

ENGINEERING AND PLANNING COMMITTEE

Monday 19th January 1998
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors D Baron, S Baron, Cruise, Dunne (for
Cheetham), Easton, Eaton (for Mrs Goldsworthy), J
Forshaw,
Hancock, P Hayler, J McManus, Mooney, Neal, Pilling,
Wilkinson and Wright

Minutes

902 . Resolved that the Minutes of the meeting of the Committee held 15th December 1997 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

902 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 904 to 906 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. 14/96/108 - Consultation from Lancashire County Council - extension to existing quarry for extraction of minerals - Scout Moor Quarry, Rochdale Road, Ramsbottom

902 . Resolved that this Council raises strenuous objections to the proposals on the basis of a lack of need for the extent of quarrying proposed, that the quarrying could either remove or disrupt drainage to both existing blanket bog and soligenous

fen. The impact upon occupiers of residential property on the route between the quarry and the M66 in terms of their amenity is unacceptable and detrimental.

The traffic implications of the proposal would potentially result in 450 vehicle movements from the site per day. These movements would principally travel to the M66 via Edenfield and utilise the tight roundabout in the centre of Edenfield. Improvements to junctions and signage would in themselves do little to mitigate against the amenity of occupiers of the impact of the large numbers of vehicles, although such works may go some way towards improving safety on the public highway. The proximity of houses to the road and narrow width of the roads exacerbates the impact of noise dust vibration and the dominating presence of the vehicles to an unacceptable extent.

Application No. 14/97/330 - Consultation from Lancashire County Council -
Review of old mineral working planning permissions -
Land at Scout Moor Quarry off Rochdale Road, Ramsbottom

902. Resolved that objections be raised in respect of the validity of the application for coal extraction and that open cast mining was never envisaged or accepted in the original consent. That conditions proposed by the applicants for coal extraction are irrelevant as the proposed method of extraction has no previous valid consent.

That in respect of quarrying operations in the existing quarry, vehicle movements should be restricted to existing levels as detailed in the TIA and that times of operation are limited to those specified on recent consents but at the earliest 7.00 a.m. start.

Application No. 14/97/331 - Consultation from Lancashire County Council -
Determination of conditions pursuant to the Environment Act 1995 -
Land at Scout Moor Quarry, off Rochdale Road, Ramsbottom

902 . Resolved that objections be raised in respect of the validity of the application for coal extraction and that open cast mining was never envisaged or accepted in the original consent. That conditions proposed by the applicants for coal extraction are irrelevant as the proposed method of extraction has no previous valid consent.

That in respect of quarrying operations in the existing quarry, vehicle movements should be restricted to existing levels as detailed in the TIA and that times of operation are limited to those specified on recent consents but at the earliest 7.00 a.m. start.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

14/95/35 - Erection of 36 Dwellings - Land at Kirkhill Farm,
Rakefoot, Haslingden

- The appeal lodged against a condition placed upon the above approval has recently been withdrawn.

14/97/36 - Construction of Front Porch - 1300 Burnley Road, Loveclough

- Appeal Dismissed

14/97/093 - Change of Use of Vacant Land to Provide Additional Caravan Storage - Gas Street, Haslingden

- Appeal Dismissed

Resolved that the report be noted.

West Pennine Moors - Statement of Intent

902 . The Borough Engineer and Planning Officer reported that the Area Management Committee had agreed to prepare a Statement of Intent to guide the future policy and management of the West Pennine Moors. He advised that the West Pennine Moors Recreation and Conservation Subjects Local Plan had been largely superseded by Unitary Development Plans and Local Plans. In the circumstances it was appropriate to consider production of a document involving all potential partners and defining a coherent way forward for joint working in the West Pennines for the next 10 years. He outlined the principal objectives of the Statement of Intent.

Resolved that the Council support the principle of producing a Statement of Intent for the West Pennine Moors and agree to support the production of the Statement.

Heritage Lottery Fund - Bank Street, Rawtenstall

902 . The Borough Engineer and Planning Officer submitted a progress report on the arrangements for the treatment of Bank Street, Rawtenstall. He advised that the sum of £278,000 was available for the Scheme and accordingly it was necessary to reduce the scope of the scheme so as to achieve the budget target. He submitted details of the reduced scheme which involved a reduction in the treatment of certain elements of the scheme.

Resolved (i) that the revised scheme be approved,

(ii) that the Policy and Resources Committee be requested to authorise the Chief Executive Officer to sign and accept the grant contract with English Heritage Lottery Fund for £213,000 and to release the Capital Allocation of £65,000, and

(iii) that the work be awarded to the Highways DLO under the terms of the five year term Highways Maintenance Contract.

Street Lighting - Response from Norweb

902 . The Borough Engineer and Planning Officer reported that following concerns expressed by Members relating to the performance of Norweb in relation to the street lighting, he had attended meetings with colleagues and representatives from Norweb to discuss those concerns. He advised that as a result of pressure from the County Surveyor and District Authorities, Norweb had indicated that they were prepared to enter into a service level agreement with the Street Lighting authority for the maintenance of electricity supplies to street lamps. The Agreement had now reached the final draft stage prior to adoption.

Resolved that the report be noted.

Proposed Temporary Weight Restriction Order - River Street Bridge, Bacup

902 . The Borough Engineer and Planning Officer reported the receipt of a request from the County Council for this Council's views on the proposed introduction of a 17 tonne weight restriction on River Street, Bacup, to protect the

weak bridge running virtually the full length of the street. He advised that consultations had taken place and he advised that the limit as proposed would prevent access by the Council's larger refuse collection vehicle and certain maintenance functions.

The Borough Engineer and Planning Officer further reported that he had investigated the possibility of opening up the vehicular access at the Bold Street/Rockcliffe Road junction but he outlined the difficulties in pursuing such course of action.

Resolved (i) that the County Surveyor be advised that the Council has no objections to the proposal to introduce a temporary 17 tonne weight restriction on River Street, Bacup,

(ii) that the County Surveyor be advised that the Council would have no objection to the 17 tonne weight restriction order being made permanent,

(iii) that no action be taken at present to extend Bold Street, Bacup to Rockcliffe Road, and

(iv) that the County Surveyor be requested to give careful consideration to the design of the signs associated with this order and to consult with the Borough Engineer and Planning Officer on the design and location of the proposed signs.

Thornfield Avenue, Waterfoot - Traffic Signs

902 . The Borough Engineer and Planning Officer reported following concerns expressed by Members at the design, size and location of traffic signs associated with the weight restriction order on Thornfield Avenue, Waterfoot. Members had previously expressed extreme concern at the size and location of the advance warning signs on Millar Barn Lane and Burnley Road East.

The Borough Engineer and Planning Officer indicated that the County Surveyor was prepared to accept redesign of the signs and he submitted sketch details of the new proposals, together with details of the cost of replacement.

The Committee discussed the matter in detail.

Resolved (i) that the Committee accepts the sign located on Burnley Road East, subject to a reduction in the number of posts associated with this sign from 2 to 1, and

(ii) that the Development Control Sub-Committee be given e delegated authority to consider and agree a revised sign and/or a revised location for the sign at Millar Barn Lane.

Traffic Regulation Orders

902 . The Borough Engineer and Planning Officer reported on proposals for Traffic Regulation Orders at various locations with a view to removing dangers caused by parked vehicles.

Resolved that in accordance with the agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make Orders under the Road Traffic Regulation Act 1984 as follows:-

Booth Road, Stacksteads (Adjacent to Holy Trinity C of E School)

That vehicles be prevented from waiting at all times on Booth Road (south side) from a point 57.0m west of the junction with Newchurch Road a distance of 72.0m in a north westerly direction.

Unnamed Highway - Waterfoot

Unnamed Access Road (East Side) - From the junction with Stansfield Road a distance of 92.0m approximately in a westerly then northerly direction to the junction with Bacup Road.

Haslingden Old Road, Rawtenstall

That vehicles be prevented from waiting at all times on Haslingden Old Road as follows:-

Haslingden Old Road (South Side) - From a point 11.0m west of the gable of No. 122 Haslingden Old Road a distance of 55.0m approximately in a south westerly direction.

