County Primary School	£ 4,500	

986. Resolved (i) that the remaining sum within the Highways Engineering Services Budget for 1995/96 be expended on the replacement of missing Street Name plates as detailed in the report and the replacement of vandalised missing seats upto a value of £1,500,

(ii) that the County Surveyor be advised that this Council wishes to contribute to the traffic calming scheme as detailed in the report subject to available finance, and

(iii) that a contingency item of £972 be retained for unforeseen items, storm damage and the like, and that the Borough Engineer and Planning Officer be authorised to place orders for street furniture materials if the contingency is not expended.

L.C.C. Conference on Road Safety

986 . The Borough Engineer and Planning Officer submitted details of a major one day conference on Road Safety involving all groups and organisation with a possible influence on road safety with a view to reducing the number of road casualties.

Resolved that two Members from the Labour Group and one Member from the Conservative Group, together with the Borough Engineer and Planning Officer be authorised to attend the conference to be held on Thursday 7th March 1996 at the Police Training Centre, Hutton, Nr Preston.

THE MEETING CLOSED AT 8.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 25th March 1996
at 7.00 p.m.

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

APOLOGIES: Councillor Mrs Goldsworthy

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

60.10 Resolved that the Minutes of the meeting of the Committee held 22nd February 1996 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

60.10 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1062 to 1065 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. 14/96/039 - Demolition of garages & construction of new digital telecommunications building & vehicle hardstanding with boundary wall/fence, and vehicle access from Newhallhey Road - Land off Newhallhey Road/Foundry Street, Rawtenstall

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

1. No development shall take place until samples of the proposed natural stone and slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials. 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. 14/96/026 - First floor extension to form bedroom/study and shower room (the development may affect the setting of Footpaths 172 and 190) - Springhill Cottage, Edge Lane, Higher Cloughfold

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

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

Application No. 14/95/505 - Proposed single storey rear extension to provide kitchen/dining room - 73 Cutler Lane, Stacksteads, Bacup

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

1. No development shall take place until samples of the proposed facing brick and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 14/96/009 - Conversion of part of original building (former office), retention of demolished and rebuilt portion of building total filling of void and demolition of garage - Mount Pleasant, Blackwood Road, Bacup

60.10 Resolved (i) that notwithstanding the policies contained in the District Plan, and the recommendation of the Borough Engineer and Planning Officer, the Committee are minded to grant permission for the follow reasons:-

- (a) The application site had the benefit of planning permission in respect of development (14/91/072). The land use issue having been established, the Committee feel, in this particular case, that the removal of the existing potentially unstable original structure, and its rebuilding, facilitates the development of the site, subject to the approval of appropriate materials and the attachment of appropriate conditions to the consent.
- (b) The applicant has already, or has agreed to do so as part of this approval, removed the majority of the unauthorised development upon this site:- the detached garage, the increase in height and the void structure. The disputed larger footprint of the rebuilt portion of the building creates an extension to the original which could be considered as ancillary to the original building.
- (c) The circumstances of this particular application are such as to justify an approval, in that the granting of consent in this case, for the reasons outlined above, will not prejudice the District Local Plan policies regarding development beyond the Urban Boundary.

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

1. No development shall take place until samples of the proposed natural stone walling and artificial stone slate roofing have been submitted to and approved by the local planning authority and outer face of the building shall not be constructed other than with the approved materials.
2. Before the building is first occupied the concrete blockwork garage including its concrete base and the reinforced concrete and blockwork wall and slab creating the void shall be demolished and removed from the site.
3. 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 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.

4. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

60.10 The Borough Engineer and Planning Officer reported on the results of Planning and Enforcement appeals since his last report to the Committee as follows:-

Application No. 14/95/206 - Renewal of Outline Planning Permission Ref. No. 14/92/184 for the Erection of 1 Two Storey Four Bedroomed Dwelling with Detached Double Garage and Covered Caravan Port - Land Rear of 278-288 Newchurch Road, Stacksteads

- Appeal upheld - subject to the following conditions:-

- 1a. Approval of the details of design and external appearance of the buildings, and the landscaping of the site (hereinafter called "The Reserved Matters") shall be obtained from the local planning authority.
- 1b. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this letter.

2. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this letter, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
3. The landscaping details shall include all hard and soft landscaping features (including screen and boundary walls and fences or other means of enclosure) and prior to the first occupation of the dwelling in accordance with a programme agreed in writing with the local planning authority shall be fully implemented in accordance with the details approved. Any tree or shrub becoming diseased, dying or otherwise being removed within 2 years of planting shall be replaced by another of the same species and size.
4. The dwelling hereby approved shall not be occupied until space has been laid out within the site for 3 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Application No. 14/95/55 - Outline - Erection of dwelling in connection with use of land as Pets Crematorium - Rossendale Pets Crematorium Centre, Burnley Road, Crawshawbooth

- Appeal Dismissed.

Application No. 14/95/200 - Proposed removal of Condition No. 6 on planning permission 15/93/149 (oil interceptors shall be provided to all surface water outlets from the site to the satisfaction of the local planning authority before the use hereby approved is implemented) - Land at Stansfield House, Acre Mill Road, Stacksteads, Bacup

This appeal has been upheld and planning permission granted for continued use of Victoria Mill and adjoining curtilage area for the storage of motor vehicles and retention of gas storage compound without compliance with Condition No. 6 imposed on planning permission 14/93/149 (as explained above).

Application No. E1/94/4/1 - 'Heavens Scent', 322 Newchurch Road, Stacksteads, Bacup

- An enforcement notice was issued on 24th April, 1995 in respect of unauthorised works at the above address, a grade II listed building.

The breach of listed building control alleged in the notice was the removal of a sliding sash display window and fascia from the ground floor of the front elevation and replacement by a fixed single pane of glass within a stained timber frame, with stained timber fascia.

The requirements of the notice were:-

1. Remove the fixed single pane of glass, its stained timber frame and stained timber fascia.
2. Reinststate the original sliding sash display window and fascia to restore them to their condition immediately prior to the commencement of work on their removal, or,

Insert replica sliding sash display window and fascia to match the original in all components, materials and dimensions save that the window sashes may be fixed rather than sliding (although the sash boxes and parting beads need to be replicated) and that the bottom sash may incorporate glazing bars of the same section and pattern as those in the upper sash.

3. Finish all woodwork in the window, frame and fascia to be provided in accordance with paragraph 2 of this schedule in a traditional gloss paint in a colour to be agreed with the authority.

The period for compliance was 8 weeks.

An appeal was lodged in May 1995. The Inspector attended the appeal site on the 12th December, 1995.

The Inspector has now dismissed the appeal. In respect of paragraphs 2 and 3 above, however, he felt it was not necessary to specify or agree a particular colour for the paintwork and has, therefore, varied the enforcement notice accordingly.

Resolved that the report be noted.

Development Control - Computerisation and Sub-Committee

60.10 The Borough Engineer and Planning Officer reported on the administrative steps involved in the processing of planning applications.

He advised of the contents of the latest Government circular (No. 11/95) relating to the use of conditions within planning consents and on the performance statistics of the Development Control Section.

The Borough Engineer and Planning Officer advised of improvements to the Computer system and indicated how such improvements would impact on the existing process. He suggested that in order to improve performance statistics, it would be appropriate if the Sub-Committee were to meet on a Wednesday rather than a Friday so as to enable Decision Notices to be sent out without the 2 day delay, which currently exists by virtue of the meeting being held on the Friday and no action being taken on Decision Notices until after the weekend.

Resolved (i) that the progress towards the implementation of the new computerised planning development control administration process be noted,

(ii) that the proposed changes to the Sub-Committee and main Committee Agendas to include full descriptions of conditions and their reasons, be approved,

(iii) that with effect from the commencement of the 1996/97 Municipal Year the Sub-Committee be re-scheduled for 5.00 p.m. on Wednesdays to assist in speeding up the determination of planning applications, and

(iv) that the arrangements outlined above be reviewed in 12 months time.

Proposed Modifications to the Deposit Edition

60.10 The Borough Engineer and Planning Officer reminded the Committee of their decision on the recommendations of the Panel into the review of the Lancashire Structure Plan. He advised that the County Council had considered the Panel's reports and all the observations received upon it, and had published their decision on the issues. He submitted details of the County Council's decisions and indicated that the changes proposed were fully in accordance with national policy, the principles behind the Panel's recommendations, and strategic regional guidance.

Resolved that the County Council be informed that Rossendale Borough Council note the County Council's decisions upon the Panel's report and their proposed modifications to the review of the Lancashire Structure Plan, and raise no objections.

Traffic Regulation Orders

60.10 The Borough Engineer and Planning Officer submitted reports containing his proposals for the introduction of various traffic regulation orders throughout the Borough. Each report gave details for the reasons for proposing the Order and he submitted details of any objections or observations received, together with his observations; he also submitted details of correspondence received since the preparation of his reports.

Blackburn Road, Edenfield

1069. (a) Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the Western side of Blackburn Road, from a point 28.0m south of the gable of No. 1 Blackburn Road, for a distance of 70.0m in a northerly direction.

Fernhill Drive, Stacksteads

1069. (b) Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the western side of Fernhill Drive from a point 25.0m north east of the junction with Newchurch Road (the terminal point of the existing Order) for a distance of 25.0m approximately in a north easterly direction.

Co-operation Street, Rawtenstall

1069. (c) 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 on the western side of Co-operation Street, Rawtenstall from the junction with Bacup Road for a distance of 67.0m approximately in a northerly direction.

Heald Lane, Weir, Bacup

1069. (d) Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles on the north and west side of

Heald Lane, Weir, Bacup from a point opposite the boundary of No. 18 and 20 Wesley Terrace for a distance of 35.0m approximately in an easterly then northerly direction.

On the South and Eastern sides of Heald Lane, Weir, Bacup from a point opposite the boundary of No's 16 and 18 Wesley Terrace a distance of 50.0m approximately in an easterly then northerly direction.

Helmshore Road, Helmshore

1069. (e) Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order revoking the existing traffic order currently in force on the eastern side of Helmshore Road/Broadway from the boundary of No's 2/4 Broadway to No. 414 Helmshore Road and imposing a new order prohibiting the waiting of vehicles at all times along this length of highway.

Thornfield Avenue, Waterfoot

1069. (f) Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the Northern side of Thornfield Avenue, Waterfoot from its junction with Millar Barn Lane to its junction with Yare Street and on the southern side of Thornfield Avenue, Waterfoot from its junction with Millar Barn Lane for a distance of 219.0m approximately in a westerly direction.

Woodcroft Street, Rawtenstall

1069. (g) Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the northern side of Woodcroft Street, Rawtenstall outside the front and side frontages of No. 2 Woodcroft Avenue for a distance of 30.0m in an easterly then northerly direction and on the southern side outside the frontages of No's 27-33 for a distance of 30.0m in an easterly then northerly direction.

Burnley Road, Crawshawbooth

1069. (h) 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 :-

(a) prohibiting the waiting of vehicles at all times on the western side of Burnley Road, Crawshawbooth from a point 13.0m north of the junction with Cooperation Street for a distance of 80.0m approximately in a northerly direction (revoking the existing traffic regulation order).

(b) 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 inclusive on the western side of Burnley Road, Crawshawbooth from a point 93.0m north of the junction with Cooperation Street for a distance of 30.0m approximately in a northerly direction (revoking the existing traffic regulation order).

Market Street Junction Coppice Drive, Whitworth

1069. (i) 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 of reduced severity to that originally proposed by a reduction in the length of highway proposed in the Order as follows:-

On the eastern side of Market Street, Whitworth from the junction with Coppice Drive to the southerly gable of No. 216 Market Street for a distance of 37.0m approximately.

Bury Road, Haslingden

1069. (j) Resolved that the Orders be made as originally proposed.

Manchester Road, Haslingden - Road End Traffic Signals

1069. (k) 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 making of "U" Turn manoeuvre at the junction of Manchester Road on the North Bound approach to the traffic signals.

Market Street, Shawforth Junction With John Henry Street

1069. (l) Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the southern side of Market Street, Shawforth from its junction with John Henry Street

(a) for a distance of 25.0m approximately in a south westerly direction

(b) for a distance of 25.0m in a north easterly direction.

Small Capital Improvements Programme

60.10 The Borough Engineer and Planning Officer reported that the County Surveyor was consulting the Council and the public on two proposed improvement schemes to be undertaken in 1996/97. He gave details of the schemes - one at Haslingden Road, Rawtenstall and the other at Manchester Road, Haslingden.

Members indicated their support for both schemes but expressed concerns regarding pedestrian safety near the accesses to the schools and Rossendale General Hospital.

Resolved that the County Surveyor be advised of the Committee's support for the schemes but that he be requested to give consideration to the concerns now expressed by Members.

Highways Special Maintenance Programme 1996/97

60.10 The Borough Engineer and Planning Officer submitted the draft Special Maintenance Programme for 1996/97.

He advised that whilst he had not received details of the allocation from the County Surveyor, he anticipated a reduction in funds available for the programme.

The Committee discussed the matter and it was

Resolved (i) that the 1996/97 Special Maintenance Programme be approved, and

(ii) that the undesirable trend of progressive reductions in the funding of Highway Maintenance be noted.

Traffic Calming - Fearn Moss, Stacksteads

60.10 The Borough Engineer and Planning Officer reported at the request of a Member on the possible introduction of traffic calming on Fearn Moss in the vicinity of Fearn High School. He advised that based on the existing accident record a scheme for this location would have a low priority and there would be little prospect of a scheme being approved for the next financial year.

A Member indicated that vehicles travelling from Edgeside Lane along Fearn Moss tended to drive at high speed and although the accident record could not substantiate a higher priority, the speed of vehicles presented a significant danger. The Chair indicated that a further difficulty was caused by the use of the Kirk View access to the rear of Fearn High School, particularly by visitors to the school during the evening.

Resolved that the Borough Engineer and Planning Officer be authorised to attend a meeting with the Headmaster of Fearn High School and representatives from the School to discuss possible methods by which the problem might be addressed in respect of both Fearn Moss and Kirk View.

Term Maintenance Contract 1995 - 1999

60.10 The Borough Engineer and Planning Officer reported on the basis upon which work was undertaken by the Direct Labour Organisation on behalf of the Council. He indicated that as a result of the winning of the Term Maintenance Contract, the Direct Labour Organisation was able to undertake a range of work for the Client and in addition was selected to undertake work for English Heritage and other bodies.

Resolved (i) that the report be noted, and

(ii) that the use of the Term Maintenance Contract for the financial year 1996/97 be approved.

Rawtenstall Town Centre Traffic Study

60.10 The Borough Engineer and Planning Officer reported that together with the County Surveyor's Department, he had agreed the framework for a joint study to identify current problems and possible solutions. An early requirement of the study would be the need to collect suitable data on traffic and pedestrian flows in the town centre and the initial study would include issues of road safety, general traffic circulation, car parking, provision for cycling and pedestrians, together with public transport issues relating to bus priority measures, accessibility of the town centre by public transport and the location of the bus station/depot and accessibility of the East Lancashire Railway station. The implications of possible new development in the town centre would also be examined.

The Borough Engineer and Planning Officer advised that the County Surveyor had requested assistance from the Council in the provision of staff to carry out some of the surveys and the provision of accommodation to enable the data to be analysed.

Resolved that the proposal be noted and that a report on progress be presented to the next meeting of the Committee.

Charges for Services 1996/97

60.10 The Borough Engineer and Planning Officer submitted the suggested Service Charges for 1996/97.

Resolved that the Service Charges now submitted and detailed below, be approved and implemented with effect from 1st April 1996:-

<u>Suggested Service</u>	Existing Agreed	
	<u>Charge</u>	<u>Charge</u>
	£	£
Hoarding Permits	12.00 per week	12.50
Scaffolding Permits	12.00 per week	12.50
Highway Information by post	35.00	36.00
Temporary Signing to Private Development	110.00 fixed fee 30.00 per sign requested	113.00 31.00
Footpath Crossings Supervision:		
a) Domestic	68.00	70.00
b) Industrial	90.00	93.00
Effecting a Temporary Order (S.14 (1))	230.00#	238.00
Effecting an Emergency Notice (S.14 (3))	130.00#	135.00
Effecting a Diversion Order/Notice (S.14 (5))	105.00#	110.00
Licensing of Planting (S142 Highways Act 1980)	27.00	30.00
Street Lighting Design:		
- Layout of 5 columns or less VAT	90.00 + VAT	93.00 +
- Each Additional Column VAT	18.00 + VAT	20.00 +

- Plus disbursements such as advertising costs

Drainage Service Charges

<u>Suggested Service</u>	<u>Existing Agreed Charge</u>	<u>Charge</u>
	<u>£</u>	<u>£</u>
Supervision and Administration of Sewer Openings and Connections	68.00	70.00
Building Over Agreements	200.00	206.00
Building Over Consent	68.00	70.00
Sewerage Information by Post	35.00	36.00

Rossendale Way in a Day

60.10 The Borough Engineer and Planning Officer reported that the Rossendale Way in a Day event to be held on Saturday 13th July 1996, would now proceed and be organised by the Rossendale Search and Rescue Team. He indicated that Members of his staff would liaise with the Search and Rescue Team to advise on the organisation of the event.