Woodlea Road, Waterfoot

That vehicles be prevented from waiting between Monday and Saturdays (inclusive) 8.00 am. to 6.00 pm. on the south side of Woodlea Road from a point 23.0m east of the junction with Burnley Road East a distance of 90.0m in a south easterly direction.

Item of Urgent Business

902 . In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the need to discuss the matter before the next ordinary meeting of the Committee.

Traffic Regulation Order - Thornfield Avenue, Waterfoot

902 . The Borough Engineer and Planning Officer reported that he had been advised by the County Surveyor that because of limited funds it was unlikely that repair works to the Bridge at Thornfield Avenue, Waterfoot would be undertaken in the near future. Since it was not appropriate to keep a Temporary Order in place indefinitely, the County Surveyor was asking whether the Committee would agree to a conventional weight restriction order at this location.

Resolved that the County Surveyor be advised that the Council has no objections to the Order at Thornfield Avenue, Waterfoot being made permanent.

Disabled Parking Bays on Highways

902 . The Borough Engineer and Planning Officer reported that disabled parking bays on highways had been authorised for the following locations:-

54 Millar Barn Lane

17 Townsend Street

519 Helmshore Road

41 Haslingden Road

371 Rochdale Road, Britannia

Resolved (i) that in accordance with the terms of the Agency Agreement with the Lancashire County Council the Chief Executive Officer be authorised to make appropriate Orders for the Disabled Parking Bays, and

(ii) that wherever possible, the signs associated with the Orders be located on property walls or similar suitable locations.

Private Streetworks - Highfield Street, Haslingden

902 . The Borough Engineer and Planning Officer reported that Highfield Street, Haslingden was to be made up to adoption standards to comply with the conditions attaching to a planning approval in the area. He advised that the land comprising of the street was not in the ownership of the developer and accordingly, it would be appropriate for the Council to utilise the Streetworks Code to enable the street to be made up and for the costs to be borne by the developers.

The Borough Engineer and Planning Officer indicated that the costs of the making up of the street should not fall on the existing householders but on those developers who required Highfield Street as access to their development.

Resolved (i) that the previous resolutions relating to this matter be rescinded,

(ii) that whereas Highfield Street, Haslingden, not being sewered, levelled, paved, metalled, flagged, channelled, made good and lighted to the satisfaction of the Council (acting as agents of the Highway Authority, 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, and

(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 and that accordingly, the whole of the expenses be met by the developers as indicated in the report of the Borough Engineer and Planning Officer, and

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

Adoption of Highway - Warth Old Road, Waterfoot

902 . The Borough Engineer and Planning Officer submitted a plan indicating an improvement to the Highway at Warth Old Road, Waterfoot associated with the derelict land reclamation scheme - Cloughfold to Waterfoot Phase III. He advised the improvement had been completed to adoption standards, and was suitable for adoption.

Resolved (i) that Policy and Resources Committee be recommended to dedicate the land comprising the highway improvements at Warth Old Road, Waterfoot, as highway maintainable at public expense,

(ii) that the extent of the land to be dedicated as highway shall be as shown on the attached plan, generally as described as the improvement of Warth Old Road, Waterfoot, extending from its junction with Bacup Road, Waterfoot, (50 metres to the west of the junction of Stansfield Road/Bacup Road), in a generally southerly direction for a distance of 109 metres and a generally easterly direction for a distance of 223 metres, including footways, verges and landscaped areas, the turning circle at Baron Fold and the public car parking area on the south side of the road between King Street and Duke Street. Total length of adopted highway to be 332 metres, and

(iii) that subject to Policy and Resources Committee agreeing to dedicate the land as highway, the Chief Executive Officer be authorised to prepare and advertise the necessary notices of adoption.

Stopping up of Highway -
Footpath at St Joseph's R C Primary School, Stacksteads

902 . The Borough Engineer and Planning Officer reported that the path indicated on the plan submitted to the Committee was effectively stopped up at the present time, although there was no record that the necessary Order had been made. He advised that the Governor's of the School had asked for the path to be formally stopped up in the interest of security.

Resolved that the Borough Solicitor be authorised to seek the stopping up of the highway, comprising of the link from Huttock End Lane to Hillcrest as show on the plan submitted to the Committee, subject to the costs of the Order being met by the Chief Education Officer and/or the Trustees of the St Joseph's R C Primary School.

Traffic Calming Scheme at Bury Road, Haslingden

902 . The Borough Engineer and Planning Officer reported the receipt of two objections to the proposed scheme to facilitate pedestrian crossing at the current market site on Bury Road. He suggested that it might be appropriate for the construction of the facility to be delayed until the market had been relocated and the existing market site developed for additional car parking.

Resolved that the County Council be advised that this Council supports the construction of the build-out at the site of the old market, subject to construction being deferred until after the relocation of Haslingden market and the reconstruction of the old market site for additional car parking.

Hindle Street Car Park Refurbishment - Relocation of Recycling Facility

902 . The Borough Engineer and Planning Officer reported that the refurbishment of Hindle Street car park at Haslingden satisfied the criteria of the "secured by design" standards. Accordingly, it was necessary for the recycling facility to be removed from the car park since this unit did not comply with the design criteria.

Resolved (i) that the Environmental Health and Control Committee be requested to arrange for the relocation of the waste recycling unit to the Chapel Street car park, and

(ii) that the Borough Solicitor be authorised to undertake the necessary legal work associated with the relocation.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

Development off Philips Road, Weir, Bacup

902. (a) Resolved that the development indicated on the plan submitted to the Committee off Philips Road, Weir be named 'Nicola Close'.

Development at Hollin Way, Reedsholme, Rawtenstall

922. (b) Resolved that the development in the course of construction at Hollin Way, Reedsholme be named 'Hollinwood Drive' and the access way be named 'Meadowcroft Close'.

Crawshaw Grange

922. (c) The Borough Engineer and Planning Officer referred to his previous reports in respect of the abovementioned development and indicated that the Formal Complaint had now been withdrawn. He submitted details of complaints of residents who had incurred costs associated with the redirection of mail.

Resolved that no action be taken in the matter.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Footpath Linking Greens Lane and Moorside Crescent, Bacup

902 . Further to Minute No. 837, the Borough Engineer and Planning Officer reported that the Housing Association which owned the properties involved, were not prepared to pursue the question of the dedication of the path. He indicated that it might be possible to consider the matter in the future if the properties were to be sold.

Resolved that the report be noted and that the matter be further considered in the event of the sale of the Housing Association properties.

Proposed Bus Shelter - Bury Road, Rawtenstall

902 . The Borough Engineer and Planning Officer referred to the proceedings of the last meeting of the Public Transport Committee at which it had been proposed that a bus shelter be provided at the stop on Bury Road near the footbridge across the River Irwell. Originally the type of shelter proposed would have required planning permission. He proposed a different style of shelter which would not contain advertisements and would not therefore require planning consent. The type of shelter proposed would be more expensive and he suggested that it might be appropriate for a contribution to be sought from the Asda Superstore.

The Public Transport Committee had requested that the bus stop be relocated but the Borough Engineer and Planning Officer suggested that in view of traffic considerations and the possible different types of shelter now proposed, it would not be necessary for the stop to be resolved.

Resolved (i) that the Public Transport Committee be recommended to retain the stop in its present position and arrange for a new type of shelter as now discussed, and

(ii) that the Public Transport Committee be recommended to seek a contribution towards the cost of the new shelter from Asda plc.

Sickness Report

902 . 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.

Development Control Sub-Committee

902 . Resolved that the Minutes of the meetings of the Development Control Sub-Committee held 17th December 1997 and 24th December 1997 be noted (for Minutes see Appendices 'A' and 'B').

Revenue Estimates 1998/99

902 . The Borough Engineer and Planning Officer referred to the Draft Estimates which had been circulated to the Committee. He indicated that certain minor adjustments needed to be made to the estimates.

Resolved that the estimates be approved for submission to the Policy and Resources Committee.

Highways Act 1990 - Construction of Road Humps

902 . The Borough Engineer and Planning Officer submitted a report which indicated that it was necessary to follow a formal consultation procedure and thereafter to consider any objections and publish road hump proposals in accordance with the terms of the Highway Act 1980.