A Member suggested that in view of the lack of funds available, it might be appropriate to offer some form of assistance by way of support or sponsorship from the Leisure Committee.

Resolved that the report be noted.

Road Safety Activities

60.10 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 for 1996/97 and activities held in the Borough during the period 5th September 1995 to 16th February 1996. The proposed programme of Road Safety activities was submitted and members asked questions upon a number of items within the Programme.

Resolved that the Programme as now submitted be approved.

Sickness Report

60.10 The Chief Executive Officer submitted a report giving details of sickness within the department (excluding DLO Employees) since his last report to the Committee.

Resolved that the report be noted.

Haslingden Town Centre Sub-Committee

60.10 Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held 1st February 1996 be approved and adopted (for Minutes see Appendix 'A').

Development Control Sub-Committee Minutes

60.10 Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 19th January, 26th January, 2nd February, 16th February, 23rd February, 1st March, 8th March and 15th March be noted, (for Appendices see 'B' to 'I').

Exclusion of the Public and Press

60.10 Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraphs 12 and 13 of Part I of Schedule 12A to the Act.

Acre Mill, Stacksteads

60.10 The Borough Engineer and Planning Officer referred to the report which had been circulated by the Borough Solicitor relating to Acre Mill, Stacksteads. The report outlined the condition of the building and indicated its current status as a Grade II listed building.

The Borough Engineer and Planning Officer advised that certain steps could be taken to deal with the building but that in order to achieve a long term solution, it would be necessary to seek the Delisting of the building.

The Committee discussed the matter.

Resolved (i) that in the short term, arrangements be made to provide some effective form of fencing in order to prevent unauthorised entry,

(ii) that arrangements be made for an application to be made for the delisting of the buildings, and

(iii) that a report be presented to a future Committee on progress in the matter.

THE MEETING CLOSED AT 7.55 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 22nd April 1996
at 7.00 p.m.

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

APOLOGIES: Councillors Baron, Fishwick and McShea

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1. Resolved that the Minutes of the meeting of the Committee held 25th March 1996 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 4 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. 14/96/050 - Conversion of two storey warehouse and the erection of a two storey side and single storey rear extensions to form a Community Resource Centre. Redevelopment of adjoining garage colony to provide an associated car park - Land at Foundry Street/Newhallhey Road, Rawtenstall

1. Resolved (i) that notwithstanding the policy contained in the District Plan, the Committee are minded to grant permission for the following reason:-

The proposed development, whilst conflicting with the existing land use for a garage colony, makes provision for the off street parking of vehicles, and the availability of such parking to meet the reasonable needs of local residents is capable of being assured by conditions to be attached to any grant of planning permission, thereby satisfying the purposes of the policy,

(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 subject to completion of the said Departure Procedure and to any decision of the Secretary of State for the Environment, the Borough Engineer and Planning Officer be authorised to approve the application subject to the following conditions:-

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

2. No development shall take place until samples of the proposed natural stone, artificial stone and imitation slate have been submitted to and approved by the local planning authority and the outer face of the single storey extension shall not be constructed other than with the approved materials.
3. Prior to the commencement of the development hereby approved, a scheme providing details of obscure glazing to ground and first floor windows 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. The proposed car park 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 marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative.
5. Four car parking spaces within the car park hereby approved shall be reserved for the use of local residents during Mondays to Fridays.
6. The car park hereby approved shall be available for the use of local residents on Mondays to Fridays between the hours of 6.00 p.m. and 8.30 a.m. on Saturdays and Sundays.
7. 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.
8. The use hereby approved shall only be carried out on the basis of point 1 of the letter dated 8th March, 1996 from the applicants.

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

Application No. 14/96/059 - Change of use of land to garden curtilage

including the provision of hardstanding and a new access off Coppice Drive -
Land bordered by 202 Market Street, Market Street and Coppice Drive, Whitworth

1. Resolved that this application be refused for the following reason:-

The proposed driveway would be accessed off a particularly steep portion of Coppice Drive in the immediate vicinity of this drive's junction with Market Street. The use of this driveway, which would entail reversing manoeuvres, would thus be hazardous and as such detrimental to highway safety.

THE MEETING CLOSED AT 7.20 P.M.

ENGINEERING AND PLANNING (PLANNING APPLICATIONS)

held 13th May 1996
at 7.00 p.m.

PRESENT: Councillor Quinn (in the Chair)
Councillors D Baron, Dunne, Easton, Eaton,
Hancock, Heyworth, Holt, McManus, McShea,
Mooney, Procter and Stuart (for Fishwick)

Allocation of Seats to Political Groups

5 . The Chair indicated that following the Local Government Elections on 2nd May, there were 4 vacancies on the Committee. He advised that three of those vacancies had been filled by Councillors Dunne, Eaton and J I Holt.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

5 . Resolved that the Minutes of the meeting of the Committee held 22nd April 1996 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

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

Application No. 14/96/113 - Extension of existing car park and alterations to existing industrial unit - Unit 7 Block 3, Waterside Road, Haslingden

- 5 . Resolved that planning permission be granted subject to the following conditions:-
 1. No development shall take place until samples of the proposed facing brick have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
 2. Before the building is occupied the parking/servicing areas shall be provided, surfaced and marked out.
 3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Application No. 14/96/106 - Erection of single storey extension to provide additional bedrooms and office - Sunnyside Home for the Elderly, Rising Bridge Road, Haslingden

5. Resolved that consideration of this matter be deferred and the Borough Engineer and Planning Officer be requested to discuss further with the applicant so as to achieve a sympathetic extension.

Application No. 14/96/127 - First floor extension at rear to form nursery with en-suite bathroom - Chapel Hill House, Hurst Lane, Rawtenstall

5. Resolved that permission be granted subject to the following condition:-
1. No development shall take place until samples of the proposed natural stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 14/96/123 - Extension and alterations to ground and first floor - The Croft, Newchurch Road, Rawtenstall

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

No development shall take place until samples of the proposed natural stone, render, glazed material and 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.

(N.B. Councillors Heyworth, Quinn and Stuart declared an interest in the following application. They took no part in the discussion thereof and did not vote thereon).

The Chair vacated the chair in favour of the Vice-Chair.

(COUNCILLOR MCSHEA, VICE-CHAIR IN THE CHAIR)

Application No. 14/96/117 - Modification of Condition No. 1 on
permission 95/291 relating to materials of construction -
St Annes Primary School, Ashworth Road, Waterfoot

- 5 . Resolved that planning permission be refused for the following reasons:-
1. The proposed mono pitched roof would be the dominant design form of the proposed building. As the building would be sited on a sloping site surrounded by open land, this roof would be highly visible. Existing buildings within the vicinity of the application site are largely faced in natural stone. They are all roofed in natural blue slate. Accordingly the proposed use of concrete tiles would be anomalous and as such detrimental to the visual amenities of the locality and at variance with Policy DC.4 of the adopted Rossendale District Local Plan which requires the use of slate in localities where natural stone and slate predominate.
 2. The proposed deletion of the stone parapets to either gable of the proposed building would reduce the visual appeal of the buildings design and as such would be contrary to visual amenity.

(COUNCILLOR QUINN IN THE CHAIR)

Application No. 14/95/522 - Retention of powder coated green security roller shutters - 15/17 Rochdale Road, Bacup

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

The installation of the security roller shutters has entailed the siting of their box partly on the shop fascia board and partly overhanging the tops of the shop windows. The stone corbels above the pilasters have been damaged to allow this box to be fitted and the guide rails, which have been installed at the extremities of the shop front and in an off-set position on this frontage, obscure some of the timber framework comprised in the shop front. Accordingly, these shutters not only obscure the recently restored Victorian shop front to the application property but represent an alien imposition upon it which has entailed some damage to original stonework. Thus the retention of these shutters would detract from visual integrity and appeal of this shop front which occupies a prominent position within the Bacup Town Centre Conservation Area. The shutters fail to preserve or enhance the character or appearance of this area and are contrary to Policy HP.5 of the adopted Rossendale District Local Plan which seeks the retention and restoration of Victorian shop fronts only.

Furthermore Section 30 of Department of the Environment Circular 5/94 entitled 'Planning Out Crime' specifically refers to alternative means of securing shops, that do not entail the use of security roller shutters which are of particular value in environmentally sensitive areas, such as Conservation Areas. That such alternatives have not been pursued in this instance is therefore contrary to Governmental policy.

Application No. 14/96/040 - Retention and completion of reconstructed farmhouse and partial reconstruction and change of use of attached barn to form a camping barn - Law Clough Farm, off Market Street, Shawforth

5. Resolved (i) that notwithstanding the policies contained in the approved structure plan for Lancashire, the District Local Plan, the Planning Policy Guidance

on Green Belts and the recommendations of the Borough Engineer and Planning Officer, the Committee are minded to grant permission for the following reasons:-

1. This Committee are satisfied that the applicant has demonstrated to their satisfaction the agricultural need for a farmhouse in this location.

Although the farmhouse will be located within the green belt the agricultural justification will prevent the setting of adverse precedents which might encourage other applications.

2. The farmhouse rebuilding is upon the site and footprint of a former farmhouse and is necessary to the agricultural enterprise on land surrounding that farmhouse.

Thus the development must of necessity be within the agricultural land and beyond the urban boundary.

3. Whilst sufficient land is available elsewhere within the Borough to satisfy future housing needs, none of that land or allocated building sites is within the agricultural land referred to above.

Consequently, the farmhouse must be located within the agricultural land and therefore not within land already allocated for housing.

4. The amount of rebuilding necessary to enable the change of use of the attached barn to form a camping barn is not considered to be significant.

The camping barn would form a valuable leisure facility well related to the adjacent Rossendale Way Footway Network.

(ii) that the Borough Engineering 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 subject to completion of the said Departure Procedure and to any decision of the Secretary of State for the Environment, the Development Control Sub-Committee be authorised to issue the decision notice in respect of this application subject to the following conditions:-

1. No development shall take place until samples of the proposed natural coursed stone facings and natural blue slate to be used in the creation of the camping barn 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 occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry, or a dependant of such a person residing with him or her or a widower of such a person.
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 Class 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.

4. The camping barn shall not be used other than for the purposes of tourist accommodation consistent with the functional purposes of the barn.

THE MEETING CLOSED AT 7.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

meeting held 6th June, 1996
at 7.00 p.m.

PRESENT: Councillor McShea (Vice-Chair in the Chair)
Councillors Baron, Cheetham, Easton, Goldsworthy,
Hancock, Harding, Heyworth, McShea, Pilling,
Quinn and Wright

APOLOGIES: Councillors S D Baron, Fishwick and Neal

Nynex Cable Comms. Limited - Operations in Rossendale

179 . The Chair welcomed Representatives of Nynex Cable Comms. Limited, who had been invited to address the Committee on the forthcoming work to be undertaken by the Company in laying cable throughout the Borough.

A Representative informed the Committee that Nynex had been operating over 100 years in America and began work in England approximately 4 years ago. She reported that Nynex Cable Comms. had been licensed by the Government to install cables and cabinets in public highways. The Engineer and Planning Officer would monitor the standard of work. Whitworth had not been included by the Government in the licensed area which covered the majority of the Borough.

The Council would be given one months notice of work with a street listing to say when and where Nynex would be working. Contact with residents would be on a one to one basis. Where this was not possible a leaflet would be left giving information on the work to be carried out and the benefits to homes and businesses following the installation of the infrastructure.

Work would begin during July in laying the trunking from Burnley into Rawtenstall and by early December cable laying in streets would begin. Every effort would be made to keep disturbance to a minimum.

A Representative further reported that Nynex undertook work in the community such as sponsoring school projects. She gave details of some of the

schemes carried out.

The Representatives undertook to liaise with the Council and the Borough Engineer and Planning Officer throughout the period of cable laying.

The Representatives of Nynex answered Members' questions and the Vice-Chair thanked them for their attendance.

THE MEETING CLOSED AT 9.00 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 10th June 1996
at 7.00 p.m.

PRESENT: Councillor McShea (in the Chair)
Councillors D Baron, S Baron, Cheetham, Easton,
Mrs Goldsworthy, Hancock, Harding, Hayler (for Fishwick),
Heyworth, McShea, Neal, Pilling, Stuart (for Cruise)
and Wright

APOLOGIES: Councillors Fishwick and Mooney

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

78 . Resolved that the Minutes of the meetings of the Committee held on 13th May and 6th June 1996 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

78 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 80 to 82 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. 14/96/081 - Proposed conversion of barn to 2 No. dwellings including associated access - Rake Head Farm, Royds Road, Stacksteads, Bacup

78 . The Borough Engineer and Planning Officer reported that the abovementioned application had been withdrawn by the applicant.

Resolved that the report be noted.

Application No. 14/96/155 - Change of use of part of industrial estate
to football training pitch with associated lighting -
Land at Parkside, Park Road Industrial Estate, Bacup

78 . The Committee expressed the view that valuable industrial land should not be used for the purpose applied for and that efforts should be made to bring the land into use for industrial and business purposes.

Resolved that permission be refused for the following reason:-

1. The application site is centrally placed within an employment site which under Policy J.1 of the adopted Rossendale District Local Plan is reserved for industrial and business uses. Accordingly the proposed use of this site for leisure purposes would be contrary to this policy and would potentially prejudice the development of the wider employment site for industrial and business purposes.

Application No. 14/96/142 - Change of use from Class A2 (financial and professional services) to Class A3 consumption of hot food on or off the premises) - 58 Deardengate, Haslingden

78 . 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. 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. Before the development hereby approved is first commenced the details of the method of cooking fume extraction shall be submitted to and approved by the local planning authority and thereafter implemented strictly in accordance with those approved details.
3. The use which is the subject of this permission shall only be carried out between the hours of 12.00 Noon to 11.30 pm. Sunday to Thursday and 12.00 Noon to 12.00 Midnight Fridays and Saturdays.

Planning Appeal Decisions

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

Application No. 14/95/144 - Proposed Garage and External Garden Store

-

248 Burnley Road, Weir, Bacup

- Appeal Dismissed

Application No. 14/95/358 - Erection of 1 Detached Dwelling - Moorlands Rise, Haslingden

- Appeal Dismissed

Application No. 14/95/209 - Outline - Site for One Bungalow - Land Fronting Todmorden Road, Bacup

- Appeal Upheld - subject to the following conditions and notes:-

1. Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

3. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. 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 is first occupied for residential purposes or at such other time as may be agreed in writing with the Local Planning Authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within 2 years of planting shall be replaced by the applicant/developer by others of a similar species and size unless otherwise agreed in writing with the Local Planning Authority.
6. The dwelling hereby permitted shall be constructed with an outer face of natural coursed stone and the roof laid with natural blue slate, samples of which shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of development.
7. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear; details of such provisions and of facilities for vehicular parking within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site, and the vehicular turning space shall be laid out in accordance with the provisions so approved and be available for use by vehicles before the development hereby permitted is brought into residential occupation.
8. Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be at 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un gated 45° splays shall be

provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

9. Before any other work on the development hereby permitted is commenced, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other materials approved in writing by the Local Planning Authority.

Note: The Local Highway Authority wishes to remind the intending developer that the grant of planning permission does not entitle a developer to obstruct a right of way should be the subject of an Order under the appropriate Act. Footpath No. 361 in the former Municipal Borough of Bacup abuts the site.

Note: The National Rivers Authority advises that any development of this site must be drained on separate foul and surface water systems unless otherwise agreed in writing with the Borough Council's Chief Technical Officer.

Resolved that the report be noted.

Recent Performance on Development Control and Current Enforcement Procedures

78 . The Borough Engineer and Planning Officer reported on the Department's performance in respect of Planning Applications and submitted his views on the impact of the new District Local Plan. He advised that during 1995/96 480 applications had been determined; 83 had been determined by Committee, 7 of which were contrary to District Plan Policies.

The Borough Engineer and Planning Officer expressed his concern that seven applications had been determined which were contrary to policy although the Revised Local Plan had only recently been adopted. He further expressed concern that 17% of applications were being referred to Committee, which made it very difficult to reach the target figure of 80% determination within eight weeks.

Resolved that the report be noted.