He submitted details of proposals already approved by the Council, together with details of developments at which it was proposed to install traffic calming measures incorporating road humps.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to complete formal consultations in accordance with the Highways Act 1980 in respect of road humps to be constructed at the sites detailed below:-

Dale Street Car Park, Haslingden
Beaconsfield Street Area Traffic Calming Scheme, Haslingden
Staghills Road Traffic Calming Scheme
Hapton Way, Loveclough (Tay Homes)
Moorland Rise, Haslingden (Stately Developments)
The Moorland Heights Development, Haslingden (Stately Developments)
Development off Peel Drive, Bacup (Manor Homes)
Nicola Close, Bacup (P & S Construction)
Development off Helmshore Road (Kiely Homes)
Development at Sunnybank Mills Site (Hurstwood Developments)
Unity Way, Rawtenstall (LCC Property Services)
Alden Close, Helmshore (Wimpey Homes)
Crawshaw Grange, Crawshawbooth (Tay Homes)
Development at Hollin Way, Reedsholme (MSM Construction)

(ii) that the Chief Executive Officer be authorised to publish the proposals in accordance with the terms of the Highways Act 1980,

(iii) that in respect of future proposals, the Scheme of Delegation be amended so as to authorise the Borough Engineer and Planning Officer to undertake the formal consultations in respect of road humps and to authorise the

Chief Executive Officer to publish the proposals in accordance with the Highway Act 1980, ss. 90C (1) & (2), and

(iv) that the charges associated with these formal requirements be made to the relevant developer on a scale identical to that charged for Temporary Traffic Regulation Orders.

Item of Urgent Business

902 . In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the need to discuss the matter before the next ordinary meeting of the Committee.

Land at Hall Carr - Tree Planting

902 . The Borough Engineer and Planning Officer reported on a situation which had arisen following the sale of a parcel of land by the Council adjacent to the tree planting site at Hall Carr. The purchaser had inadvertently placed his new boundary fence on land within the Council's ownership. Following a site meeting held just before Christmas which was attended by the Chair, the purchaser had agreed to an exchange of land which would enable the Council to maintain access

to the tree planting site and potentially provide at some time in the future a small picnic site on the land. The exchange of land would involve legal work and the repositioning of the fence lines all as agreed at the site meeting.

Resolved that the Borough Solicitor be authorised to enter into a Deed of Exchange in respect of the areas of land shown in the plan submitted to the Committee and that the Council bear the reasonable legal costs arising out of the transaction.

Exclusion of the Public and Press

902 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following items on the grounds that they involve the disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act.

Street Cleansing Contract 1998-2003

902 . The Borough Engineer and Planning Officer reported the receipt of tenders for the abovementioned contract and submitted details thereof. He advised the Committee that following the deletion of certain pricing items contributed by the Lancashire County Council the funding by Rossendale Borough Council could be reduced. This would facilitate a minor enhancement of the service over the period of the contract.

Resolved (i) that the tender of the Highways DLO at the value of £374,186, being the lowest tender received be accepted for the Street Cleansing Contract for 1998-2003, and

(ii) that the proposed enhancements contained in the report be approved.

Properties at Cowm Park Way South, Whitworth

902 . The Borough Engineer and Planning Officer reported on the proceedings of the Environmental Health and Control Committee at their last meeting.

Resolved (i) that this Committee agrees to the proposal of the Environmental Health Committee to establish a joint Sub-Committee and that the Chair and Vice-Chair and Opposition Spokesperson be nominated to serve on that joint Sub-Committee, and

(ii) that a meeting of the joint Sub-Committee be called as a matter of urgency to meet the developer on site to resolve the problem highlighted in the report.

THE MEETING CLOSED AT 8.05 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 23rd March 1998
at 7.00 p.m.

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

APOLOGY: Councillor P Hayler

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

127.1 Resolved that the Minutes of the meeting of the Committee held 19th January 1998 be signed by the Chair as a correct record.

Planning Appeal Decisions

127.1 The Borough Engineer and Planning Officer reported upon the result of a planning appeal since his last report to the Committee.

14/97/290A - 2 Advertising Hoardings - Land Adjacent to 240 Grane Road, Haslingden

- Appeal Dismissed - Action will be taken to secure the removal of the signs in question.

Resolved that the report be noted.

Official Complaint Re Scapa Porritt

127.1 The Borough Engineer and Planning Officer reminded the Committee of a complaint which had been previously considered by the Committee at their meeting in June. The site had been visited by certain Members on 6th September 1997 and a further opportunity had been afforded to Members to inspect the site prior to this meeting in accordance with the resolution of the Committee at the meeting on 9th June 1997.

Members discussed the two elements of the complaint - the additional height of the extension and the colour of the cladding used. In both cases, Members were satisfied that proper procedures had been followed and decisions reached in a proper manner, however, Members felt that there was scope for closer scrutiny of proposed colour schemes, in respect of future applications, particularly in sensitive areas.

Following a full discussion it was

Resolved that the report be noted and that the complainant be advised that the Committee feel that the issues raised in the complaint have been dealt with properly by the Council and its Officers.

Local Authority National Type Approval Scheme

127.1 The Borough Engineer and Planning Officer reported that since October 1994, the Council had supported the LANTAC National Type Approval Scheme which facilitated the submission of previously approved building regulation schemes to different Local Authorities for approval without additional unnecessary rechecks or delays.

The Borough Engineer and Planning Officer further reported that a further initiative, the Partner Authority Scheme had now been adopted for a limited number of selected national companies whereby plan approval would be undertaken by a Partner Authority for a Partner Company with site inspection being carried out by the Local Authority in whose area the project was to be constructed.

Resolved that Rossendale Borough Council agrees to adopt the "Rules of Membership of a LANTAC Consortium" currently applying and adopted by the LANTAC Executive Committee and the Local Government Association in particular the Council agrees to provide the Secretary of the appropriate Consortium, and the LANTAC Co-ordinator, with an under-taking approved by its Public Liability Insurer Zurich Municipal that in the event of a claim arising in respect of any work shown on plans passed by it under the regulations, or on plans deposited with it in reliance of a type or system approval notice in respect of which notice of rejection has not been given within the relevant period from their deposit the Council:-

1. Shall not pursue any action, claim or other proceedings against any other Council which is a member of LANTAC Consortium dealing with Type or System Approved matter or under the Partner Authority Scheme within LANTAC, any Officers of such Council or any other person or body concerned within the procedure relating to the Type and System Approval Scheme or Partner Authority Schemes, and
2. Shall indemnify and keep indemnified all such Councils, Officers, persons and bodies against all losses, damages, proceedings, cost and expenses whatsoever in respect of the claim.

Elgin Street, Bacup

127.1 The Borough Engineer and Planning Officer reported further to Minute No. 321 of the August 1997 meeting of the Committee. Following the submission of the necessary planning application in respect of the proposed work, an objection had been received and he submitted details thereof.

Resolved (i) that Minute 321 of 18th August 1997 be rescinded,

(ii) that Committee authorise provision of a plaque on the wall indicating that Elgin Street is the shortest street in the world, and

(iii) that brown coloured "tourist" advance direction signs be sited in suitable locations indicating the directions to Elgin Street.

Rawtenstall Cemetery Gates - Replacement

127.1 The Borough Engineer and Planning Officer reminded the Committee that replica railings had recently been installed at Rawtenstall Cemetery and that it was now necessary to consider the replacement of one or both gates at the Cemetery; the gates were a Grade II Listed building. He submitted details of the costs of suitable replacement gates and advised that funds were available from within the Bacup and Rawtenstall CAP Budget and in addition, it was likely that grant would be available from English Heritage.

Resolved (i) that the gates at Rawtenstall Cemetery be replaced by a pair of new gates in accordance with the details and prices contained in the report of the Borough Engineer and Planning Officer, and

(ii) that enquiries be made into the historical value of the existing gates and that they be disposed of in the event of their having no value.

Traffic Regulation Orders

James Street, Rawtenstall

127.1 (a) The Borough Engineer and Planning Officer reported that following continued parking difficulties on James Street and the difficulties of access for delivery vehicles, he proposed an amendment to the existing Traffic Order which it was hoped would ease the situation.