Planning Enforcement Procedures

78 . The Borough Engineer and Planning Officer reported that he had been asked to submit a report on the procedure followed by the Department in taking enforcement action in respect of planning matters. He submitted a copy of the Rural Town Planning Institute Practice Advice Note No. 6, together with a flow chart indicating appropriate courses of action. The advice indicated that following the receipt of a complaint a site visit would be undertaken and a determination made as to whether there was a breach of planning control; once a breach had been established the next step was to seek a planning application. As part of the application process it was important for Members to be aware of the history of the application and in those cases where an application was withdrawn then it was necessary to consider taking enforcement action.

The Borough Engineer and Planning Officer pointed out that the procedure was a lengthy one and he advised of a recent case where the Environmental Health Committee had indicated their concern, in which an application had been submitted and subsequently withdrawn.

The Borough Engineer and Planning Officer advised that enforcement action was delegated to him within the Council's Scheme of Delegation, but that it was his intention to keep the Chair fully upto date on enforcement issues.

Resolved that the report be noted.

Retail Development

78 . The Borough Engineer and Planning Officer reported that the Government was in the process of updating its planning advice relating to shopping, including a requirement to consult the Secretary of State on all retail applications for more than 20,000 sq metres. In addition, Local Authorities would be required to have regard to the cumulative effects of retail proposals and their impact on the vitality and viability of town centres. Accordingly, it would be necessary for the Council to establish two separate but related databases; one to monitor major retail application and second to monitor the ongoing vitality and viability of those centres.

The Borough Engineer and Planning Officer advised that Authorities within Lancashire and throughout the North West were intending to co-ordinate their data collection so as to avoid duplication. The first database was to be established with effect from April 1996 and would consist of a retail planning application monitoring system to be based at Lancashire County Council. The costs of this database would be fairly minor.

A second database would establish a "Baseline" vitality and viability indicator and would be considerably more expensive; as such the Borough Engineer and Planning Officer indicated that once costs could be more clearly identified details would be report to Committee and arrangements made to incorporate these into the budget for future years.

Resolved (i) that the Council joins the Lancashire Retail Planning Application Monitoring System in order to meet the requirements set out in Government advice, and

(ii) that the need in the near future to give consideration to the need to contribute towards the establishment of a Town Centre Vitality and Viability database be noted.

Code of Best Practice - Telecommunications Masts

78 . The Borough Engineer and Planning Officer reported that the Department of the Environment had set up a working group which had produced a Code of Best Practice regarding the approval procedure in respect of Telecommunication Masts. He submitted relevant parts of the Code of Best Practice for consideration by the Committee.

Resolved that the Code of Best Practice on Telecommunications prior approval procedures published by the Department of the Environment and Welsh Office in March 1996 be adopted by the Council in respect of relevant applications.

Tree Preservation Order - The Borough of Rossendale - (Land in the Vicinity of Footpath 315 - Alden Road, Helmshore T2/100) Tree Preservation Order 1996

78 . The Borough Engineer and Planning Officer reported that the abovementioned Order had been made on 3rd April 1996. He advised that objections had been received from Wimpey Homes and Hurstwood Developments Ltd and he submitted details of the nature of the objections.

The Borough Engineer and Planning Officer advised that following discussion with Wimpey Homes, he had been able to negotiate the withdrawal of

their objection on the basis that their reasonable requirements in order to facilitate their approved development proposals, would be permitted.

So far as the objection from Hurstwood Developments Ltd was concerned, he advised that the plan annexed to the Order appeared to include certain trees (in Area A3) which were not intended to be included and once these were excluded from the Order, the object from the Company was satisfied.

Resolved that the Order be made as amended by the boundary of Area A3 as indicated on the plan submitted to the Committee.

Bacup and Rawtenstall Conservation Area Partnership - Capital Projects

78 . The Borough Engineer and Planning Officer submitted a progress report in respect of the following schemes:-

1. Edison Street Car Park, Bacup
2. Bacup Road, Rawtenstall, Environmental Improvements at Cricket Ground Frontage.
3. Longholme Road North, Rawtenstall.

4. Tree Planting Earnshaw Road, Bacup.
5. Adjacent Bacup Natural History Society, Yorkshire Street, Bacup.
6. Holly Mount, Rawtenstall.
7. Planting Lower Mill/St Mary's Way, Rawtenstall.
8. Repaving at Boots, Rawtenstall.
9. Daisy Hill, Rawtenstall.

The Borough Engineer and Planning Officer also submitted details of 13 schemes which he proposed should be undertaken starting in the current financial year and funded from the Council's Capital Programme supported by Grant Assistance from ERDF and English Heritage pointed out that in order to qualify for ERDF Funding, tenders must be submitted to the Government Office by the end of September 1996:-

10. Longholme Road South, Rawtenstall.
11. Church Pad, Rawtenstall.
12. Healds Sitting Area.
13. Stone Cleaning, Lanehead Lane Bacup.
14. Car Park, Rochdale Road, Bacup.
15. Market Hotel Ginnel, Bacup.
16. Fence, Bocholt Way, Rawtenstall.
17. Harcourt Street, Bacup.
18. Cemetery Railings, Burnley Road, Rawtenstall.

19. Floodlighting, Station House, Rawtenstall.
20. Interpretive Work, Bacup and Rawtenstall.
21. Gateposts, The Drive, Bacup.
22. Tong Lane Sitting Area, Bacup.

Resolved (i) that the progress report in respects of schemes numbered 1-9, be noted,

(ii) that scheme No. 15 (Market Hotel Ginnel) be referred to the Bacup Town Centre Sub-Committee to determine whether or not to proceed,

(iii) that schemes numbered 10-22 be approved and financed from the allocation within the 1996/97 Capital Programme, and

(iv) that the Borough Engineer and Planning Officer be authorised to seek tenders and to implement the schemes.

Guided Walks Programme

78 . The Borough Engineer and Planning Officer reported on the success of the programme over the last 12 months. He advised that a review of the programme had been undertaken with the Countryside Commission and Rossendale Groundwork and changes in the type of Walk were to be introduced whereby the more difficult walks would be replaced with medium length walks with a view to attracting more participants.

The Borough Engineer and Planning Officer reminded the Committee that funds had not been provided in their budget for the programme last year but the Council had made special provision to enable them to continue; similarly in the current year there was no financial provision to meet the net cost of £2,500 (£5,000 supported by £2,500 grant aid).

Resolved that the Policy and Resources Committee be recommended to allocate a sum of up to £2,500 to enable the Guided Walks Programme to continue.

Traffic Calming Scheme - Haslingden Road, Rawtenstall

78 . The Borough Engineer and Planning Officer reported that following consultation on the County Council's proposed calming scheme at Haslingden Road, Rawtenstall, alterations had been proposed which would increase the costs of the scheme by £10,000 to 15,000. He submitted details of the amendments to the scheme which had arisen out of the consultation process and advised that they could be phased during and subsequent to the main scheme works.

The Borough Engineer and Planning Officer advised the Committee for their information, of the additional elements within the scheme as follows:-

- a) Zebra crossing at Union Road
- b) Consequential street lighting alterations
- c) Splitter island west of Union Road to reduce lane widths
- d) Extension of central hatching/zebraflex markings
- e) Removal of vegetation on inside of bend.

Resolved that provision be made in the budget for the additional cost of the items indicated above to be included within the revised scheme.

Highways Engineering Services Budget 1996/97

78 . The Borough Engineer and Planning Officer reported that the budget allowed for expenditure in the order of £21,030. He submitted details of requests for Social Street Lighting together with possible contributions for enhancements to proposed traffic calming schemes. He indicated that items such as routine maintenance on street furniture and storm damage etc were also funded from this budget.

The Committee discussed the matter.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to prioritise and order work in respect of reactive maintenance to street furniture and storm damage, and

(ii) that the Committee affords the following priorities to other elements to be funded from the Highways Engineering Services Budget as follows:-

1. Social Lighting - RBC report to Haslingden SRB (Project 71)
2. Contribution to Staghills Road Traffic Calming Scheme
3. Contribution to Haslingden Road Traffic Calming Scheme
4. Contribution to Anti-skid Surfacing, Crawshawbooth Pelican Crossing

Farholme Lane, Stacksteads

78 . The Borough Engineer and Planning Officer reported that County Council had agreed to contribute the sum of £10,000 towards a scheme for the realignment of the bend at Clough Street, Old Kiln, Stacksteads. He advised that the estimated total cost of the scheme was in the order of £80,000 to £100,000 and that Private Sector Funding was not forthcoming.

Members asked whether it might be possible for the funding from the County Council to be made available elsewhere if the scheme were not to proceed and the Borough Engineer and Planning Officer indicated that subject to the County Council's priorities, the funding would be redirected to some other scheme. He further advised that the County Council were examining the Stacksteads area, but the outcome of their study was not known at the present time.

Resolved that the report be noted.

Traffic Regulation Orders

Dearden Fold, Edenfield

78 . (a) The Borough Engineer and Planning Officer reported that following complaints and observations by his staff, it was necessary to prohibit parking on Dearden Fold at its junction with Rochdale 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 on the western side of Dearden Fold from its junction with Rochdale Road for a distance of 13.0m approximately in a southerly direction and the eastern side of Dearden Fold from the junction with Rochdale Road a distance of 15.0m approximately in a southerly direction.

Bentwood Road, Haslingden

94. (b) The Borough Engineer and Planning Officer reported that following complaints and observations by his Department it was necessary for an Order to be made prohibiting parking on Bentwood 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 on both sides of Bentwood Road, Haslingden from its junction with Todd Hall Road, for a distance of 156.0m in a southerly direction.

Helmshore Road, Helmshore

94. (c) The Borough Engineer and Planning Officer reported that following complaints and observations by his department it would be necessary for the Committee to consider making an Order on Helmshore Road/Rhodes Avenue, Helmshore.

Resolved that in accordance with the terms of the agency agreement with

Helmshore Road (East Side) - from the junction with Rhodes Avenue a distance of 25.0m approximately in a southerly direction.

Helmshore Road (East Side) - from the junction with Rhodes Avenue a distance of 16.50m approximately in a northerly direction.

Rhodes Avenue (North Side) - from the junction with Helmshore Road a distance of 6.0m approximately in a westerly direction.

Rhodes Avenue (South Side) - from the junction with Helmshore Road a distance of 5.0m approximately in a westerly direction.

Thornfield Avenue, Waterfoot

94. (d) The Borough Engineer and Planning Officer reported that the Committee had proposed an Order prohibiting waiting on Thornfield Avenue, Waterfoot and that following advertisement of the Order, a number of objections had been received. The Chair referred to a petition which had been handed to him by a Councillor on behalf of residents in the area objecting to the proposed Order.

The Borough Engineer and Planning Officer indicated that the bridge on Thornfield Avenue had been assessed as being of a load carrying capacity suitable only for cars and he advised that the County Surveyor proposed to make a weight restriction order in respect of the bridge. He advised that if the parking restrictions were not to be introduced then this would have serious repercussions for 2 businesses located at Thornfield Avenue.

The Committee expressed their extreme concern relating to the condition of the bridge and the proposal to impose severe restrictions on residents to accommodate the restricted use of a potentially unsafe structure.

Following a full discussion it was

Resolved (i) that no action be taken to proceed further with the proposed Traffic Regulation Order on Thornfield Avenue, Waterfoot,

(ii) that the Borough Engineer and Planning Officer be requested to seek an urgent meeting with the County Surveyor to discuss this matter and he be accompanied by the Members of the Engineering and Planning Sub-Committee (Councillors, Fishwick, Mrs Goldsworthy and Mooney), and

(iii) that a report be submitted to the next meeting on the matter.

Traffic Calming at Hall Carr Estate, Rawtenstall

78 . The Borough Engineer and Planning Officer reported that he had been requested by a Member to report on the possibility of Traffic Calming measures being provided at the Hall Carr Estate, Rawtenstall to deal with the use of roads within the Estate between Bury Road and Bocholt Way as a "Rat Run".

The Borough Engineer and Planning Officer reported that following the usual assessment by the County Council, the proposed scheme had not achieved the threshold limit for inclusion within their programme, but as with other schemes, it would be possible to proceed if funding could be made available from other sources. He indicated that funds were not available within the Committee's current budget and that in terms of design and consultation etc, his department was fully committed during the current year. He suggested that if the Committee

wish to endeavour to make progress with this Scheme it might be appropriate to seek a financial contribution from the Housing Management and Services Committee.

Resolved that the Housing Management and Services Committee be advised that if the scheme at Hall Carr is to proceed, a contribution towards the cost of the scheme in the order of £25,000 would be required and the Committee be requested to consider whether they would wish to contribute towards the scheme.

Closure of Public Footpath No. 182 and Creation of New Footpath

78 . The Borough Engineer and Planning Officer submitted a plan indicating the proposed stopping up of Footpath No. 182 and the creation of a new path necessitated by the proposed Carrs Link Road.

Resolved that the Borough Solicitor be authorised to arrange for the stopping up of Footpath No. 182 and the creation of a new public footpath as indicated on the plan submitted to the Committee.

Adoption of Highways

78 . The Borough Engineer and Planning Officer reported that following the completion of roadworks in accordance with a Section 38 Agreement, School Court, Stubbins from its junction with Bolton Road North (old route) to cul-de-sac, distance 41 metres, carriageway average width 7.0 metres to include footpaths (2.0 metres), verge, gulley connections, lighting and turning head 9.0 metres had now become an adopted highway.

Resolved that the report be noted.

Private Street Works - Waterside Road, Haslingden

78 . The Borough Engineer and Planning Officer reported that in order to improve Waterside Road for use by Industrial Traffic it would be necessary for works to be carried out to upgrade Waterside Road, part of which was in unknown ownership, to adoption standards and he sought the authority of the Committee to

use their powers under the Private Street Works Code to enable the works to be undertaken at no cost to the Council, by English Partnerships Ltd.

The Borough Engineer and Planning Officer submitted plans, sections, estimate and provisional apportionment in respect of the proposed scheme.

Resolved (i) that whereas Waterside Road, Haslingden from its junction with Charles Lane for a distance 15m approximately not being 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 the expenses incurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived from the street works or by an of the premises fronting the street,

(iii) that accordingly the whole of the expenses be apportioned to English Partnerships,

(iv) that the plan, section, estimate and apportionment relating to such works as prepared by the Borough Engineer and Planning Officer and now submitted be approved, and

(v) that the Chief Executive Officer be instructed to prepare notices and advertise this resolution and to serve copies thereof in the manner and on the persons as outlined by the Highways Act.

Traffic Condition - Fallbarn Road, Rawtenstall

78 . Further to Minute No. 497 of the October 1995 meeting of the Committee, the Borough Engineer and Planning Officer reported that the cost of providing a suitable turning head and stop off Fallbarn Road at Victoria Way was in the order of £10,000; the County Council had indicated that they would not be in a position to fund the scheme. He advised that the land required for the turning head was in private ownership, and part in unknown ownership.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to seek a contribution for the funding of the necessary turning head from Fort Vale Ltd and an allocation for the remaining cost of the scheme be made from the Capital Programme 1997/98,

(ii) that approval in principle be given to the use of the Private Street Works Procedure to facilitate the construction of the cul-de-sac and the stopping-up of Fallbarn Road, and

(iii) that the Borough Engineer and Planning Officer be requested to prepare apportionment, plans and sections for submission to Committee when funding has been identified.

Designated On-Street Parking Spaces for Disabled Persons at Home

78 . The Borough Engineer and Planning Officer reported that the County Council had agreed to a trial scheme for the introduction of disabled drivers parking bays whereby on-street parking places can be provided outside the place of residence of a disabled person. He reported that a procedure had to be followed by

applicants and subject to relevant criteria being satisfied, a Traffic Regulation Order could be made.

The Borough Engineer and Planning Officer reported that in view of the potential number of requests for such parking spaces, it would be appropriate for applications to be dealt with by way of delegation to himself.

Resolved (i) that authority to approve applications for disabled drivers parking bays, in accordance with the County Council's agreed procedure, be delegated to the Borough Engineer and Planning Officer,

(ii) that in those cases where an application is recommended for refusal, the application be considered by the Engineering and Planning Committee, and

(iii) that the Borough Engineer and Planning Officer presents a report to a future meeting of the Committee on the number of requests and administration involved in dealing with them.

Rawtenstall Traffic Study

78 . The Borough Engineer and Planning Officer reported that the information collected in connection with the Traffic Study was currently being processed. He reported that information was to be made available to the consultant carrying out the traffic impact analysis study in respect of proposed developments within the Town Centre, which would enable the Council to assess an appropriate development strategy.

Resolved that the report be noted.

Disc Parking, Waterfoot

78 . The Borough Engineer and Planning Officer reported the receipt of a request from the Waterfoot Business and Resident's Association for the Council to consider removing the Disc Parking scheme within Waterfoot, on the basis that following the closure of the National Westminster Bank and several other businesses in the area, the necessity for disc parking no longer existed.

The Borough Engineer and Planning Officer reported that the scheme in Waterfoot worked extremely well with three adjacent car parks serving three different types of parking needs and the removal of the 2 hour disc parking might well result in the return of long-term parking to the detriment of short-term users.