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

James Street, Rawtenstall

Both sides of the street from the junction with Bacup Road a distance of 42.0m approximately in a northerly then north westerly direction.

Carrs Industrial Estate

1133. (b) The Borough Engineer and Planning Officer reported upon difficulties which had been experienced over a considerable period of time on the access roads into Carrs Industrial Estate caused by double parking, and inconsiderate parking in and around the Estate. He submitted suggestions for improving traffic safety on the Estate.

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

Todd Hall Road and Commerce Street (South West Side)

From the junction with Bentwood Road a distance of 254.0m approximately in a north westerly then north easterly direction.

Todd Hall Road and Commerce Street (North East Side)

From a point opposite the easterly junction with Underbank Way a distance of 240.0m approximately in a north westerly then north easterly direction.

Underbank Way (North West Side)

From the junction with Todd Hall Road a distance of 20.0m approximately in a south westerly direction.

Underbank Way (South East Side)

From the junction with Todd Hall Road a distance of 30.0m in a south westerly direction.

Tong Lane, Whitworth

1133. (c) The Borough Engineer and Planning Officer reported on difficulties encountered by vehicles on Tong Lane, Whitworth caused by the double parking of vehicles along Tong Lane near its junction with Market Street. Such parking had on occasion caused quarry vehicles to use Cowm Park Way South as a route to Market Street because of the obstruction to Tong Lane.

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

Tong Lane (South West Side)

From the junction with Market Street a distance of 25.0m approximately in a north westerly direction.

Tong Lane (North East Side)

From the junction with Market Street a distance of 31.0m approximately in a north westerly direction.

Victoria Way, Cloughfold

1133. (d) The Borough Engineer and Planning Officer reported on road traffic dangers caused by vehicles double parking on Victoria Way.

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

Victoria Way

Both sides of the street from the junction with Bacup Road to the junction with Fallbarn Road a distance of 123.0m approximately.

Tonacliffe Road, Whitworth

1133. (e) The Borough Engineer and Planning Officer reported on dangers caused to traffic by parking on Tonacliffe Road close to its junction with Market Street. The Chair indicated that it would be appropriate at this time to consider a suggestion to make Tonacliffe Road one way northwards from the Market Street junction to the junction with Oakenshaw Avenue.

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

Tonacliffe Road (East Side & Market Street)

From the southern boundary of No. 68 Tonacliffe Road a distance of 25.0m approximately in a south easterly direction to the southern boundary of No. 62 Market Street

(ii) that one way working on Tonacliffe Road in a northerly direction be introduced from the junction with Market Street to the junction with Oakenshaw Avenue.

Bentwood Road, Flip Road and St Crispins Way, Haslingden

1133. (f) The Borough Engineer and Planning Officer reported on difficulties caused by parked vehicles at the junction of Bentwood Road and Flip Road and on difficulties caused by additional parking of vehicles on St Crispins Way.

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

St. Crispins Way (West Side)

From the junction with Flip Road a distance of 35.0m approximately in a southerly direction.

St. Crispins Way (East Side)

From the junction with Flip Road a distance of 33.0m approximately in a southerly direction.

Flip Road (South West Side)

From the junction with Bentwood Road a distance of 26.0m approximately in a north westerly direction.

Bentwood Road (West Side)

From the junction with Flip Road a distance of 33.0m approximately in a northerly direction.

Bentwood Road (East Side)

From the junction with Flip Road a distance of 90.0m approximately in a north easterly direction.

1133. (g) The Borough Engineer and Planning Officer reported on difficulties caused on Church Street at its junction with Regent Street.

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

Church Street (West Side)

From the junction with Regent Street a distance of 10.0m approximately in a northerly direction.

Church Street (East Side)

From the junction with Bury Road/Regent Street a distance of 25.0m approximately in a northerly direction.

Bacup Road, A681, Cloughfold

1133. (h) The Borough Engineer and Planning Officer referred to Minute No. 1138(d) of March 1997 meeting of the Committee and advised that Officers and Members had met on site to discuss the possibility of reducing the severity of the existing Traffic Regulation Order on Bacup Road in the vicinity of North Road. He advised that the representatives on the Traffic Liaison Group had indicated that they were unable to support any amendments to the existing Traffic Order.

Resolved that the Borough Engineer and Planning Officer be requested to arrange a site inspection by the Committee with the Traffic Liaison Group immediately before the next meeting of the Committee.

Private Streetworks - Adjacent to 22 Manchester Road, Haslingden

127.1 The Borough Engineer and Planning Officer reported that following Service of Notices of provisional apportionment in respect of the abovementioned scheme, objections had been received. He indicated that it was hoped to seek a withdrawal of the objections and to proceed with the scheme with the agreement of the frontagers, although this might involve some amendments to the Scheme.

Resolved that the Development Control Sub-Committee be given delegated authority to deal with all matters arising out of the objections to the scheme with a view to securing the completion of the scheme, including any amendments thereto which may prove necessary.

Private Streetworks - Robert Street, Stubbins

127.1 The Borough Engineer and Planning Officer submitted a final apportionment in respect of the abovementioned scheme.

Resolved that the final apportionment be approved and the Chief Executive Officer be authorised to serve the necessary Notices under the Highways Act 1980.

Private Streetworks - Waterside Road, Haslingden

127.1 The Borough Engineer and Planning Officer submitted a final apportionment in respect of the abovementioned scheme.

Resolved that the final apportionment be approved and the Chief Executive Officer be authorised to serve the necessary Notices under the Highways Act 1980.

Private Streetworks - West View, Helmshore

127.1 The Borough Engineer and Planning Officer reported the receipt of a petition from residents at West View, Laburnum Street and Fern Bank, Helmshore seeking the making up and adoption of those streets by the Private Streetworks Procedure. He indicated that the request had been prompted by damage to a retaining wall adjacent to the streets.

The Borough Engineer and Planning Officer indicated that he had prepared a provisional estimate for a full scheme, including the reconstruction of the retaining wall and a reduced scheme to effect emergency repairs to the retaining wall at costs of £147,750 and £15,700 respectively. He had consulted residents on the options and he reported the results of the consultation to the Committee.

The Borough Engineer and Planning Officer reported that because of the uncertainty of ownerships in respect of part of the frontage to the streets, the costs of part of the works would be borne by the Council in practice, although such costs were not the direct responsibility of the Council.

The Committee discussed the matter in detail.

Resolved (i) that the Borough Engineer and Planning Officer be requested to consult additionally on the proposed cheaper alternative and to seek the views of all affected residents on this option,

(ii) that the Policy and Resources Committee be advised of the situation and that they be requested to consider authorising the necessary expenditure in respect of this scheme (using delegated authority if necessary),

(iii) that subject to the approval of the Policy and Resources Committee to the allocation of funds for this scheme, the Borough Engineer and Planning Officer be authorised to:-

(i) prepare a specification and estimated cost of minor works to the wall retaining the carriageway of West View, Helmshore, such as to repair the wall and inhibit further deterioration

(ii) prepare an apportionment of the estimated costs apportioning costs on the frontagers of West View according to the length of frontage of their property fronting West View and properties on Fern Bank and Laburnum Road by virtue of their shared access onto West View.

(iv) that the Borough Solicitor be authorised to prepare and serve notices pursuant to Section 230 of the Highways Act 1980, and all actions consequent thereto.

Adoption of Roadworks - Bentwood Road, Haslingden

127.1 Resolved (i) that the Borough Solicitor be instructed to prepare and serve notices as required for adoption of Bentwood Road extension to meet with Flip Road, Haslingden, and

(ii) that subject to there being no objections on completion of the statutory notice period, that roadworks be agreed for adoption by the Highway Authority:-

240m southerly extension of Bentwood Road to connect with Flip Road and width varying 7.8 metres to 11.0 metres

140m embankment and landscaping south from Bentwood Road average width 5 metres on east side

Turning head extent 8.5 metres

Surface water sewers 225mm diameter length 112 metres to outfall with 3 manholes, gulleys and connections

Street lighting

Vehicle impact barrier length 37 metres south from Bentwood Road on the west side

SRB Scheme - Church Street, Haslingden

127.1 The Borough Engineer and Planning Officer submitted details of a scheme for the improvements to the roadworks at Church Street, Haslingden including the widening of the carriageway which involved diversion of services. He submitted details of the costs of the scheme and the fundings sources. Members expressed concern at the high cost of the scheme, largely because of the high cost of diverting the services and following a discussion it was,

Resolved that consideration of the scheme be deferred and the Borough Engineer and Planning Officer be requested to reconsider the design of the scheme with a view to seeking a reduction in the costs and that a report be presented to a future meeting of the Committee with the revised scheme.

Stopping Up of Marl Pits, Rawtenstall

127.1 Resolved that in accordance with the terms of the agency agreement with Lancashire County Council the Borough Solicitor be authorised to apply to the Magistrates Court for an Order under Section 116 of the Highways Act 1980 for the stopping up of part of the highway known as Marl Pits, Rawtenstall as shown on the plan submitted to the Committee following development in the area, which renders the highway unnecessary.

Relocation of Haslingden Market

127.1 The Borough Engineer and Planning Officer submitted a plan with a proposed layout for the site of the former Haslingden Market, off Bury Road, as a car park. He advised the Committee that there were outstanding issues to be resolved in respect of the land and submitted details thereof to the Committee.

Resolved (i) that Committee approve in principle the refurbishment of the existing market site as public car parking,

(ii) that Environmental Health Committee be requested to transfer control of the site to the Engineering and Planning Committee to be managed as a public car park,

(iii) that the Borough Solicitor be authorised to agree any land and access issues arising from the scheme including any matters relating to the incorporation of adjacent private land into the scheme by agreement,

(iv) that the Borough Engineer and Planning be authorised to arrange for the clearance of the site to ground level including service disconnections, and diversions as required. Estimated cost £8,000,

(v) that the site clearance works to be awarded to the Highways DLO in accordance with the terms of the Highways Term Maintenance Contract 1995/99, and

(vi) that the Borough Engineer and Planning Officer be instructed to report to a future meeting of the Committee regarding detailed design and funding approvals for the reconstruction as a car park.

Use of Term Maintenance Contract 1995-1999

127.1 The Borough Engineer and Planning Officer reminded the Committee that works had been awarded to the Highways DLO in respect of a variety of schemes, on the basis that the Term Maintenance Contract had been won via the Council's

Tendering procedure. He indicated that it was proposed to continue to award schemes which fell within the scope of the Term Maintenance Contract to the DLO in accordance with the practice.

Resolved that the Term Maintenance Contract 1995/99 be extended for the financial year 1998/99.

Borough Boundary Signs

127.1 The Borough Engineer and Planning Officer reported that he had been requested by a Member to advise on the current position regarding the erection of the new Borough Boundary Signs. He reported that because of the current heavy workload of the Highways DLO, particularly in Haslingden, the erection of the signs had been delayed and was programmed for the Summer.

Resolved that the Borough Engineer and Planning Officer be requested to report to the next meeting of the Committee indicating the then current position.

Pedestrian Safety - Rawtenstall to Edenfield Bypass

127.1 The Borough Engineer and Planning Officer reported on the meeting which had taken place in late January with representatives of the County Council when the footpath crossings between Queen Square and the junction of the A56(T) had been visited. Several minor hazards had been identified, including broken railings and overgrown vegetation and the County Council had dealt with those matters.

The meeting had discussed various options for treatment and consideration had been given to the possibility of focusing on one crossing with a view to diverting all paths to the common point. He advised that the County Council had agreed to the preparation of a small improvement scheme by the provision of lighting and surface treatment together with the appropriate signage, and it was likely that the scheme could progress through the County Allocation Programme for implementation during 1998/99.

The Borough Engineer and Planning Officer reported that he had received a letter from the Pennine Paths Protection Society in which they advised of arrangements in Skipton where several footpaths crossed the A59 bypass and arrangements had been made to signpost one particular footpath which had been improved to facilitate pedestrian crossing at that point.

Resolved that the report be noted.

Footbridge at Carrs

127.1 The Borough Engineer and Planning Officer advised the Committee that he had written to the Highways Agency in November following the Committee's request for steps to be taken towards securing a footbridge across the Haslingden Bypass at the Carrs Link Road area. He circulated a letter from the Highways Agency which indicated that a pedestrian footbridge could not be justified.

The Committee discussed the matter and expressed concern at the response from the Highways Agency. Particularly, Members felt that the pedestrian count indicated the reluctance of pedestrians to cross this dangerous highway rather than the needs of pedestrians in the area.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for a site meeting with the MP for Rossendale and Darwen and the MP for Hyndburn, together with Members of the Committee, Representatives from the Government Office North West, the Highways Agency and Chair of Action for Haslingden.

Advance Direction Signs for Businesses

127.1 The Borough Engineer and Planning Officer reported that in accordance with the decision of the Committee in August 1997 he had written to the Department of the Environment, Transport and the Regions to point out the anomalies in current advice and seeking an explanation of the rationale behind that advice. He circulated a copy of a letter on the matter from the Government Office North West.

Resolved that in accordance with the advice contained in the letter from Government Office North West, the Borough Engineer and Planning Officer be requested to prepare some form of signage for special authorisation.

Departmental Objectives 1997/98 and 1998/99

127.1 The Borough Engineer and Planning Officer presented a schedule of progress on departmental objectives for 1997/98, together with strategic objectives for 1998/99.

Resolved that the report be noted.

Kerbing Works - Old Lane, Shawforth

127.1 At the request of a Member, the Borough Engineer and Planning Officer reported on a proposed scheme for kerbing works at Old Lane, Shawforth, together with the terms upon which such work was to be undertaken. He advised that works associated with a planning condition had not been completed and the matter was further complicated by an outstanding dispute relating to the extent of the Highway Boundary on Old Lane and in the circumstances he did not feel able to proceed until these matters had been resolved.

Resolved that the Borough Engineer and Planning Officer arrange to meet on site with Councillor Neal with a view to resolving the matter.

Sickness Report

127.1 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.

SECTION 'B' - FUNCTIONS DELEGATED

The Borough of Rossendale (Land between 54 and 130 Haslingden Road, Rawtenstall T2/107) Tree Preservation Order 1997

127.1 Resolved that The Borough of Rossendale (Land between 54 and 130 Haslingden Road, Rawtenstall T2/107) Tree Preservation Order 1997 be confirmed as an unopposed Order.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Pennine Bridleway Alignment - Healey Dell

127.1 The Chief Executive Officer submitted the Minutes of a meeting of the Engineering and Planning Sub-Committee with Members and Officers of Rochdale Metropolitan Borough Council at which two routes in respect of the Pennine Bridleway Alignment in the area of Healey Dell had been discussed. The Chair indicated that the route which had been adopted at that meeting had been the subject of further discussion and that the Environment Committee of Rochdale Metropolitan Borough Council were now being recommended to accept Route B (for Minutes see Appendix 'A').

Resolved that the report be noted.

Plots 1, 2 and 3 Cowm Park Way South

127.1 Resolved that the Minutes of the Joint Engineering and Planning and Environmental Health Sub-Committee held 10th February 1998 be noted (for Minutes see Appendix 'B').

Bacup Town Centre Sub-Committee

127.1 Resolved that the Minutes of the Bacup Town Centre Sub-Committee held 5th February 1998 be approved and adopted (for Minutes see Appendix 'C').

Haslingden Town Centre Sub-Committee

127.1 Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held 12th February 1998 be approved and adopted (for Minutes see Appendix 'D').

Rawtenstall Town Centre Sub-Committee

127.1 Resolved that the Minutes of the Rawtenstall Town Centre Sub-Committee held 24th February 1998 be approved and adopted (for Minutes see Appendix 'E').

Development Control Sub-Committee

127.1 Resolved that the Minutes of the meetings of the Development Control

Sub-Committee held 14th January, 21st January, 28th January, 4th February, 11th February, 18th February, 25th February, 4th March and 11th March 1998 be noted (for Minutes see Appendices 'F' to 'N').

THE MEETING CLOSED AT 7.55 P.M.

**THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND
APPROVED
BY COUNCIL ON 22ND APRIL 1998 AND ARE PRINTED HERE
FOR RECORD PURPOSES ONLY**

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

held 20th April 1998
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors Cheetham, Cruise, Easton, J Forshaw,
Mrs Goldsworthy, P Hayler, J McManus, McShea (for Hancock),
Mooney, Neal, Pilling, Wilkinson and Wright

APOLOGIES: Councillor Hancock

Minutes

273 . 1 Resolved that the Minutes of the meeting of the Committee held 23rd March 1998 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**

273 . 1 The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1275 to 1276 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. 14/97/441 - Retention of temporary portable industrial unit on land adjacent to main premises for a period of 5 years following

the construction of a retaining wall - Fernlea Works, Bacup Road, Waterfoot

273 . 1 Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The building authorised by this permission shall be removed at the end of a period of 5 years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.
2. Before any development commences, details of the facing of the retaining structure shall be submitted to and approved by the Local Planning Authority and thereafter prior to the use of the building hereby approved becoming operative, the retaining structures visible in the yard shall be faced in accordance with the approved details, and following removal of the building the remaining retaining structures shall be faced in accordance with the approved scheme within a period of 6 months of removal of the unit unless a permanent building is constructed before this period.

3. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring facilities within the application site have been provided, laid out and surfaced in accordance with details to be submitted to and approved by the local planning authority.
4. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
5. The building hereby approved shall not be occupied for any purpose before the retaining structures, details of which have been submitted to the local planning authority for approval and approved, are implemented.

Application No. 14/98/036 - Construction of conservatory to rear
(resubmission) -17 Bankside Lane, Bacup

- 273 . 1 Resolved that this application be granted subject to the standard time period condition and the the following condition:-
1. Before any development commences samples of the opaque glazing shall be submitted to and approved by the local planning authority and thereafter the opaque glazing shall be installed in the side windows of the glazed extension hereby approved before coming into use, and shall be retained thereafter.

SECTION 'A' - FUNCTIONS NOT DELEGATED

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

Whitworth Square Conservation Area Partnership

273 . 1 The Borough Engineer and Planning Officer reported that the Council's Action Plan for the proposed Whitworth Square CAP had been approved by English Heritage and the National Heritage Memorial Fund. He submitted a copy of the Action Plan which contained an appraisal of the area and an audit of the built fabric; details of the public consultation undertaken in respect of the CAP; an outline programme of work and proposals for the management of the CAP.

The Borough Engineer and Planning Officer reported that the grant available for the scheme was in the sum of upto £105,000 over a period of 3 years (1998-2001). He advised the Committee that the works proposed within the Action Plan included individual schemes of upto £30,000 approximately in value and he suggested a list of 5 contractors which he recommended should be used as the Select List of Contractors for any such work including, where appropriate, the Highways DLO.

The Committee discussed the report and in particular, expressed their thanks to the officers involved in its preparation, together with those persons involved in response to the public consultation exercise.

Resolved (i) that the Whitworth Square Conservation Area Action Plan 1998-2001 be approved,

(ii) that the Borough Solicitor be authorised to enter into a standard contract with the Trustees of the National Heritage Memorial Fund in respect of the Whitworth Square Conservation Area Partnership,

(iii) that the Borough Engineer and Planning Officer be authorised to implement works set down in the Action Plan or such of those works as are feasible within the timescale and budgetary limit of the Partnership,

(iv) that the contractors referred to in the report be invited to tender for works contained within the Action Plan,

(v) that the Borough Engineer and Planning Officer be authorised to prepare a Conservation Area Statement for the Whitworth Square Conservation Area based upon the Action Plan as now submitted, and

(vi) that the question of grants allocated under the CAP be delegated to a Conservation Area Partnership Sub-Committee and that such a Sub-Committee be established to deal with all relevant matters relating to existing and any proposed Conservation Area Partnerships; and that in the case of the Whitworth CAP, a local forum be established to continue the public consultation element of the CAP and to act as a conduit between the community and the sponsors.

THE MEETING CLOSED AT 7.15 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 11th May 1998
at 7.00 p.m.

PRESENT: Councillor Fishwick (in the Chair)
Councillors Cheetham, Cruise, Easton, J Forshaw,
Hancock, P Hayler, P McManus, Neal, Pilling and Wilkinson

APOLOGIES: Councillors Mrs Goldsworthy and Mooney

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1. Resolved that the Minutes of the meeting of the Committee held 20th April 1998 be signed by the Chair as a correct record.

Town and Country Planning Act 1980
Applications for Consideration by the Committee

1. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes No'd 3 to 5 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. 14/98/097 - Proposed increase in roof pitch of front dormer (resubmission) - 18 Thirlmere Avenue, Haslingden

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

Application No. 14/98/038 - Erection of galvanised palisade fencing on the perimeter of the site - Fort James PMD Ltd, Stubbins Lane, Stubbins

1 . The Committee expressed their concern at the design of the perimeter fencing which was the subject of this application and suggested that the necessary security standards might well be achieved by the provision and use of materials more in keeping with the environment.

Resolved that the applicant be invited to meet Members of the Development Control Sub-Committee to discuss the concerns now expressed with a view to seeking an amended application.

Application No. 14/96/40 - Proposed retention and completion of reconstructed farmhouse and partial reconstruction and change of use of barn to form camping barn - Lowe Clough Farm, Shawforth

1 . The Borough Engineer and Planning Officer reminded Members of the history relating to this application. His recommendation had been for refusal, but the Committee were minded to approve the application.

The Secretary of State for the Environment had called in the application for determination and a Public Inquiry into the proposal had been held on 24th September 1997. The Secretary of State had refused to grant planning permission to the application.

The Borough Engineer and Planning Officer advised the Committee that following the determination of the application, he now proposed to take enforcement action in accordance with normal practice and in accordance with the Council's Scheme of Delegation. He advised Members that if the applicant were to submit a fresh application in respect of the site, this could in certain circumstances have the effect of suspending any current enforcement action.

The Committee discussed the matter and were strongly in favour of taking action to warn the applicant of impending enforcement action before taking such action so as to afford the opportunity of submitting a fresh application.

Resolved that the report be noted.

Development Control Sub-Committee

1. Resolved that the Minutes of the meeting of the Development Control Sub-Committee held 18th March, 25th March, 1st April, 8th April, 15th April, 22nd April and 29th April 1998 be noted (for Minutes see Appendices 'A' to 'G').

Bacup and Rawtenstall CAP Sub-Committee

1. Resolved that the Minutes of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held 18th March 1998 be approved and adopted (for Minutes see Appendix 'H').

Rawtenstall Town Centre Sub-Committee

1. Resolved that the Minutes of the Rawtenstall Town Centre Sub-Committee held 28th April 1998 be approved and adopted (for Minutes see Appendix 'I').

Item of Urgent Business

1. In accordance with Section 100(B)(4)(b) of the Local Government Act 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in that action was required to be taken therefore before the next meeting.

Temporary Traffic Regulation Order - Bank Street, Rawtenstall

1. The Chief Executive Officer reported that in accordance with the Council's Scheme of Delegation, he was about to make a Traffic Regulation Order, the effect of which would be to introduce one way operation on Bank Street from South to North for a period of upto 6 months.

The Borough Engineer and Planning Officer pointed out that the length of time for which the Order would be in force was dependent on the progress made on the works to the carriageway and that whilst 6 months was the maximum anticipated period, there was the possibility that the works could be completed within 2 months, if the scheme progressed particularly well.

A Member reminded the Committee that permanent one way operation on Bank Street had been considered at the time the resurfacing scheme was under consideration and he suggested that it might be appropriate for further public consultation to be undertaken on that point.

Resolved that the report be noted.

THE MEETING CLOSED AT 7.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 15th June 1998
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham, Driver, Fishwick, Mrs Goldsworthy,
Grogan, Hancock, Harding, P Hayler, Mooney, Neal and Wright

APOLOGIES: Councillor Cruise

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

77. Resolved that the Minutes of the meeting of the Committee held on 11th May 1998 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

77. The Borough Engineer and Planning Officer submitted a report upon each of the following applications contained in Minute No. 79 which gave details the consultations which had been carried out and 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. 14/98/085 - Construction of a detached 3 No. bedroomed bungalow

with detached 2 No. car garage - Land at Goodshawfold, Loveclough

77. The Borough Engineer and Planning Officer pointed out that following concerns expressed at the site visit held earlier in the evening, relating to levels, he had contacted the Agent acting for the applicant who had agreed to alter the levels on the drawings to achieve a reduction of 700mm which would result in a floor

height of 400mm higher than the next door property, but would be in the same position relative to the carriageway given the sloping nature of the road.