Resolved that disc parking system in Waterfoot be retained.

Street Sweeping - Hall Street, Whitworth

78 . The Borough Engineer and Planning Officer reported that following complaints regarding the condition of Hall Street, Whitworth and particularly the verges and adjacent housing land near the River Spodden, he had arranged for a number of "Hit Squad" visits to the area to improve the situation. He advised that he had also received a request and petition for the Council to amend the street sweeping frequency on Hall Street. He advised the Committee that following the original street cleansing contract in 1990, when various parts of the Borough were designated and their frequency of cleaning determined, a review had been undertaken for the new contract which was let in 1994.

The Borough Engineer and Planning Officer reported that if changes to the contract were made, then this would have the effect of increasing the Council's costs for street sweeping and there was the possibility that this change might lead to requests for further changes in other areas. He suggested that it would be appropriate to consider adjusting frequencies of cleaning before the next contract was let.

Resolved that requests for increased frequency of street sweeping be noted for consideration when the street sweeping contract is to be re-let.

Rossendale Boundary Signs

78 . The Borough Engineer and Planning Officer reported that there was currently no provision within the Revenue Budget for the provision of Boundary Signs and the Policy and Resources Committee had indicated that resources should be made available for signs via the Revenue Budget and not the Capital Programme.

The Borough Engineer and Planning Officer suggested that if the Committee wish to proceed with the provision of signs, it would be appropriate to seek approval from the Policy and Resources Committee to expenditure in the order of £10,000.

The Committee discussed the matter and reference was made to the possible use of the Boundary Sign posts of neighbouring authorities for the display of new signs. The Borough Engineer and Planning Officer reported that there would be minimal savings in using the posts provided by other Authorities, but there were certain disadvantages in this scheme, including the fact that the signs would all be on the "wrong" side of the road in Rossendale and unless the signs were identical to the neighbouring authorities', then there would be a mismatch - neighbouring authorities did not all have the same design of signs.

A Member reminded the Committee that a competition had been arranged some time ago for designs for boundary signs and he suggested that these should be borne in mind.

Resolved (i) that the Policy and Resources Committee be requested to authorise expenditure in the order of £10,000 for the provision of Borough Boundary Signs, and

(ii) that subject to (i) above, the Borough Engineer and Planning Officer be requested to submit a further report to the Committee on possible signs/styles of signs and suggestions for prioritising the provision of signs.

Economic Development Strategy 1996/97

78 . The Borough Engineer and Planning Officer reported that the Council's draft Economic Development Strategy for 1996/97 had been advertised and letters of response had been submitted to the Economic Development Sub-Committee on 29th March 1996 and referred to this Committee for comment. He submitted copies of a response to the strategy from Hurstwood Developments Ltd which related particularly to the length of time taken to determine a planning application at Newhallhey and the requirement to use natural stone in particular developments.

The Borough Engineer and Planning Officer advised that the use of natural materials in appropriate locations was a specific policy within the Rossendale District Plan; the planning application referred to in the letter was a particularly complicated application which required considerable liaison and consultation, but which had in fact resulted in an approval.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to respond to the Company to advise them that whilst applications will be dealt with as quickly as possible, it becomes necessary on certain applications to undertake extensive consultation and liaison, and

(ii) that the Company be advised of the Council's intention to adhere to the policies within the District Plan including particularly the use of natural materials in respect of Economic or Housing Development within the Borough.

Strategic Objectives 1996/97

78 . The Borough Engineer and Planning Officer submitted the Strategic Objectives in respect of the divisions within his department.

Resolved that the Strategic Objectives for 1996/97 be accepted.

Bacup and Rawtenstall Conservation Area Project -
Conservation Officer's Contract

78 . The Borough Engineer and Planning Officer reported that the contract for the Conservation Officer was due to expire on 1st April 1997. He recommended, in view of the considerable amount of work involved with the Bacup and Rawtenstall Conservation Area Project and the existing commitments for the staff, that the contract be extended to 31st March 1998.

Resolved that the Policy and Resources Committee be requested to consider making the Conservation Officer's post a permanent post.

Sickness Report

78 . The Chief Executive Officer submitted a report giving details of sickness within the Department (excluding the DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Tree Preservation Orders

78 . Resolved that the Borough of Rossendale (Land at Alden Lea, Helmshore T2/99) Tree Preservation Order 1996 and the Borough of Rossendale (Land adjacent to 667 Market Street, Whitworth T2/101) Tree Preservation Order 1996 be confirmed as unopposed Orders.

Appointment of Sub-Committees

78 . Resolved (i) that the following Members be appointed to serve on the Bacup Town Centre Sub-Committee for the current Municipal Year, Councillors D Baron, Mrs S D Baron, Calder, Easton, Eaton, Heyworth (Chair), Holt, McShea and Wright,

(ii) that the Group Leaders be requested to supply the names of Members to the Chief Executive Officer for the Haslingden Town Centre

Sub-Committee, the Rawtenstall Town Centre Sub-Committee and the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee, and

(iii) that in the case of all the Sub-Committees listed above, the meeting be called by the Chief Executive Officer on dates to be agreed with the respective Chairs of the Sub-Committees.

Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

78 . Resolved that the Minutes of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held 25th March 1996 be approved and adopted (for Minutes see Appendix 'A').

Bacup Town Centre Sub-Committee

78 . Resolved that the Minutes of the meeting of the Bacup Town Centre Sub-Committee held 28th March 1996 be approved and adopted (for Minutes see Appendix 'B').

Development Control Sub-Committee

78 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 22nd March, 29th March, 4th April, 12th April, 19th April, 26th April, 3rd May, 10th May, 17th May and 24th May 1996 be noted (for Minutes see Appendices 'C' to 'L').

Exclusion of the Public and Press

78 . 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 7 of Part I of Schedule 12A to the Act.

Straying Sheep in the Balladen Area

78 . The Committee considered a report which had been prepared by the Borough Solicitor following the receipt of a petition in the Balladen area seeking action to be taken to prevent sheep straying. The report outlined the legal position and pointed out the difficulties in dealing with animals. The Committee discussed the matter and it was pointed out that the problem was not exclusive to the Balladen area, but that it appeared to arise particularly during lambing season.

Resolved that the report be noted.

THE MEETING CLOSED AT 8.10 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 15th July 1996
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Calder (for Hancock),
Cheetham, Cruise, Easton, Harding, Heyworth, McShea,
Mooney, Neal, Pilling, Quinn and Wright

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

245 . Resolved that the Minutes of the meeting of the Committee held on 10th June 1996 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

245 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 247 to 248 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. 14/96/163 - Erection of two storey extension at rear -
24 Kay Street, Rawtenstall

245 . Resolved (i) that consideration of this application be deferred and that the Borough Engineer and Planning Officer be requested to discuss particular details associated with this application in respect of the window and door detail on the rear elevation,

(ii) that following the discussion referred to in resolution (i) above, the application be presented to the Development Control Sub-Committee in accordance with the Scheme of Delegation.

Application No. 14/96/191 - Proposed ground and first floor extension to rear of existing property - 6 Greendale Avenue, Newchurch, Rossendale

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

1. The proposed two storey rear extension would, by reason of its size, mass and close proximity to the adjacent dwellinghouse at No. 8 Greendale Avenue, be detrimental both to the visual and residential amenities at present enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of that adjacent dwellinghouse. Such detriment would arise due to a reduction in natural light by means of overshadowing and the interruption of direct sunlight to a projecting bay kitchen window. As such it would be contrary to Policy DC.1 of the adopted Rossendale District Local Plan which states that 'all development proposals will be expected not to be detrimental to existing conditions in the surrounding area'.

THE MEETING CLOSED AT 7.10 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 19th August 1996
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)

APOLOGIES..... Councillor Quinn

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

309 . Resolved that the Minutes of the meeting of the Committee held on 15th July 1996 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

309 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 311 to 314 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No. 14/96/087 - 14/96/087 Change of use of vacant land to garden nursery development incorporating greenhouses and poly tunnels - Land at Peers Clough Road/Burnley Road East, Lumb

309 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The proposed access from the site to Peers Clough Road shall be constructed to a minimum width of 5.5 metres with 6 metre radius kerbs, and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway.
2. Before the proposed access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10 metres into the site shall be appropriately paved in tarmacadam, concrete block paviers or other approved materials.
3. The car park 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 marked out in accordance with the approved plan, before the use of the premises hereby permitted become operative.
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 or opened for trading until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details.
6. No development shall take place until samples of the proposed natural stone and blue slate have been submitted to and approved by the local planning authority and the outer face of the office/shop shall not be constructed other than with the approved materials
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 proposed garden nursery shall be operated strictly in accordance with the description of activities set out in the second and third paragraphs of the applicants letter dated 14th February, 1996 and under point (i) of his letter dated 30th May 1996 (excluding the first sentence of the paragraph presented under this point).
9. The use which is the subject of this permission shall only be open for business purposes between the hours of 8.30 a.m. and 5.30 p.m. on Mondays to Fridays and 9.00 a.m. and 12.30 p.m. on Saturdays and not all on Sundays.

Application No. 14/96/260 - Proposed ground floor extension and first floor staircase enclosure - Unit 4/5 The Valley Centre, Bank Street, Rawtenstall

309. That planning permission be granted subject to the standard time period condition and to the following condition:-

No development shall take place until samples of the proposed brick 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. 14/96/261 - Minor Modifications to rear wall to form new extension - Unit 4/5 The Valley Centre, Bank Street, Rawtenstall

309. Resolved that Conservation Area Consent be granted subject to the standard time condition and the following condition:-

1. No development shall take place until samples of the proposed brick 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. 14/96/204 - Change of use of existing ground floor workspace and first floor offices to ground floor/workshop teaching space and first floor office and classroom - 510 Burnley Road East, Whitewell Bottom

309. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The use which is the subject of this permission shall only be carried out between the hours of 9 a.m. to 5 p.m. Monday to Friday and at no time on Saturdays and Sundays.
2. The use hereby approved shall not be implemented until such time as the scheme for the provision of parking spaces within the associated curtilage of the planning unit has been submitted to and approved by the local planning authority and thereafter implemented in accordance with that scheme.
3. The premises shall be used for the provision of education and recreational and social activities for resident children of Baltic House and for no other purpose (including any other purpose in Class D1 of part D to the Schedule of 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).

Planning Appeal Decisions

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

Application No. 14/95/304 - Single storey extension to form w.c. and porch - The Barn, Tonacliffe Road, Whitworth.

- 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. Before the development begins the design and materials for the porch door shall be submitted to and agreed in writing by the local planning authority; no door other than that so agreed shall be installed.

Application No. 14/95/62 - 3 four bedroomed detached dwellings with means of access, and

Application No. 14/95/64 - 1 three bedroomed detached dwelling - all with means of access off Coppice Drive, Whitworth

Both appeals have been dismissed.

Resolved that the report be noted.

Security In Town Centres

309. The Borough Engineer and Planning Officer submitted a comprehensive report on town centre security with particular emphasis on the planning policy aspects concerning shutters and other devices which might be attached to town centre buildings.

The report indicated that external security shutters or similar devices required planning permission and in certain locations would also require listed building consent. The Committee were advised of the Policy background and of relevant Policies within the Rossendale District Local Plan; the report also referred to relevant circulars from the Department of the Environment and Planning Policy Guidance which addressed the issue of balance between creating and maintaining an attractive environment and encouraging high quality design and overcoming the adverse environmental effects caused by solid roller shutters.

The Borough Engineer and Planning Officer reminded the Committee that supplementary planning guidance on the subject of security shutters was contained within the Haslingden Town Centre Action Plan. He suggested that it would be appropriate to formulate Policy and Design Guidance to be used informally as Supplementary Planning Guidance and ultimately incorporate it into the next review of the Rossendale District Local Plan. Such Policy Guidance to be arrived at following consultation with all relevant interested parties. He suggested that the Haslingden Town Centre Action Plan should be the starting point for the formulation of such policy and that following adoption of such policy, information should be produced and disseminated to all interested parties.

The Committee discussed the matter.

Resolved (i) that subject to the availability of financial and personnel resources the Council prepare Development Control and Design Guidance on the subject of security shutters and similar devices for shops and other town centre properties in accordance with the recommendations of the Borough Engineer and Planning Officer, and

(ii) that following the adoption of any such policy, the Borough Engineer and Planning Officer prepare appropriate information to explain the Council's Policy and how it would be applied, including the need to seek planning permission in the first instance.

Rossendale Boundary Signs

309. The Borough Engineer and Planning Officer referred to Minute No. 217(b) of the Policy and Resources Committee held on 24th June 1996 whereby

that Committee agreed to give consideration to the provision of expenditure on the basis of any rolling programme for the replacement of Boundary Signs as determined by the Engineering and Planning Committee.

The Borough Engineer and Planning Officer submitted details of proposed designs for signs, including the design considered by the joint Sub-Committee of Engineering and Planning and Leisure Committees in 1991 including a steam train graphic.

The Committee were requested to consider the details to be included in the sign as well as the design thereof. The Borough Engineer and Planning Officer also submitted a proposed schedule for prioritising the provision of replacement signs for consideration by the Committee.

Resolved (i) that Cast Signs be adopted as the material for Rossendale Boundary Signs and the design be that indicated to the Committee showing the name "Rossendale" in gold on a black background under the Borough Crest,

(ii) that the priorities for the replacement signs be as indicated on the sheet circulated to the Committee (for priorities see Appendix 'A'), and

(iii) that wherever possible, the signs be affixed to specifically provided large stone slabs, and in this connection, the assistance of local companies be sought in the provision of the stone slabs.

Schemes for Action Within Haslingden

Security Lighting in Haslingden

309. (a) The Borough Engineer and Planning Officer reported that the abovementioned scheme was currently the subject of consultation with the Police. He has hoped to complete his consultations on the matter with the Police prior to the meeting and present a further report to Members, but he advised that he had not completed those consultations.

Resolved that the report be noted.

Widening of Ratcliffe Fold (Advance Works for Haslingden Market

318. (b) The Borough Engineer and Planning Officer advised the Committee that ERDF Funding had been sought for this project which would require a substantial start on site during 1996. In anticipation of receiving grant approvals and in order to meet such a timescale he recommended that the scheme be brought forward in the Council's Design and Construction Programme.

He advised the Committee that the widening of Ratcliffe Fold involved the diversion of certain Norweb cables at an estimated cost of £1,000 and since Norweb required 3 month's notice prior to being able to commence such works, it would be necessary for an Order to be placed imminently.

Resolved (i) that the Borough Engineer and Planning Officer be authorised, to order in advance, the Norweb Cable Diversion Works at Ratcliffe Fold, Haslingden in the estimated sum of £1,000 in order to enable subsequent civil engineering works to be programmed in accordance with the required ERDF timescale, and

(ii) that the Borough Engineer and Planning Officer be authorised to implement the scheme subject to appraisal by the Action for Haslingden Appraisal Panel, approval of SRB Funding and confirmation of ERDF Funding.

Unnamed Street between 1 and 5 Deardengate (Part of "Big Lamp" Scheme)

318. (c) The Borough Engineer and Planning Officer reported that the street was in poor condition and that works could be implemented without disrupting the town centre during the run up to Christmas. He advised that the scheme would require inclusion in the Private Streetworks Programme in order to enable the Council to carry out work on and beyond its direct control.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to implement the scheme, subject to appraisal by the Action for Haslingden Project Appraisal Panel, approval of SRB Funding and confirmation of ERDF Funding,

(ii) whereas the un-named street between numbers 1 and 5 Deardengate, Haslingden, extending from it's junction with Deardengate in a westerly direction to the end of the street not being sewered, levelled, paved, metalled, flagged, channelled made good and lighted to the satisfaction of the

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

(iii) that the expenses incurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived from the streetworks or by any of the premises fronting the street,

(iv) that accordingly the whole of the expenses be met by the Rossendale Borough Council, subject to the receipt of grant aid as detailed in the report, and

(v) that the Development Control Sub-Committee be granted delegated authority to act in respect of the approval of plans, sections, estimates, apportionments, the preparation of advertisements and notices (and the service thereof), relating to the proposed private streetworks.

LCC Small Capital Improvement Schemes

Bacup Road, Waterfoot

309. (a) The Borough Engineer and Planning Officer reported on the proposed traffic calming scheme for Bacup Road, Waterfoot which was proposed by the County Council and were about to be the subject of public consultation. He submitted details of the proposals for consideration by the Committee.

Resolved that the County Surveyor be advised that the Council approves of the proposed scheme at Bacup Road, Waterfoot.

Haslingden Road, Rawtenstall

319. (b) The Borough Engineer and Planning Officer reported details of a revised scheme in respect of Haslingden Road, Rawtenstall which took into account comments made by the Committee in respect of the original scheme. The

Chair suggested that Members might hope to see an extension of the scheme in the future but their comments on the scheme in its present form were now requested.

Resolved that the County Surveyor be advised that the Council approves of the scheme in respect of Haslingden Road, Rawtenstall as now presented.

Traffic Calming

Staghills

309. (a) The Borough Engineer and Planning Officer submitted details of a draft traffic calming scheme to be funded in whole by the Council involving the use of the "Speed Cushion". The scheme was a variation on an original proposal which now involved the whole length of Staghills Road.

Resolved that the Committee approve the scheme for the purposes of preliminary technical consultations.

Hall Carr Estate, Rawtenstall

320. (b) The Borough Engineer and Planning Officer submitted details of a proposed scheme which followed a meeting between Members of the Engineering and Planning and Housing Committees. The purpose of the scheme which was mainly to

stop the 'rat run' between Bury Road and Bocholt Way involved the stopping up of Fallbarn Crescent to through traffic north of its junction with Yaraville Street; the installation of traffic calming measures on that section of Fallbarn Crescent between Carr Lane and Hall Carr Road.

He submitted details of the provisional estimate in the sum of £7,000. He also advised the Committee of potential dis-benefits associated with the scheme.

Resolved that the Committee approve the scheme for the purposes of preliminary technical consultation.

Highways Street Lighting - Health and Safety Improvement Notice

309 . The Borough Engineer and Planning Officer reported that following an inspection by the Health and Safety Executive, an improvement notice had been served on the Council relating to possible problems associated with the integrity of the earthing of street lighting columns.

The Borough Engineer and Planning Officer advised of the action which had been taken since receipt of the Notice.

Resolved that the report be noted.

Adoption of Highways

309 . The Borough Engineer and Planning Officer reported that following the satisfactory construction of Jubilee Close, Haslingden in accordance with the terms of a Section 38 Agreement, the Highway had now been adopted from its junction with Jubilee Road in an easterly then southerly direction for a total distance of 58 metres, 2 metre service strips and footways.

Resolved that the reports be noted.

Naming of Goodshaw Lane, Crawshawbooth

309 . The Borough Engineer and Planning Officer reported that he had been requested by a Member to address the perceived confusion regarding the name of

Goodshaw Lane. He advised that locally it was known by certain residents as Swinshaw Lane although there appeared to be no historical or other evidence to support this understanding.

Resolved that the Borough Engineer and Planning Officer be requested to consult residents on the relevant length of Goodshaw Lane to determine their understanding of the naming of the road at this point, together with information on the length of their occupancy in the location and to report back to a future meeting of the Committee.

Traffic Regulation Orders

Market Street - Junction with John Henry Street, Shawforth

309. (a) The Borough Engineer and Planning Officer reported the receipt of a petition objecting to the extent of the proposed Order.

Resolved that the Order be made with an amendment whereby the length of highway from its detention with John Henry Street in a north easterly direction be reduced to 15m.

Miles Avenue, Stacksteads

324. (b) The Borough Engineer and Planning Officer reported that following complaints and subsequent observations by his department, it would be necessary to consider making an Order on Miles Avenue, Stacksteads.

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 both sides of Miles Avenue, Stacksteads from its junction with Commercial Street for a distance of 24m in an easterly direction.

Fernhill Drive, Stacksteads

324. (c) The Borough Engineer and Planning Officer reported the receipt of a petition from residents of Fernhill Drive and neighbouring streets objecting to the imposition of the extension to the border on the north side of Fernhill Drive. He suggested that if the Order were made, the possibility existed that double parking would occur where no restrictions currently exist, thereby creating a further problem.

Resolved that consideration of the Order be deferred and that the Borough Engineer and Planning Officer look into the off-road parking facilities in the area, but should such facility prove impractical or not cost effective, then the parking restrictions be further considered.

Blackburn Road, Edenfield

324. (d) The Borough Engineer and Planning Officer reported the receipt of a petition and letter regarding the proposed Order on the western side of Blackburn Road, north of its junction with Church Court.

Resolved (i) that the Committee authorise an Order covering a 70m length of highway, but that in the first instance, an Order be made over a reduced length of highway of 50m,

(ii) that the Borough Engineer and Planning Officer monitor the site and if, in his opinion, there is a need to extend the Order upto the original length of 70m, the Committee and the Ward Councillors be advised by the Borough Engineer and Planinng Officer, and

(iii) that subject to (ii) above, the Chief Executive Officer be authorised to make the necessary amending Order upto 70m.

Proposed One Way Order Access Road to School - Haslingden Road, Rawtenstall

324. (e) The Borough Engineer and Planning Officer suggested that in order to provide safe traffic flow and enable efficient use of the new access road to the primary school of Haslingden Road, Rawtenstall it would be appropriate to make a One-Way 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 to introduce one-way traffic on the access road from the junction with Haslingden Old Road (adjacent to 113 Haslingden Old Road) for a distance of 240m in a northerly then easterly then southerly direction to the junction with Haslingden Road.

Heald Lane, Bacup

324. (f) The Borough Engineer and Planning Officer reported the receipt of a petition objecting to the proposed restriction on Heald Lane at Wesley Terrace. He advised that the Order on the north side could be shortened without materially affecting the situation.

Resolved that the order be made with a reduction in the prohibition on the northern side of Heald Lane so as to reduce the length affected to a distance of 40m in a south easterly then north easterly direction.

Kershaw Street, Bacup

324. (g) The Borough Engineer and Planning Officer reported that following improvement works and the provision of bollards at Kershaw Street, Bacup, difficulties had been caused by the parking of vehicles which prevented access to a garage from the street by the owner of the garage.

Following a complaint under the Council's Complaints Procedure, an offer had been made to the owners of the garage whereby traffic would be removed from the street by virtue 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 across the southern end of the street by the bollards and on both sides of Kershaw Street from the bollards at the southern end of the street to its junction with Union Street.

Footpath Diversions

Proposed Diversion of Footpath 86 and Extinguishment of Part of Footpath 172 - Rawtenstall

309. (a) The Borough Engineer and Planning Officer reported that the new owners of the property known as Wheathead had sought the diversion of the footpath through their property in the interest of privacy, security and amenity. At the time of the sale of the property, the existence of the path had not been revealed

and as part of the settlement of a claim between the applicant and the Council's insurers, it had been agreed that the expenses incurred in the necessary diversions would be met by the Council's insurers, if the Council were to agree to the diversions/extinguishment.

The Borough Engineer and Planning Officer reported that an objection had been received from the Pennine Paths Protection Society.

Resolved that the diversion of Footpath 86 and the Extinguishment of part of footpath 172 as shown on the plan submitted to the Committee be approved.

Diversion of Part of footpath 147 Ramsbottom

325. (b) The Borough Engineer and Planning Officer reported the receipt of a request from the occupier of Stone Acre Farm for a diversion of part of footpath 147 to improve the privacy and security of the property. He advised that the proposed alternative route would be more suitable for pedestrians by removing the path from a crossing on a potentially hazardous length of highway.

Resolved that the proposed diversion of footpath 147 Ramsbottom as indicated on the plan submitted to the Committee be approved.

Proposed diversion of part of Footpath 348, Haslingden

325. (c) The Borough Engineer and Planning Officer reported the receipt of a request from J H Birtwistle and Company Limited for a diversion of footpath 348 to enable the company to create a secure car parking area adjacent to the mill buildings. He advised that the proposed diversion would link directly to the County Council path on the nearby railway embankment and the way would be as convenient for walkers as the original whilst being a little safer in terms of vehicular use. He advised that no significant objections had been received.

Resolved that the diversion of footpath 348 Haslingden as indicated on the plan submitted to the Council be approved.

Sickness Report

309. The Chief Executive Officer submitted a report giving details of sickness within the department (excluding the DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Rossendale District Local Plan - High Court Challenge by Peel Investments (North) Ltd

309. The Committee considered a report which had been prepared by the Borough Solicitor relating to an application by Peel Investments (North) Ltd to quash the designation of Scout Moor as an important Wildlife Site in the RDLP and the quash in its entirety the Moorlands Policy in the Plan. The report indicated that the Inspector appointed to consider objections to the Plan had recommended in his report against the designation of Scout Moor as an important Wildlife Site and recommended deletion of the Moorlands Policy; however, because his report contained various inconsistencies, the Council, after due consideration, made a reasoned decision not to accept his recommendation.

So far as the current application was concerned, the judge found in favour of the company. He focused on one of the grounds of appeal namely, that because the Inspector's report was inconsistent and flawed, the applicant had not had its

objections properly analysed and its interests had been prejudiced by what was in effect a failure to comply with statutory requirements. In accepting this argument, the judge expressed sympathy for the Local Authority which had been placed in an impossible position by what was an inadequate report.

Resolved (i) that the Borough Solicitor be requested to write to the Department of the Environment outlining the circumstances of this case and requesting a contribution towards the Council's costs in the matter,

(ii) that the Borough Solicitor similarly write to the ADC highlighting the concerns of this Committee and seeking their support in the Council's representations to the Department of the Environment, and

(iii) that the Borough Solicitor advise the MP for Rossendale and Darwen of the circumstances of this case and seek her support in our representations to the Department of the Environment.

Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

309. Resolved that the Minutes of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held on 24th July 1996 be noted (for Minutes see Appendix 'B').

Haslingden Town Centre Sub-Committee

309. Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held on 17th July 1996 be approved and adopted (for Minutes see Appendix 'C').

Bacup Town Centre Sub-Committee

309. Resolved that the Minutes of the Bacup Town Centre Sub-Committee held on 18th July 1996 be noted (for Minutes see Appendix 'D').

Development Control Sub-Committee Minutes

309. Resolved that the Minutes of the Development Control Sub-Committee Minutes held on 5th June, 12th June, 19th June, 26th June, 3rd July, 10th July, 17th July, 24th July, 31st July and 7th August 1996 (for Minutes see Appendices 'E' to 'N').

Tree Preservation Order

309. Resolved that the Borough of Rossendale (Land in the Vicinity of School Court and Stubbins United Reform Church Graveyard T2/102) Tree Preservation Order 1996 be confirmed as an unopposed Order.

The Cumbria and Lancashire Road Accident Prevention Federation

309. The Chief Executive Officer submitted a report advising that the Council had been invited to make nominations to certain positions on the Federation.

Resolved that the Committee do not make any Nominations to the various Offices of the Federation or the General Purposes committee.

Item of Urgent Business

309. 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 to enable the Committee to be brought fully upto date in respect of matters associated with the Rawtenstall SRB.

Rawtenstall Town Centre Sub-Committee Minutes

309. Resolved that the Minutes of the meeting of the Rawtenstall Town Centre Sub-Committee held on 15th August 1996 be approved and adopted (for Minutes see Appendix 'O').

THE MEETING CLOSED AT 7.50 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 30th September 1996
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cheetham, Cruise,
Easton, Mrs Goldsworthy, Hancock, Heyworth, McShea,
Mooney, Neal, Pilling and Wright

APOLOGIES:..... Councillor Ha

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

506 . Resolved that the Minutes of the meeting of the Committee held on 19th August 1996 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

506 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 509 to 515 inclusive which gave details of each application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on each application. He also submitted details of further correspondence received since the preparation of the reports.

Standing Order No. 39(1)

506 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Wilkinson being allowed to speak on the following item.

Application No. 14/96/316 - Partial reconstruction of collapsed barn to create dwellinghouse. The development may affect the setting of Footpath Nos. 89,90,113

and 114 - Barn at Coldwells Farm, Roundhill Road, Haslingden

506. Resolved (i) that notwithstanding the policies contained in the District Local Plan and the recommendations of the Borough Engineer and Planning Officer, the Committee are minded to grant permission for the following reasons:-

1. In this particular instance the applicant bought the barn with the benefit of planning permission and relied upon the structural survey. During construction of the conversion it became apparent that the building was not totally stable and consequently parts were removed for safety reasons. The situation is accepted as a genuine safety problem where reconstruction is appropriate and therefore a justifiable exception to planning policy.
2. The reconstruction of the barn, upon its original footprint, to basically its original elevational details represents physically the conversion of the original barn. It will in effect return the situation to the previous planning approval and will not be out of place situated amongst other residential and agricultural buildings.

(ii) that planning permission be granted subject to the standard time period condition and 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 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 external cladding 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. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.

Application No. 14/96/109 - Erection of a single detached dwelling and garage.
The development may affect the setting of Footpath No. 390 - The Site of
The Old Tennis Court, Bowker Street, Irwell Vale, Ramsbottom

506. 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 this application subject to the following conditions:-

1. The standard time period condition and following conditions:-
2. No development shall take place until samples of the proposed natural coursed stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. 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 to 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.
4. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby

permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

5. Details of proposed window joinery shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and shall thereafter be implemented in accordance with those approved details.
6. The joint access road used by the Application Site and Rivermead from the stone wall southern site boundary junction with Public Footpath No. 390, past the side of the church to its northern junction with Milne Street at the front corner of the gable to No. 4 Milne Street, as shown within the red edge of the application site, shall be surfaced before first occupation of the dwellinghouse to a condition to be agreed in writing with the local planning authority before any development is commenced.

Application No. 14/96/256 - Outline - Erection of 1 No. detached dwelling.
The development may affect the setting of Footpath No. 175 -
Land Off Gincroft Lane, Edenfield

506 . Resolved that outline planning permission be granted to this application subject to the standard time period condition and 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 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 1995 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. 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 to E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. Before development commences, the land edged blue and identified as the site access on the site location plan shall be appropriately paved in tarmacadam, concrete, block paviers or other approved materials.

Application No. 14/96/295 - Change of use of storage area to additional retail floorspace - 4 Market Street, Edenfield, Ramsbottom

506 . Resolved that planning permission be granted to this application subject only to the standard time period condition.

Application No. 14/96/288 - Change of use of former garage site/vacant land to garden curtilage and formation of driveway/turning area served by a new vehicular access off Burnley Road - 25 Plantation View, Bacup

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

1. The proposed development would be contrary to provisions contained both within the approved Lancashire Structure Plan and the approved and adopted First Review of the District Local Plan for Rossendale wherein the site is shown to be located generally within a designated Countryside Area. In the interests of protecting the open aspect and landscape character of this area, therefore, permission should not be granted for the development which is proposed.
2. 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 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. 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. 14/96/246 - Change of use of vacant land to residential garden curtilage to facilitate the erection of a two storey side extension - 2 Buxton Street, Shawforth, Nr. Rochdale

506 . Resolved that consideration of this application be deferred and that the applicant be requested to arrange for and submit details of the results of tests for methane gas within the vicinity of the site.

Application No. 14/96/302 - Change of use of process plant to light engineering use including 275 M2 extension - Former Process plant, Irwell Vale Road, Ewood Bridge

506 . Resolved planning permission be granted to this application subject to the standard time period condition and 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 external cladding 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. 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.
4. The proposed improvements to the vehicular access entrance on Irwell Vale Road shall be fully implemented prior to the occupation of the premises.
5. The premises shall be used for light industrial and storage and distribution and for no other purpose (including any other purpose in Classes B1 and 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.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

506 . The Borough Engineer and Planning Officer reported upon the results of planning appeals since his last report to the Committee.

Application No. 14/95/470 - Change of Use of Retail Shop to Hot Food Takeaway (Hours 1830 to 2300) - 286 Bolton Road North, Stubbins

Appeal Upheld - subject to the following conditions:-

1. The consent hereby permitted shall be commenced within five years of the date of this letter.

2. Before the use hereby approved is first implemented, the means of cooking fume extraction shall be submitted to and approved in writing by the local planning authority, implemented in accordance with the agreed details and thereafter maintained in accordance with the manufacturer's instructions.
3. The use which is the subject of this permission shall only be carried out between the hours of 1830 to 2300 hours.

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

The Borough Engineer and Planning Officer reported on the circumstances in which the Council had made an application for an award of costs in respect of appeals against the Council's enforcement notices relating to the abovementioned development. He advised that the Secretary of State had concluded that the appellant had exercised her right of appeal in an unreasonable manner and had unreasonably withdrawn the appeals late in the proceedings. In the circumstances the Secretary of State had made a partial award of costs limited to the Council's abortive costs incurred after 27th February 1995.

The Borough Engineer and Planning Officer circulated a note prepared by the Borough Solicitor which outlined the reasons behind the Council's application for an award of costs.

Resolved (i) that the Borough Solicitor be authorised to negotiate with the appellant in the matter of costs, and

(ii) that in circumstances where Counsel's opinion is sought in respect of planning issues, the Borough Solicitor be instructed to confirm his proposals with the Chair of the Committee.

Request for Use of Council Land for Car Boot Sales

506 . The Borough Engineer and Planning Officer reported the receipt of a request from the Bacup Amateur Operatic and Dramatic Society for permission to hold car boot sales on the Rochdale Road Car Park on a monthly basis in order to raise funds for the upkeep of the Empire Theatre.