Resolved that subject to the amendments now reported, planning permission be granted subject to the standard time period condition and 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 building shall not be constructed other than with the approved materials.
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 grant of formal express planning permission in that behalf by the local planning authority.

3. Prior to the commencement of use of the bungalow hereby approved, the entrance way details shown on the additional plan received by the local planning authority on 28th May, 1998 shall be fully implemented.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

- Application No. 14/97/257 - Change of Use from Retail to Takeaway -
361 Rochdale Road, Britannia

Appeal Dismissed

- Application No. 14/97/247 - Extension to Greenmeadows Rest Home,
Church Street, Newchurch

Appeal Dismissed

- Application No. 14/97/224 - Nursing Home for the Elderly -
Land off Booth Road, Waterfoot

Appeal Dismissed

Resolved that the report be noted.

SCOSPA

77. The Borough Engineer and Planning Officer submitted a progress report upon the South Pennine Moors Programme and indicated that the programme had reached its midway point. He advised the Committee that the first part of the programme had received grant of over £200,000 and the next part had received a Heritage Lottery Grant of £370,000 and would run until the year 2000.

Resolved that the report be noted.

SCOSPA Integrated Management Strategy and Conservation Action Programme

77. The Borough Engineer and Planning Officer submitted a comprehensive report on the work undertaken since 1995 in the production of the Integrated Management Strategy and Conservation Action Programme. The report stated that the Strategy had six fundamental objectives which formed the basis of integrated land management and positive nature conservation action for the future:-

- Achieve favourable conservation status for Annex 1 and other key upland bird species within the South Pennine Moors SPA and immediate surrounding area.
 - Increase and enhance the area and quality of key habitats within the SPA and surrounding area.
 - Take all necessary measures to prevent illegal persecution to birds and their eggs.
 - Promote and support public appreciation and enjoyment of the SPA and its environs in a way that does not compromise their current and future wildlife value.

- Sustain and support economic and land use practices which shape and maintain the landscape of each key habitat.
- Continue to promote the role of SCOSPA as the focus for strategic development of the SPA and its hinterland.

Resolved (i) that the Council approves the draft Integrated Management Strategy and Conservation Action Programme as a basis for its final approval by SCOSPA, and

(ii) that the Borough Solicitor be authorised to sign the Memorandum of Agreement on behalf of the Council.

Guided Walks in Rossendale

77. The Borough Engineer and Planning Officer submitted a comprehensive report on the Guided Walks Programme which had been established in 1986. The report indicated the varying nature of the four levels of walk undertaken and highlighted the increasing attendances over the last few years.

The Borough Engineer and Planning Officer pointed out that most walks were lead by volunteers whose contribution was instrumental in the success of the programme.

Resolved (i) that the report be noted,

(ii) that the best thanks of the Committee be conveyed to the volunteers for their assistance with the walks.

Woodland Management - Railway Lines between Irwell Vale and Stubbins

77. The Borough Engineer and Planning Officer reported on the management of considerable areas of railway line between Irwell Vale and Stubbins which had followed the guidance contained in a Management Brief prepared by the Lancashire Wildlife Trust in 1987. He advised that the management proposals had been implemented on a 9 year rolling programme since 1989 and it was therefore

appropriate for the 1987 report to be reviewed to monitor the work over the last nine years and to determine an appropriate strategy for the future.

The Borough Engineer and Planning Officer indicated that it would be appropriate to seek an independent report from the Lancashire Wildlife Trust which could be reported to Committee prior to a local consultation exercise.

Resolved that the Borough Engineer and Planning Officer be authorised to arrange for the Lancashire Wildlife Trust to prepare an independent report both monitoring and updating the management proposals for the railway lines between Irwell Vale and Stubbins.

Rossendale Woodland Strategy

77. The Borough Engineer and Planning Officer reminded the Committee that at their meeting in November 1996 (vide Minute No. 771) the Committee had approved the draft Rossendale Woodland Strategy for consultation purposes. He advised that the draft had been welcomed and supported and few changes were suggested. He submitted details of four suggested changes which warranted the inclusion of additional information.

Resolved that the Council approves the Rossendale Woodland Strategy as now revised as a basis for its own actions and to attract grants.

Traffic Regulation Orders

Ormerod Street

77. (a) The Borough Engineer and Planning Officer reported on difficulties caused by Double Parking on Ormerod Street, particularly near its junction with Bank Street.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. on Monday to Saturdays inclusive as follows:-

Ormerod Street (North Side) - From the junction with Bank Street a distance of 17.50m in a south westerly direction.

Ormerod Street (South Side) - From the junction with Bank Street a distance of 10.50 m in a south westerly direction.

Bank Street

86. (b) The Borough Engineer and Planning Officer reported that the current Order in place on part of Bank Street could be amended so as to bring some standardisation into the waiting orders in Rawtenstall Town Centre. He also reported on difficulties encountered at the southern end of Bank Street caused by parking which created difficulties for buses at that location.

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

(a) Restricting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive to 1 hour:-

Bank Street - east side - from a point 10m approximately north of the junction with Back Lane to a point 8m north of the junction with Grange Crescent.

(b) Revoking the existing working day restriction and replacing it with a loading only bay:-

Bank Street - north west side - from the junction with Lord Street in a westerly direction for a distance of 45m approximately.

(c) Amending the existing Order so as to prevent loading and unloading:-

Bank Street - south eastern side - from a point opposite the southerly gable of No. 41 Bank Street for a distance of 27m in a north easterly direction.

Kay Street, Rawtenstall

86. (c) The Borough Engineer and Planning Officer reported that in order to regularise the limited waiting orders in the Town Centre he proposed that an amendment be made in respect of the Order in force at Kay Street.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order revoking the existing Order and replacing it with another Order restricting the waiting of vehicles to 1 hour between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Saturdays inclusive as follows:-

Kay Street (South West Side) - From a point 15.0m east of the junction with Annie Street a distance of 25.0m approximately in a south easterly direction.

Kay Street (South West Side) - From a point 3.0m north of the junction with Annie Street a distance of 30.0m in a north westerly direction.

Kay Street (South West Side) - From a point 3.0m north from the junction with North Street a distance of 34.0m approximately in a north westerly direction.

Haslingden Old Road, Rawtenstall

86. (d) The Borough Engineer and Planning Officer reported the receipt of objections from residents regarding the proposed Order opposite No. 125 Haslingden Old Road.

The Committee discussed the matter and indicated their concerns regarding difficulties of egress from Schofield Road into Haslingden Old Road. Reference was also made to the markings indicating the schools at this location and given the displaced location of the school relative to the footway, the need for the markings was questioned. Members also suggested that appropriate advance warning signs of the presence of schools at this location should be considered at the same time as the parking restrictions were considered.

Resolved that consideration of this matter be deferred and the Borough Engineer and Planning Officer be requested to examine the need for the zig zag markings on the highway and to consider the order in the light of the comments made by Committee.

Haslingden Road, Rawtenstall

86. (e) The Borough Engineer and Planning Officer reported on difficulties for vehicles emerging from the Access Road to Cribden House School was severely limited and visibility to the new pedestrian crossing was also poor. He indicated that parking in the vicinity of the properties no'd 264 to 268 was the main cause of the problem, but that this could be dealt with by the relocation of a bus stop in the immediate vicinity, the imposition of a Traffic Regulation Order and the introduction of parking at the site from which the bus stop was to be removed.

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

Haslingden Road (South Side) - From the westerly gable of No. 268 Haslingden Road a distance of 13.50m approximately in an easterly direction and a distance of 2.50m approximately in a westerly direction.

Burnley Road and Hazel Grove

86. (f) The Borough Engineer and Planning Officer reported on difficulties caused by the parking of vehicles on Burnley Road in the vicinity of its junction with Hazel Grove.

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

Hazel Grove (south side) - From the junction with Burnley Road a distance of 30.0m in a south westerly direction.