Resolved (i) that permission be granted to the Bacup Amateur Operatic and Dramatic Society to hold car boot sales for an 3 month trial period, and

(ii) that the applicants be advised that they should make arrangements for parking to be restricted on Rochdale Road in the vicinity of the Theatre/car park so as to avoid traffic dangers and congestion.

Town Centre Security

506 . The Borough Engineer and Planning Officer submitted a report on a strategic approach to town centre security which included suggestions for management of the Town Centres including the appointment of a Town Centre Manager with equal responsibility for the four town centres of Haslingden, Rawtenstall, Waterfoot and Bacup. In addition the report proposed the delegation of day to day management of the Town Centre operational matters, as well as promotion to the relevant Town Centre Manager. He advised that in view of the trend for partnership arrangements and the need for such arrangements in order to attract funding, it would be appropriate to promote Town Centre Management Partnerships to replace the current Town Centre Sub-Committee arrangements.

The Borough Engineer and Planning Officer reported that he had recently been advised of the deadline for submission of bids for CCTV within Town Centres and that this would be the subject of a report to Policy and Resources Committee. In the current financial climate it was likely that his recommendation that the Council do not pursue a bid at this stage, particularly in the absence of Police support for such a scheme.

Resolved that the report be commended to the Policy and Resources Committee.

Reclamation Programme

Quarries

506 . (a) The Borough Engineer and Planning Officer submitted a detailed draft of a strategy for the reclamation of Rossendale Quarries. He indicated that a strategy was to be submitted to English Partnerships to place the proposals within a strategic project.

Resolved that the Draft Strategy for the reclamation of Rossendale Quarries be adopted.

Various Town Centres Schemes

519. (b) The Borough Engineer and Planning Officer reported that progress was being made upon the implementation of the schemes listed below and he advised that in respect of certain of the schemes, it would be necessary for the Committee to authorise the making of Compulsory Purchase Orders.

Higher Deardengate (Big Lamp area)
Rear of Higher Deardengate
Rear of Lower Deardengate
New Market Site including Ratcliffe Fold
Edlan Elekem/Prinny Hill Depot
Gospel Mission, George Street

Resolved that the report be noted

New Market Site - Ratcliffe Fold, Haslingden

519. (c) The Borough Engineer and Planning Officer reported on the land required in connection with the abovementioned scheme. He referred to the plan which had been circulated to the Committee in substitution for an earlier plan which had been circulated and recommended the Committee make a Compulsory Purchase Order in respect of the land

Resolved (i) that a Compulsory Purchase Order be made under Section 226(1)(a) of the Town and Country Planning Act 1990 in respect of the land at the New Market Site, Haslingden, Rossendale, Lancashire shown hatched black on the plan displayed at the meeting, and

(ii) that the Borough Solicitor be authorised to acquire the land comprised within the said Order and to do all things precedent and subsequent thereto.

Former Gospel Mission - George Street, Haslingden

519. (d) The Borough Engineer and Planning Officer reported on the progress made in respect of the acquisition of land necessary for the abovementioned

scheme. He advised that in respect of certain land it would be necessary to make a Compulsory Purchase Order and a plan indicating the land required for the scheme was submitted to the Committee.

Resolved (i) that a Compulsory Purchase Order be made under Section 226 (1(a)) of the Town and Country Planning Act 1990 in respect of the land at the Gospel Mission, George Street, Haslingden, Rossendale, Lancashire shown hatched black on the plan displayed at the meeting, and

(ii) that the Borough Solicitor be authorised to acquire the land comprised within the said Order and to do all things precedent and subsequent thereto.

Other Land in Haslingden Town Centre

519. (e) The Borough Engineer and Planning Officer reported that in addition to those areas of land reported in respect of specific sites there were certain parcels of land to the rear of Higher Deardengate and to the rear of Lower Deardengate which would be required in connection with the Town Centre schemes. He indicated that it may be necessary to acquire the land compulsorily and he submitted a plan indicating the area of land in question.

Resolved (i) that a Compulsory Purchase Order be made under Section 226 (1(a)) of the Town and Country Planning Act 1990 in respect of the land to the rear of Higher and Lower Deardengate, Haslingden, Rossendale, Lancashire shown hatched black on the plan displayed at the meeting, and

(ii) that the Borough Solicitor be authorised to acquire the land comprised within the said Order and to do all things precedent and subsequent thereto.

Unnamed Street Lying to the Rear of 5-31 Higher Deardengate

519. (f) Resolved (i) that whereas the unnamed street lying to the rear of Nos 5-31 Higher Deardengate, Haslingden shown hatched black on the plan submitted to the Committee, not being sewered, levelled, paved, metalled, flagged, channeled, made good and lighted to the satisfaction of the Council (acting as agents for the Lancashire County Council) be sewered, levelled, paved, metalled, flagged, channeled made good and lighted under and in accordance with the provisions of the Private Street Works Code in the Highways Act 1980,

(ii) that the expenses incurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived from the streetworks or by any of the premises fronting the street,

(iii) that accordingly, the whole of the expenses be met by the Rossendale Borough Council subject to the receipt of grant aid, and

(iv) that the Development Control Sub-Committee be given delegated authority in respect of the approval of plans, sections, estimates and apportionments etc and all other consequential matters in respect of the scheme.

Unnamed Street Adjacent to the Gable of No. 56 Deardengate and to the rear of Nos 52 - 56 Deardengate

519. (g) Resolved (i) that whereas the unnamed street lying to the rear of Nos 5-31 Higher Deardengate, Haslingden shown hatched black on the plan submitted to the Committee, not being sewered, levelled, paved, metalled, flagged,

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

(ii) that the expenses incurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived from the streetworks or by any of the premises fronting the street,

(iii) that accordingly, the whole of the expenses be met by the Rossendale Borough Council subject to the receipt of grant aid, and

(iv) that the Development Control Sub-Committee be given delegated authority in respect of the approval of plans, sections, estimates and apportionments etc and all other consequential matters in respect of the scheme.

Environmental Action - Main Road Areas

506 . The Borough Engineer and Planning Officer reported that he had been requested to submit an item for consideration by the Committee on a method for dealing with untidiness and dereliction along the main road corridors within the valley.

In order to address the many small areas of land involved, it would be appropriate to identify the main zones and arrange to treat them on a planned basis. He suggested that the difficulties in tackling such problems included, severely limited resources and the fact that such areas of land did not necessarily come under the control or within the ownership of any particular Committee. He suggested that a minimum allocation of £25,000 should be made to enable sufficient part-time staff resources to be allocated to the function and that the funds should be shared by the several Committees of the Council.

Resolved (i) that the Policy and Resources Committee be advised that this Committee supports the outline proposal for treating main road sites as indicated in the report of the Borough Engineer and Planning Officer, with a start being made in the Bacup area, and

(ii) that the Policy and Resources Committee be requested to consider this matter during the current cycle of meetings.

Scheme of Delegation - Control of Demolition

506 . The Borough Engineer and Planning Officer reported that the legislation covering the control of demolition was not covered by the Council's existing Scheme of Delegation. He advised that such applications required determination within 28 days and as such it would be necessary for a system to be introduced to facilitate the processing of such applications.

Resolved that the determination of applications for demolition under the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (Demolition - Description of Building) Directions 1992 be delegated to the Development Control Sub-Committee and included in Part A of the Agenda.

Traffic Regulation Orders

Longholme Road North

506 . (a) The Borough Engineer and Planning Officer reminded the Committee of their earlier decision not to proceed with the making of a Traffic Regulation

Order in respect of Longholme Road North. He advised that since the completion of the works on the road to create an attractive pedestrian link, continued parking served to obstruct the street.

The Committee discussed the matter.

Resolved that in accordance with the terms of 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 both sides of Longholme Road North, Rawtenstall from a point 20m north of its junction with Bacup Road to the bollards at the northern end of the street including the street end.

Thornfield Avenue, Waterfoot

522. (b) The Borough Engineer and Planning Officer reported that Members of the Engineering and Planning Sub-Committee had attended a meeting with the County Surveyor to consider the traffic problems at Thornfield Avenue following the survey on the condition of the bridge near to the Western end of Thornfield Avenue.

The Committee were reminded that objections had been received and he submitted brief details of the objections which had been considered previously by the Committee.

The Committee discussed the matter in detail.

Resolved (i) that the Order previously proposed by the Committee be proceeded with but that the length of road on the south side of Thornfield Road be reduced to a distance of 215m from its junction with Millar Barn Lane,

(ii) that the Borough Engineer and Planning Officer advise the County Surveyor of the need to implement works to prevent goods vehicles loads being applied to the bridge so as to secure the future of Thornfield Avenue as a through route for private vehicles,

(iii) that the County Surveyor be advised that the works carried out should facilitate parking for 2 cars,

(iv) that the Chief Executive Officer be authorised to make a Temporary Order revoking the existing waiting restriction on the South Side of Thornfield Avenue from the terminal point of the existing order in a westerly direction for 6.0m,

(v) that the Chief Executive Officer be authorised to make a Temporary Order prohibiting the waiting of vehicles at all times

(a) Thornfield Avenue in a westerly direction of 5m from the gable end of No. 22 Thornfield Avenue, and in an easterly direction of 5m from the gable end of No. 26 Thornfield Avenue.

(b) On west side of the un-named street at the gable end of No. 22 Thornfield Avenue in a northerly direction for 19 metres, and on the east side of the said street in a northerly direction for 15.5 metres, from the junction with Thornfield Avenue.

(vi) that subject to the support of the County Surveyor and the Chief Constable, the Chief Executive Officer be authorised to make permanent Traffic Regulation Orders to replace the Temporary Orders referred to in resolutions (v) and (vi)

L.C.C. Small Capital Improvements Programme 1996/97

506 . The Borough Engineer and Planning Officer reported that the Committee were being consulted upon a proposal to implement "Speed Bar Road Markings" and Gateway Signs on the A677 Road at Haslingden, he advised that a mini-roundabout had been considered for the junction with Rising Bridge Road, but this was a more expensive measure and did not have the support of local residents.

Resolved that the County Surveyor be advised that the Council supports the introduction of the proposed measures.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets

506. Resolved (i) that the loop road off Haslingden Old Road serving St Mary's C of E Primary School and St James the Less R C Primary School be named "Unity Way",

(ii) that the development off Moorland Rise, Haslingden be named "Kirkhill Avenue", and

(iii) that the new cul-de-sac at the housing development on the site of former St Mary's School be named "St Mary's Court".

SECTION 'A' - FUNCTIONS NOT DELEGATED

Disabled Parking Bays in Public Car Parks

506 . The Borough Engineer and Planning Officer reported upon the car parking Orders throughout the Borough and in particular, the Disc Car Parks in Rawtenstall Town Centre. He advised that although certain of the bays within the car parks had been marked with the disabled persons logo, the markings were not supported by a relevant article within the Traffic Regulation Order.

The Committee discussed the matter.

Resolved (i) that the Chief Executive Officer be authorised to make Traffic Regulation Orders in respect of the Rawtenstall Town Centre Disc Car Parks such that bays marked as disabled parking bays are regulated for the sole use of Orange Badge holders,

(ii) that the Orders referred to in resolution (i) above continue the restrictions contained in the existing Rawtenstall Town Centre Disk Parking Orders, and

(iii) that the Borough Engineer and Planning Officer report to the next meeting of the Committee with his proposals for Traffic Regulation Orders in respect of the remaining car parks in the Borough including those not covered by Traffic Regulation Orders, together with details of the financial implications thereof.

Lancashire County Council - Road Safety Activities

506 . Resolved that the report of the Road Safety Officer relating to Road Safety Activities during the period 26th February 1996 to 27th August 1996 be received and noted.

Footpath Diversion Order

506 . Resolved that the Borough of Rossendale (Part of Footpath No. 200 Rawtenstall) Public Path Diversion Order 1996 be confirmed as an unopposed Order.

Tree Preservation Order

506 . Resolved that the Borough of Rossendale (Land off Cowtoot Lane, Adjacent to Thorn Primary School T2/91) Tree Preservation Order 1996 be confirmed as an unopposed Order.

Development Control Sub-Committee Minutes

506 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 14th August, 21st August, 28th August, 4th September, 11th September and 18th September 1996 be noted (for Minutes see Appendices 'A' to 'F').

Acre Mill, Stacksteads

506 . The Borough Engineer and Planning Officer submitted a progress report regarding the condition of part of Acre Mill, a Grade II listed Building. Action taken by the Council to make the building safe following fire damage, and more recently action taken to seek to prevent public access by fencing had been taken, but the fencing in particular had been vandalised thereby giving access to the derelict structure.

The Borough Engineer and Planning Officer reported that as a result of further deterioration, part of an internal masonry wall had become dangerous and required urgent action under Section 78 of the Building Act 1974 to remove the danger.

The Borough Engineer and Planning Officer advised the Committee that in view of the imminent danger, he proposed to exercise his delegated authority to arrange to remove the immediate danger by demolishing the internal masonry wall and ensuring the resulting section of the wall remained in a stable/safe condition and also to arrange for the construction of a 2m high block work wall along the existing fence line so as to prevent access to the site.

The Borough Engineer and Planning Officer indicated that the works outlined could only be treated as a temporary expedient and he advised that an application for the de-listing of the building was currently outstanding although a previous application had been unsuccessful.

Resolved (i) that the report be noted and the proposed action to be taken by the Borough Engineer and Planning Officer be supported, and

(ii) that a further report be presented to the Committee following the determination of the application for de-listing of the building.

Consultation from Lancashire County Council - Parking in Lancashire

506 . The Borough Engineer and Planning Officer reported the receipt of a draft document entitled "Parking in Lancashire - Policy Guidance and Provision Levels".

He advised that the County Council had approved the draft document for consultation purposes and were seeking the views of various organisations including the Council, by 31st October 1996. He indicated that it had not been possible to prepare a detailed report for the Committee and in view of the deadline set by the County Council he suggested a detailed report be presented to the Development Control Sub-Committee.

Resolved that the Development Control Sub-Committee be authorised to consider the document and respond on behalf of the Council.

Development Control Sub-Committee Meetings - Time of Meeting

506 . Resolved that meetings of the Development Control Sub-Committee commence at 4.00 p.m. in future, starting with the meeting of the Sub-Committee to be held on 30th October 1996.

THE MEETING CLOSED AT 7.55 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 28th October 1996
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors Adamson (for Heyworth) D Baron, S D Baron, Cheetham, Cruise, Easton, Eaton (for Mrs Goldsworthy), Hancock, Harding, McShea, Mooney, Neal, Pilling, Quinn and Wright

Minutes

646 . Resolved that the Minutes of the meeting of the Committee held 30th September 1996 as corrected at the Council meeting on 23rd October 1996 in respect of minutes numbered 514 and 519 (g) 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

646 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 642 to 644 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. 14/96/389 - Change of use of retail shop to office with associated elevational changes - 70 Bank Street, Rawtenstall

646 . Resolved (i) that notwithstanding the policy contained in the District Plan, and the recommendation of the Borough Engineer and Planning Officer the Committee are minded to grant permission for the following reasons:-

In this particular application situation, the proposed applicant intends vacating another shop on Bank Street which could become available for A1 use as a shop.

The application will assist in reducing the number of vacant properties in Rawtenstall Town Centre and would be unlikely to set a precedent for future applications.

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

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.

Application No. 14/96/135 - Construction of 2 No. semi-detached dwellings -
Land off Green Hill, Bacup

646. Resolved (i) that planning permission be granted subject to:

Compliance with the Town and Country Planning (Development Plans and Consultations) Directions 1992 (Departure Procedures) and to the following conditions:-

1. No development shall take place until samples of the proposed artificial stone and natural slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A to 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.
4. Before either of the dwellings hereby approved is first occupied, the vehicular access turning space and parking spaces shall be constructed and surfaced in accordance with a specification to be submitted to and approved by the Local Planning Authority. Such specification shall be submitted for approval prior to the commencement of development.

(ii) that the Borough Engineer and Planning Officer be requested to investigate the introduction of a Traffic Regulation Order to impose oneway traffic on Green Hill Road (from Rochdale Road to Rockcliffe Lane).

Application No. 14/96/366 - Change of use of former Methodist Chapel and Sunday

School and portion and of adjoining garage colony to a class B1 business use for a computer network services company with a caretakers flat - Methodist Chapel and Sunday School, Market Street, Whitworth

646 . Resolved that planning permission be granted to this application subject to the standard time period condition and 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. 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. The use which is the subject of this permission shall only be carried out between the hours of 8 a.m. and 7.30 p.m. on Mondays to Fridays and 9 a.m. and 12.30 p.m. on Saturdays.
4. The premises shall be used for the purposes of a computer network services company including a caretakers flat and for no other purpose (including any other purpose in Class B1 and in the case of the caretakers flat C3 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.

Exclusion of the Public and Press

646 . 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 9 of Part I of Schedule 12A to the Act.

Rawtenstall Cemetery Railings

646 . The Borough Engineer and Planning Officer reminded the Committee of his report to the meeting on 10th June 1996 at which approval had been given to a scheme to replace cast iron railings at the Burnley Road frontage to the Cemetery.

The Borough Engineer and Planning Officer reported that in view of the specialist nature of the work involved in manufacturing, supplying and fitting suitable replacement railings, he had not been able to invite prices from 4 companies as required by Standing Orders however the Borough Engineer and Planning Officer submitted details of the proposals submitted by 3 companies together with the cost of the proposal

Resolved (i) that Standing Orders relating to contracts be suspended for the reasons reported and

(ii) that the proposal and price submitted by Ballantine Bo'ness Iron Company Limited in the sum of £17,530.56 exclusive of VAT, being the lowest of the prices received, be accepted for the scheme for the replacement of railings and repairs to the existing gates at Rawtenstall Cemetery.

THE MEETING CLOSED AT 7.13 P.M.

ENGINEERING AND PLANNING COMMITTEE

held November 25th 1996
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councilors D Baron, S Baron, Cheetham, Cruise,
Eaton (for Mrs Goldsworthy), Easton, Hancock, Harding,
Hayler (for McShea), Heyworth, Mooney, Neal, Pilling,
Quinn and Wright

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

699 . Resolved that the Minutes of the meeting of the Committee held on 28th October 1996 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

699 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 701 to 705 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. 14/96/385 - Conversion of first floor of barn to
residential as extension to dwelling -
Barn at Horncliffe Mount Farm, Lomas Lane, Rawtenstall

699 . Resolved that outline planning permission be granted to this application subject to the standard time period condition.

Application No. 14/96/380 - Change of use of dwellinghouse to restaurant -
198 Blackburn Road, Haslingden

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

The proposed change of use would attract substantially more traffic to the site where the space available within the site for car parking and servicing is very sub-standard for the proposed use, and the development would, therefore, increase the on-street standing and turning of vehicles and also the reversing of vehicles to and from the class 1 highway to the detriment of road safety.

Application No. 14/96/370 - Erection of 20 No. 2 & 3 bedroom two storey dwellings. The development may affect the setting of footpath No. 200 -
Land off Marl Pits, Newchurch Road, Rawtenstall

699. Resolved that planning permission be granted to application 14/96/370 and 14/96/371 subject to the standard time period condition and 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 natural slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. 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 Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. No development shall take place on site until such time as the applicant or his appointed agent has, in consultation with the local planning authority physically identified accurately on site, those trees indicated upon the approved layout plan which are to be retained and submitted details of a method of protection including such fencing of those trees as may be considered necessary. Such agreed protection measures shall thereafter be fully implemented throughout the course of the development of the site.
5. Prior to the first occupation of the dwellinghouses hereby permitted, the stone flag wall delineating the northern boundary of the site shall be repaired and thereafter retained for the duration of the development.

Application No. 14/96/371 - Erection of 20 No. 2 & 3 bedroom two storey dwellings Land off Marl Pits, Newchurch Road, Rawtenstall

699. Resolved that planning permission be granted to application 14/96/370 and 14/96/371 subject to the standard time period condition and 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 natural slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. 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 Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. No development shall take place on site until such time as the applicant or his appointed agent has, in consultation with the local planning authority physically identified accurately on site, those trees indicated upon the approved layout plan which are to be retained and submitted details of a method of protection including such fencing of those trees as may be considered necessary. Such agreed protection measures shall thereafter be fully implemented throughout the course of the development of the site.
5. Prior to the first occupation of the dwellinghouses hereby permitted, the stone flag wall delineating the northern boundary of the site shall be repaired and thereafter retained for the duration of the development.

Application No. 14/96/448 - Change of Use of Retail Shop to Office -
68 Bank Street, Rawtenstall

699. Resolved (i) that notwithstanding the policy contained in the District Plan, and the recommendation of the Borough Engineer and Planning Officer the Committee are minded to grant permission for the following reasons:-

The application will assist in reducing the number of vacant properties in Rawtenstall Town Centre and would be unlikely to set a precedent for future applications.

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

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

699 . The Borough Engineer and Planning Officer reported upon the results of the planning appeals since his last report to the Committee.

Application No. 14/95/402 - Erection of nursing home for the elderly -
Land off Mount Avenue, Waterfoot

- Appeal Dismissed

Application No. 14/96/71 - Construction of Detached Dwelling -
Land Adjacent to 9 Roundhill Lane, Rising Bridge

- Appeal Dismissed

Application No. 14/95/12 - Enforcement Appeal -
Land at Higher Tunstead, Stacksteads

The Planning Inspectorate's decision is as follows:-

"I vary the enforcement notice:-

1. By the addition of the following words after 'aforesaid' in paragraph 5(i) of the notice, "save that nothing in this enforcement notice shall require the removal of the hardstanding which was created prior to the making of the said Article 4 direction, the approximate position of which is shown marked by a solid black line on the attached plan".
2. By substituting the plan attached to this letter for that attached to the enforcement notice.
3. By the deletion of "8 weeks" and the substitution of "20 weeks" as the period for compliance for item (i) of paragraph 5 of the notice. Subject thereto I uphold the notice as varied".

Application No. 14/95/424 - Outline - Residential Development -
Land off Longacres Drive, Whitworth

- The applicants have recently withdrawn their appeal.

Resolved that the report be noted.

Horncliffe Quarry - Public Inquiry - Response to L.C.C.

699 . The Borough Engineer and Planning Officer reported on the planning history in respect of Horncliffe Quarry and advised that a Public Inquiry was to commence on 7th January 1997. He advised of this Committee's response to the applications in respect of the Quarry and indicated that the County Council were to be represented at the appeal by Consultants.

Resolved that the Borough Engineer and Planning Officer be authorised to forward the case on behalf of the Council in the form of a written statement, based upon the most recent decision of the Committee in respect of this development.

Lancashire County Council - Minerals and Waste Local Plan

699 . The Borough Engineer and Planning Officer submitted a progress report on the Minerals and Waste Local Plan. He advised that the County Development Plans Sub-Committee had recently received a report upon the representations which they had received upon the consultation edition of the plan and that it was anticipated that the plan would be placed on deposit between 16th January and 26th February 1997.

Resolved that the Borough Engineer and Planning Officer be requested to report upon the Deposit Edition of the Plan to the meeting of the Committee on 20th January 1997.

Draft Lancashire Structure Plan

699 . The Borough Engineer and Planning Officer reported on the progress in respect of the Lancashire Structure Plan and drew the attention of the Committee to further modifications to the plan in respect of Policy No. 43 - Affordable

Housing and Policy No. 67 - Disposal by Landfill. He indicated that the modifications were to be on deposit from 17th October to 27th November 1996.

Resolved that the further modifications to the Deposit Edition of the Lancashire Structure Plan 1996-2006 be noted and no further representations be made.

Rossendale District Local Plan - Review

699 . The Borough Engineer and Planning Officer submitted a comprehensive report outlining the case for commencing the Second Review of the Rossendale District Local Plan. The report indicated, inter-alia, the statutory duty of Local Planning Authorities whereby they were under a duty to monitor issues covered in the plan; he advised the Committee of Planning Policy Guidance which indicated that local plans should be reviewed regularly.

The Borough Engineer and Planning Officer indicated that the Guidance suggested that the Secretary of State would expect plans to be reviewed at least once every five years and he advised the Committee of other influences which determined the need for a review of the Plan, including the need for the Local Plan to be in general conformity with the Structure Plan, which in the case of Lancashire, was currently being reviewed.

The Borough Engineer and Planning Officer reported on the form of the Review and the resource implications of any review.

The Committee discussed the matter in detail and concern was expressed at the lengthy process involved in a review of the plan and the significant resource implications.

Following a full discussion it was.

Resolved (i) that as a prerequisite to commencing a formal 2nd Review of the RDLP, and subject to the appropriate level of resources being determined and provided, a local environmental audit be commenced in April 1997, and

(ii) that the Council resolves now in principle to commence a 2nd Plan Review no later than January 1998, to cover the period 1996-2006.

Woodland Strategy for Rossendale

699. The Borough Engineer and Planning Officer reported on the growing recognition of the need to increase woodland cover throughout the country not only for timber production but also for the wide range of benefits for the quality of life and the environment. He indicated that in order to be in a position to take advantage of funding, it would be necessary to adopt a woodland strategy.

The Borough Engineer and Planning Officer submitted a comprehensive draft Woodland Strategy.

Resolved that the Draft Woodland Strategy be approved as a basis for the Council's proposals and for consultation purposes with appropriate organisations and groups.

Tree Planting Programme 1996/97

699. The Borough Engineer and Planning Officer reported that in partnership with other South Pennine Authorities, a Lottery Bid had been submitted in respect of Tree Planting which, so far as Rossendale was concerned, covered 2 significant areas - at Duckworth Clough, Haslingden and Hurst Lane, Rawtenstall - involving six separate sites. He submitted details of the sites and advised of restrictions in respect of those sites, including grazing tenancies etc. He also reported on six sites throughout the Borough which had been planted by the Council but were in need of maintenance.

The Borough Engineer and Planning Officer reported on the anticipated costs of the work associated with the planting and maintenance, but indicated that the element of funding required by the Council was dependent on assistance both from the Forestry Authority and hopefully, the Lottery Fund.

Resolved (i) that four sites at Duckworth Clough, Haslingden and Site A at Hurst Lane, Rawtenstall be approved for tree planting during the 1996/97 planting season, with Site B at Hurst Lane being planted in the 1997/98 season subject to the concurrence of the Policy and Resources Committee, where necessary,

(ii) that in order to facilitate the planting referred to, the Policy and Resources Committee be recommended to terminate the grazing licence on site D at Duckworth Clough and requests the termination of the Lancashire County Council user rights agreement in respect of Site C at Duckworth Clough,

(iii) that the Policy and Resources Committee be recommended not to grant a grazing licence in respect of Site B following the expiry of the current licence on 29th April 1997 and that the Headteacher of Alder Grange County High School be invited to involve pupils from the school in the design and planting of this site during the 1997/98 season,

(iv) that the tree maintenance programme outlined in the report be approved, and

(v) that the Policy and Resources Committee be requested to allocate upto £5,500 to facilitate the planting and maintenance programme.

Hedgerow Protection Orders

699. The Borough Engineer and Planning Officer reported on draft regulations under the Environment Act 1995 which had been forwarded by the Department of the Environment for consultation purposes. He submitted a detailed report which gave comprehensive information on concerns relating to the regulations and the Committee discussed the matter.

Resolved (i) that the Department of the Environment be advised that whilst the Council considers the principal of Hedgerow Protection Orders to be highly desirable and long overdue, the present proposals are unacceptable for the reasons set out in the report of the Borough Engineer and Planning Officer, and

(ii) that the Local Government Association be asked to vigorously oppose the proposed recommendations in their present form for being over restrictive, over detailed, insufficiently flexible and for not paying sufficient attention to regional variety or to practical cost effective administrative realities.

Bacup and Rawtenstall Conservation Area Partnership -
Capital Schemes Progress Report

Projects Completed

699. (a) The Borough Engineer and Planning Officer reported that the following schemes had been completed since the last report to Committee:-

Car park extension, Edison Street, Bacup

Bridleway adjacent 24 Yorkshire Street, Bacup

Stone cleaning, Lanehead Lane, Bacup

Removal of concrete fence, Bocholt Way, Rawtenstall

Repaving Harcourt Street and contribution to enhanced LCC footway works, Burnley Road, Bacup

Floodlighting Station House, Rawtenstall

Resolved that the report be noted.

Projects Currently in Hand

714. (b) The Borough Engineer and Planning Officer reported that work was currently being undertaken in respect of the following schemes:-

Longholme Road North, Rawtenstall

Daisy Hill, Rawtenstall

Longholme Road South Rawtenstall

Church Pad, Rawtenstall

Car park Rochdale Road, Bacup

Market Hotel Ginnel, Bacup

Cemetery Railings, Burnley Road, Rawtenstall

Gateposts, The Drive, Bacup

Resolved that the report be noted.

Rose Street and Thistle Street, Bacup

714. (c) The Borough Engineer and Planning Officer reported that the budget for the repair of the streets had been enhanced via ERDF funding to allow for better quality repair at no additional cost to the Highway Authority.

Resolved that the schemes be approved and financed from funds allocated within the 1996/97 Capital Programme.

St Mary's Way, Rawtenstall

714. (d) The Borough Engineer and Planning Officer reported on the scheme for the treatment of the Central Reservation from the Lower Mill crossing northwards to Tup Bridge. He indicated that the total value of the scheme was in the order of £44,052, but that grant in the region of £24,000 was attracted from the ERDF fund.

Resolved (i) that the Leisure, Recreation and Amenities Committee be recommended to undertake the maintenance of the scheme once completed, and

(ii) that the scheme be approved and financed from funds allocated within the 1996/97 Capital Programme and the Borough Engineer and Planning Officer be authorised to invite tenders for the scheme.

Bank Street Car park (Police Station Car Park), Bacup

714. (e) The Borough Engineer and Planning Officer reported on the scheme and advised of the grant which was likely to be attracted from ERDF, English Heritage and English Partnerships.

Resolved (i) that the scheme be approved and the Policy and Resources Committee be recommended to make a sum of upto £55,000 available from the Capital Programme (less any English Partnership Grant), and

(ii) that the Borough Engineer and Planning Officer be authorised to invite tenders for the scheme.

Naming of Street - Heys Street, Haslingden

699. The Borough Engineer and Planning Officer reported on a request for the renaming of part of Heys Street, Haslingden. He advised that he was looking into the request and undertaking the usual consultations and would report to the Committee on completion of the consultation.

Resolved that the report be noted.

Control of Placing of Items Within the Highway

699. The Borough Engineer and Planning Officer referred to previous decisions of the Committee in relation to this matter. He advised that the County Council had now issued a Code of Practice on the control of placing of items within the Highway and he reproduced section 7 from that Code of Practice for the information of the Committee.

Resolved (i) that in respect of action under the Code of Practice on the Control of the Placing of Items within the Highway (October 1996 Edition) in relation to Paragraph 7: Obstructions on the Use of the Highway, the priorities associated with removal of items causing an obstruction on the highway shall be according to the following zones:-

(b) Amber Zone - where priority would be given to keeping a minimum of 1.8 metres (6 foot) width of footway clear, thus

allowing the display of goods on any portion of the footway which exceeds that minimum dimension - the Town Centres (as described in the Rossendale District Local Plan) of Bacup, Rawtenstall, Haslingden and Waterfoot.

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

(ii) that in further considering the display of goods for sale within the Amber Zone described above the concept of a maximum of 0.5 metres (1 foot 8 inches) distance for the display of goods for sale be endorsed, and

(iii) that the remainder of the County Council's Code of Practice be accepted and endorsed.

Footpath Diversion Order - Footpath 295, Bacup

699 . The Borough Engineer and Planning Officer reported that it would be necessary to make a Footpath Diversion Order in respect of the abovementioned Footpath in order to facilitate approved development.

Resolved that the Borough Solicitor be authorised to make the appropriate Order in connection with the proposed diversion as indicated on the plan submitted to the Committee.

Traffic Regulation Orders

Dearden Fold, Edenfield

699 . (a) The Borough Engineer and Planning Officer reported the receipt of an objection to the Order and he submitted details thereof. He commented on the objection and indicated that he considered the Order should be made on Road Safety grounds.

Resolved that the Order be made as originally proposed.

Fernhill Drive, Stacksteads

718. (b) Further to Minute No. 324(c), the Borough Engineer and Planning Officer reported that he had considered the provision of off road parking facilities and he submitted details of the estimated costs thereof.

Resolved that the proposed Order on the north side of Fernhill Drive be not proceeded with.

Tonacliffe Road, Whitworth - Request for a One-Way Order

718. (c) The Borough Engineer and Planning Officer reported the receipt of a request for a one-way Order on Tonacliffe Road from the junction with Oakenshaw Avenue to the junction with Market Street at Broadley. He advised that he had not yet commenced consultations but that these would be undertaken and a report presented to Committee in due course.

Resolved that the report be noted.

Grane Road, Haslingden - Proposed Extension of 30 mph Speed Restriction.

718. (d) The Borough Engineer and Planning Officer reported that in order to improve safety by reducing vehicle speeds, it would be appropriate to extend the existing 30 mph speed limit on Grane Road in the vicinity of its junction with Holcombe 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 extending the existing 30 mph restriction on Grane Road from the existing terminal point, 3.80m east of the gable end of Glen Dene for a distance of 108m in a westerly direction.

Merlewood, Edenfield

718. (e) The Borough Engineer and Planning Officer reported the receipt of a petition from residents in Merlewood, requesting a traffic order to restrict parking to residents only. He advised that he would consult in the normal manner and report to a future meeting of the Committee.

Resolved that the report be noted.

Thornfield Avenue, Waterfoot

718. (f) The Borough Engineer and Planning Officer advised the Committee that he had consulted the County Surveyor on proposed works to the bridge at Thornfield Avenue designed to prevent overloading. He indicated that a Traffic Order restricting the width of vehicles to 6'6" together with actual works at the bridge would have the necessary effect and be self-enforcing.

The Committee discussed the proposal in addition to the proposed Traffic Regulation measures which had been previously agreed by the Committee (as amended by Council). Members referred to a public meeting which had been held in the area when the proposals had been discussed and a Member suggested that there may be scope for reducing the severity of the proposed waiting restrictions as well as introducing a reduced speed limit and introducing traffic calming measures.

The Borough Engineer and Planning Officer indicated that the proposed parking restrictions would be the subject of consultation and any views expressed as a result of the consultation process would need to be considered by the Committee, who could then determine whether to proceed as envisaged or reduce the severity of the proposed Order.

Following a full discussion it was

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 restricting the width of vehicles permitted to cross the bridge at Thornfield Avenue, Waterfoot to those upto 6'6" in width, and

(ii) that a further report be presented to the Committee on the consultations in respect of proposed parking restrictions and that the Committee also consider at that time the possible introduction of traffic calming measures and the proposal to reduce the speed limit in respect of the road.

Traffic Signs at Lanehead Lane, Bacup

699. The Borough Engineer and Planning Officer reported on representations which had been made to him regarding the provision of traffic signs on Lanehead Lane advising of its unsuitability for particular classes of vehicle.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for a sign to be provided on Lanehead Lane near its junction with Greensnook Lane, advising of the unsuitability of the road for use by large vehicles.

Highway Maintenance - Oakenheadwood Old Road, Rawtenstall

699 . The Borough Engineer and Planning Officer reported the receipt of a request from a Member for a report to be presented to the Committee on the condition of Oakenheadwood Old Road, Rawtenstall. He reminded the Committee of the significant reduction in funding for special maintenance schemes and reported on the action taken to fill potholes in the road.

The Borough Engineer and Planning Officer advised the Committee that residents were requesting a full resurfacing of the road and he indicated that the cost of such a scheme would be in the order of £50-70,000. He further reported on the priority rating of the road for maintenance when compared with similar roads and he advised the Committee that he would not be able to recommend a resurfacing scheme for the foreseeable future.

Resolved that the report be noted.

A Cycling Strategy for Rossendale

699 . The Borough Engineer and Planning Officer reported that he had been asked to report on the preparation of a Cycling Strategy document for Rossendale having regard to the problems caused by increased road traffic and the need to promote alternative forms of transport. He indicated that the Strategy would need to form part of a coherent transport and development strategy for the Borough having regard to the structure plan, local plan and various town plans. He reported that many problems existed within Rossendale for cyclists, including unsuitable gradients, lack of a suitable bridleway network capable of upgrading and the high incidence of on-street parking, in addition to the inadequate visibility from side roads.

The Borough Engineer and Planning Officer reported that the County Surveyor and the District Councils would be preparing a Strategic Cycle Network

Development Plan with a target preparation date of March 1997 and he was proposing to co-operate fully with that project. In addition, a Member indicated that a cycle route between Bacup and Rawtenstall should be the first to be developed.

Resolved (i) that the Borough Engineer and Planning Officer undertake a detailed analysis of the proposed cycle route identified in the "Regeneration Strategy for the Irwell Corridor" and he report to the January meeting of the Committee thereon, and

(ii) that the Borough Engineer and Planning Officer cooperate with the County Surveyor to produce the Strategic Cycle Network Development Plan for Rossendale as part of the County Plan.

Holme Street Private Retaining Wall

699 . The Borough Engineer and Planning Officer reported on the collapsed private retaining wall off Home Street, Stacksteads. He advised that danger to the public had been overcome by the erection of a timber fence on substantial timber posts. Whilst the fence was serving its purpose, residents had expressed their concern that it was unsightly and not totally secure and liable to deterioration.

The Committee discussed the matter.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for the site to be inspected to determine whether the fencing abated the danger to the public, and to carry out any necessary remedial works to the boundary.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

699 . Resolved that the new development as an extension to Fields Road, Haslingden, including the cul-de-sac off the development spine road be named Fields Road, and the properties numbered as indicated on the plan submitted to the Committee.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Disabled Parking Bays in Public Car Parks

699 . Further to Minute 525, the Borough Engineer and Planning Officer submitted a report giving details of those car parks throughout the Borough not covered by Traffic Regulation Orders and indicated the number of spaces marked with the disabled persons logo.

He advised the Committee that in order to give formal authorisation to the disabled parking bays, it would be necessary to make Traffic Regulation Orders in respect of these car parks and he submitted details of the costs involved.

The Borough Engineer and Planning Officer suggested that in the absence of significant evidence of disabled car park users being inconvenienced by the existing arrangements he would recommend that no action be taken to make new Traffic Regulation Orders to cover those car parks not covered at present.

Resolved that no action be taken to make Traffic Regulation Orders in respect of the car parks not currently covered by Orders.

Private Streetworks - Chapel Street, Crawshawbooth

699. The Borough Engineer and Planning Officer reported that as part of the consent associated with the erection of new properties at Chapel Street, Crawshawbooth, the developer was required to make up Chapel Street to adoptable standards. Because the developer did not own the road in question he had requested the Council to use its powers to facilitate the necessary works the costs being borne by the developer.

Resolved (i) that the developer be required to enter into an agreement with the Council ensuring adequate completion of the Private Street Works necessary to make up Chapel Street, Crawshawbooth to adoptable standards, with appropriate conditions securing:-

- (a) an advance cash deposit with the Council equivalent to the estimated costs of the Private Streetworks
- (b) advance payment of the Council's administrative expenses estimated at 7.5% of the cost of Private Street Works
- (c) the times for completion of the works, period of maintenance and arrangements for the Council to execute works in default

- (d) Conditions for the tendering of the works, in particular the approval of contractors, sub-contractors, and third party liability insurances
- (e) Approval by North West Water Ltd. to the drainage arrangements for the road works

(ii) that whereas Chapel Street, Crawshawbooth not being sewered, levelled, paved, metalled, flagged, channelled, made good and lighted to the satisfaction of the Council (acting as Agents of 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 Streetworks Code in the Highways Act 1980,

(iii) that the expenses incurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived from the streetworks by any of the premises fronting the street,

(iv) that accordingly the whole of the expenses be met by the developer of the new properties at Chapel Street, Crawshawbooth, and

(v) that approval of plans, specifications, sections and estimated expenses of the works and provisional apportionment be delegated to Development Control Sub-Committee.

Traffic Calming - Hillside Road, Haslingden

699 . The Borough Engineer and Planning Officer reported that following planning consent at the development of the northern end of Hillside Road, Haslingden a traffic calming scheme had been prepared and public consultation commenced. He advised that one letter had been received in response to the consultation which supported the scheme and there had been no objections.

Resolved that the County Council be advised of this Council's support of the scheme as now reported.

Cumbria and Lancashire Road Accident Prevention Federation

699 . The Borough Engineer and Planning Officer reported on correspondence from the Lancashire County Council relating to the future of the Federation.

Resolved that Lancashire County Council be advised that road safety matters should be pursued through the North West Regional Association regionally and through the Lancashire Road Safety Conference and its action groups locally.

Highways Agency Agreement

699 . The Borough Engineer and Planning Officer reported on two alterations to the Agency Agreement. The first arose following the need to subject all works undertaken by the DLO to competition, thereby rendering the reference to profit and loss sharing arrangements invalid. Accordingly, Section 9.3 refers to the sharing of DLO profits had been deleted.

Paragraph 8.1(a) relating to the Administration fee paid to the District Council had been the subject of considerable discussion at officer level and the alteration proposed related to an amendment to that fee which the Borough Engineer and Planning Officer indicated was an equitable settlement.

Resolved that the Council confirms its acceptance of the proposed amendments to the Agency Agreement.

Sickness Report

699. The Chief Executive Officer submitted a report giving details of sickness within the department (excluding the DLO employees) since his last report to the Committee.

Resolved that the report be noted.

Footpath Diversion/Creation Orders

Footpath No. 182 (Carrs, Haslingden)

699. (a) Resolved that the Public Path (Footpath No. 182 Carrs, Haslingden) Public Footpath Creation Order 1996 and the Public Path (Footpath No. 182 Carrs, Haslingden) Public Footpath Extinguishment Order 1996 be confirmed as unopposed Orders.

Footpath No. 348 (Haslingden)

730. (b) Resolved that the Borough of Rossendale (Part of Public Footpath No. 348, Haslingden) Public Path Diversion Order 1996 be confirmed as an unopposed Order.

Temporary Traffic Regulation Orders

699. The Chief Executive Officer submitted a report giving details of those events for which Temporary Traffic Regulation Orders were made so as to enable the events to take place in the highway. The report indicated that although charges had been fixed for such Orders it had not been the practice of the Committee to charge for these mainly Leisure/Charitable type events.

The Committee discussed the matter.

Resolved (i) that for future events, organisers be advised that a charge will be made but that the Council is prepared to consider an application for reimbursement following the event, and

(ii) that the Policy and Resources Committee be requested to deal with applications for reimbursement.

Pedestrian Crossing - Newchurch Road, Stacksteads - Farholme Lane Junction

699 . A Member referred to a recent accident at the pedestrian crossing at the Farholme Lane junction and reminded the Committee that this was not the first accident at this particular crossing. He suggested reasons for the poor accident record, including the access for pedestrians from the northern side of Newchurch Road, and the poor lighting of the Zebra. He advised that residents in the area were very concerned and he understood that a petition was being organised with a view to seeking improvements.

The Borough Engineer and Planning Officer advised the Committee that the site and others were the subject of investigation by the County Council's Accident Investigation and Prevent Unit but he indicated that in the short term improvements to the lighting could be provided at a cost of approximately £500.

Resolved that the Borough Engineer and Planning Officer be authorised to arrange for improvements to the lighting of the zebra crossing as now indicated.

Development Control Sub-Committee Minutes

699 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held on 25th September, 2nd October, 9th October, 16th October, 23rd October, 30th October, 6th November and 13th November 1996 be noted (for Minutes see Appendices 'A' to 'H').

Private Streetworks - Rose Hill Street, Bacup

699 . The Borough Engineer and Planning Officer reported the receipt of a petition signed by residents requesting the Council to consider the inclusion of Rose Hill Street, Bacup for inclusion in the Private Streetworks Programme.

Resolved that the receipt of the petition be noted and the Borough Engineer and Planning Officer be authorised to carry out initial investigations into the scheme and report to a future meeting of the Committee.

Item of Urgent Business

699 . 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.

Single Regeneration Budget - Compulsory Purchase Orders in Haslingden Town Centre

699 . The Borough Engineer and Planning Officer reported on resolutions passed at the meeting of the Committee on 30th September 1996 and confirmed (and/or amended) at the Council meeting on 23rd October 1996.

The report indicated that all the areas of land which were the subject of those resolutions were suitable for and required in order to secure the carrying out of schemes for the redevelopment and/or improvement of the town centre, but the recommendations in the earlier report to Committee, as reiterated in the Minutes were not sufficient to enable the Secretary of State for the Environment to confirm the Orders. Accordingly, the Committee were recommended to rescind the earlier

resolutions and pass further resolutions including requesting Policy and Resources Committee to confirm the decisions using their delegated authority.

New Market Site - Ratcliffe Fold, Haslingden

(i) (a) Resolved that the resolutions to Minute 519 (c) be rescinded;

(i) that, as the undermentioned land is suitable for and required in order to secure the carrying out of redevelopment or improvement, a Compulsory Purchase Order be made under Section 226 (1)(a) of the Town and Country Planning Act, 1990 in respect of the derelict red brick building at the rear of 43 Deardengate, Haslingden, and land occupied therewith, together measuring approximately 70 square metres as shown coloured pink on the plan displayed at the meeting, and entitled "Building and the land upon which it stands to the rear of 43 Higher Deardengate, Haslingden";

(i i) that the Borough Solicitor be authorised to acquire the land comprised within the said Order and to do all things precedent and subsequent thereto; and

(i) that in view of the urgent need to make and submit the CPOs for confirmation the Policy and Resources Committee be requested to exercise their delegated authority in passing, confirming and adopting the decisions referred to above on behalf of the Council.

Former Gospel Mission, George Street, Haslingden

737. (b) Resolved (i) that the resolutions to Minute 519 (d) be rescinded,

(ii) that, as the undermentioned land is suitable for and required in order to secure the carrying out of redevelopment or improvement, a Compulsory Purchase Order be made under Section 226 (1)(a) of the Town and Country Planning Act, 1990 in respect of the derelict Gospel Mission Room, George Street, Haslingden, and land occupied therewith, together measuring approximately 250 square metres, as shown coloured pink on the plan displayed at the meeting, and entitled "Land and Buildings comprising the former Gospel Mission, George Street, Haslingden",

(iii) that the Borough Solicitor be authorised to acquire the land comprised within the said Order and to do all things precedent and subsequent thereto, and

(iv) that in view of the urgent need to make and submit the CPOs for confirmation the Policy and Resources Committee be requested to exercise their delegated authority in passing, confirming and adopting the decisions referred to above on behalf of the Council.

Other Land in Haslingden Town Centre

737. (c) Resolved (i) that the resolutions to Minute 519 (e) be rescinded,

(ii) that, as the undermentioned land is suitable for and required in order to secure the carrying out of redevelopment or improvement, a Compulsory

Purchase Order be made under Section 226 (1)(a) of the Town and Country Planning Act, 1990 in respect of:-

(1)

(1)

(1)

(1)

(2)

all as shown coloured pink and by circled parcel numbers on the plan displayed at the meeting and entitled "Land to the rear of 23-29 Higher Deardengate, Haslingden".

(iii) that the Borough Solicitor be authorised to acquire the land comprised within the said Order and to do all things precedent and subsequent thereto, and

(iv) that in view of the urgent need to make and submit the CPOs for confirmation the Policy and Resources Committee be requested to exercise their delegated authority in passing, confirming and adopting the decisions referred to above on behalf of the Council.

THE MEETING CLOSED AT 7.55 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 16th December 1996
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S D Baron, Cheetham, Cruise, Easton,
Harding, Holt (for Mrs Goldsworthy), Mooney, Neal, Pilling,
Quinn and Wright

APOLOGIES: Councillors Mrs Goldsworthy and Hancock

Minutes

857. Resolved that the Minutes of the meeting of the Committee held 25th November 1996 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

857. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 859 to 861 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. 14/96/415 - Change of use from an A2 use to an A3 use (the consumption of hot food on or off the premises) - 526 Market Street, Whitworth

857. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. Prior to the commencement of the use hereby approved, a scheme for a formal lay out of the existing car park shall be submitted to and approved by the local planning authority and the approved scheme shall be fully

implemented. Any future proposals to widen the existing access or to relocate it shall, as appropriate, make provision for the replacement of any existing trees which may be affected by such proposals.

2. Prior to the commencement of the use hereby approved, a scheme for the external siting and colour of the extraction system shall be submitted to and approved by the local planning authority and the approved scheme shall be fully implemented prior to the commencement of the use hereby approved.
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. The use which is the subject of this permission shall only be carried out between the hours of 5.00 p.m. to 11.00 p.m. Mondays to Saturdays and 12 noon to 11.00 p.m.

Application No. 14/96/419 - Change of use of vacant shop to take away -
97 Burnley Road East, Waterfoot

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

The proposed development would, by reason of the noise created by customers, the litter likely to accumulate on the frontage to the takeaway and the lack of storage for waste associated with its use which in itself would lead to an increase in the smell associated with the use which would be likely to ensue (and which may, in particular, be experienced during unsocial hours) be detrimental to the amenities presently enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of nearby dwellinghouses.

Application No. 14/96/460 - Erection of bungalow -
Plot adjacent to Deansford Rest Home, Dean Road, Helmshore

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

1. The proposal would establish a cramped form and density of development, due to the scale and size of this bungalow. The size and proximity of the adjacent double garage with attached utility room together with the proximity and dominance of the conifer hedging establish significant constraints to the development of this garden area which the proposed design and layout fails to overcome.
2. The principal elevations of the proposed bungalow either face North West or South East, wherein proximity to either the adjacent garage or hedge 1.5 metres and 3.8 metres respectively would result in an oppressive and dark curtilage to the bungalow to an unacceptable extent.

THE MEETING CLOSED AT 7.10 P.M.