Hazel Grove (north side) - From the junction with Burnley Road a distance of 24.0m in a south westerly direction.

Burnley Road (west side) - From the junction with Hazel Grove a distance of 40.0m approximately in a northerly direction.

Woodlea Road, Waterfoot

86. (g) The Borough Engineer and Planning Officer reported the receipt of objections from residents regarding the proposed Order on Woodlea Road. He suggested that having regard to the objections, it might be possible to reduce the length of highway affected by the Order. The Committee discussed the matter.

Resolved that no action be taken to proceed with the proposed Order at Woodlea Road, Waterfoot.

Todmorden Road and Earnshaw Road, Bacup

86. (h) The Borough Engineer and Planning Officer reported on problems caused by double parking and dangers to the school crossing patrol at the above location caused by parked vehicles.

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

(a) Prohibiting the waiting of vehicles at all times:-

Earnshaw Road (West Side) - From the junction with Todmorden Road a distance of 7.0m approximately in a westerly direction.

Earnshaw Road (East Side) - From the junction with Todmorden Road a distance of 10.0m approximately in a north westerly direction.

Todmorden Road (North Side) - From the junction with Earnshaw Road a distance of 12.50m approximately in a south westerly direction.

Todmorden Road (North Side) - From the junction with Earnshaw Road a distance of 41.0m in a north easterly direction.

(b) Prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 4.00 p.m. on Mondays to Fridays inclusive:-

Todmorden Road (South Side) - To prevent vehicles from waiting between 8.00 am. and 4.00 pm. Monday to Friday (inclusive) as follows:- From the easterly gable of No. 41 Todmorden Road a distance of 15.0m approximately in a north easterly direction and a distance of 10.50m approximately in a south westerly direction.

Booth Road, Stacksteads

86. (i) The Borough Engineer and Planning Officer reported the receipt of an objection to the proposed Order and submitted his observations thereon.

Resolved that the Order be made as originally proposed.

Shaw Street, Acre

86. (j) The Borough Engineer and Planning Officer reported the receipt of a request from residents to consider revoking the restriction at Shaw Street. He advised Members of the reasons for the introduction of the Order in the first place and submitted his comments thereon.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order as follows:-

Shaw Street (South Side) - To revoke the existing restriction from a point 7.0m east of the junction with Blackburn Road a distance of 35.0m approximately and replace with no waiting Monday to Saturday (inclusive) 8.00 am. to 6.00 pm.

Traffic Regulation Order - Manchester Road, Haslingden

77. The Borough Engineer and Planning Officer reported the receipt of a petition from residents on Manchester Road, supported by the MP for Hyndburn which sought the revocation of an Order, the effect of which was to restrict the waiting of vehicles to 30 minutes in any hour between the hours of 8.00 a.m. to 6.00 p.m. on Mondays to Saturdays inclusive on the eastern side of Manchester Road from its junction with Park Street to its junction with Bank Mill Street.

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 that part of the Order now referred to.

Market Street, Whitworth - Traffic Calming

77. The Borough Engineer and Planning Officer reported that the Lancashire County Council were seeking the views of the Council on the funding of a more comprehensive scheme for this area, including an upgrading of the pedestrian refuge on Market Street in the vicinity of Tong Lane to a zebra crossing. He advised that under the assessment criteria used by the County Council, there would be a funding shortfall of £6,000.

Resolved that Committee consider the allocation of funds to this scheme when determining priorities in respect of the Borough Lighting and Highway Improvement Programme 1998/99, which item appears later in the Agenda.

Pedestrian Safety on A681 at Lee Mill, Bacup

77 . The Borough Engineer and Planning Officer reported at the request of a Member upon problems encountered by pedestrians on the South Side of the A681 Newchurch Road between Lee Road and New Line. He indicated that he had agreed with the owners of the premises adjacent to the highway that minor amendments could be made to improve facilities for pedestrians and that the areas could be resurfaced to make them suitable for pedestrians.

Resolved that Committee consider the allocation of funds to this scheme when determining priorities in respect of the Borough Lighting and Highway Improvement Programme 1998/99, which item appears later in the Agenda.

Borough Lighting and Highway Improvements 1998/99

77. The Borough Engineer and Planning Officer submitted a list of outstanding requests for funding from the abovementioned budget. He reminded the Committee that funds from this budget had previously been allocated by the Sub-Committee and asked how the Committee wished to proceed in respect of the current year's funding. He pointed out that £3,500 of the £22,210 was committed in respect of street lighting improvements within the Haslingden SRB.

The Committee considered those schemes included in the schedule, together with additional schemes which had been included in the Agenda for their consideration.

Resolved (i) that no action be taken to allocate funds to those schemes indicated on the schedule submitted to the Committee, other than the £3,500 committed in respect of Haslingden SRB lighting improvements,

(ii) that an allocation of £6,000 be made from the budget in respect of the proposed Traffic Calming Scheme for Market Street, Whitworth in the vicinity of Shed Street in accordance with the more comprehensive scheme reported by the Borough Engineer and Planning Officer,

(iii) that an allocation of £1,000 be made in respect of minor improvements on the A681 at Lee Mill, Bacup to facilitate pedestrian safety as indicated in the report of the Borough Engineer and Planning Officer, and

(iv) that the final allocation for the present time from budget be made towards a traffic calming scheme on Fallbarn Crescent, Rawtenstall between Hall Carr Road and Carr Lane.

Highways Term Maintenance Contract

77. The Borough Engineer and Planning Officer reported that the Term Maintenance Contract had been awarded for the four year period April 1995 to March 1999. He advised the Committee, as Client, of their options in respect of the Contract.

Resolved that the Highways Term Maintenance Contract be extended for 2 years to 31st March 2001 in accordance with the terms of the existing Contract.

Traffic Calming Schemes - Haslingden SRB Area

77. The Borough Engineer and Planning Officer submitted a comprehensive report which gave details of progress in respect of Traffic Calming Schemes in the Haslingden SRB area. He suggested that it would be appropriate to review the schemes in the light of experience and developments since the original Action for Haslingden Bid document had been prepared.

The Committee discussed the matter.

Resolved (i) that the Committee approve the inclusion of traffic calming schemes for Northfield Road and A680 Blackburn Road Corridor in the SRB programme, and that the Borough Engineer and Planning Officer be authorised to continue with detailed design,

(ii) that the Borough Solicitor be delegated authority to execute all necessary legal processes to secure access to land necessary for the reconstruction and future maintenance of the highway retaining wall at Northfield Road, including the agreement of easements, covenants and the associated terms,

(iii) that no action be taken to progress traffic calming schemes for New Street/Warner Street and the Top of the Town Area, having regard to the high scheme costs and low incidence of injury accidents,

(iv) that the Borough Engineer and Planning Officer be instructed to prepare outline traffic calming proposals for the schemes indicated below and that provisional details and costs be submitted to Committee for approval prior to submission to the Action for Haslingden Partnership, and

Mercer Crescent
Roundhill Road
Helmshore Road and Holcombe Road North of the White Horse Public
House
Grane Road, Haslingden

(v) that Members be invited to submit additional schemes to the Borough Engineer and Planning Officer for assessment.

Action for Haslingden SRB - Traffic Calming at Church Street

77. Further to Minute 1139 of the March meeting of the Committee, the Borough Engineer and Planning Officer reported that the scheme had been revised with a view to seeking reductions in the cost. He indicated that the cost of service diversions in respect of this scheme was significant.

The Borough Engineer and Planning Officer reported that the estimated costs of the amended scheme was in the sum of £51,600, £35,300 of which would be required from the Capital Programme.

Resolved (i) that the revised scheme be approved,

(ii) that the Policy and Resources Committee be recommended to approve the scheme for inclusion in the 1998/99 Capital Programme subject to SRB funding approval, and

(iii) that the Borough Engineer and Planning Officer be authorised to submit a scheme appraisal to the Action for Haslingden Partnership.

Action for Haslingden SRB - Old Market Car Park

77. The Borough Engineer and Planning Officer submitted a scheme for the provision of a car park on the site of the former Haslingden Market at an estimated cost of £27,610. He advised of the funding sources in respect of the scheme and indicated that £1,410 was to be allocated from Highways Maintenance in respect of repairs to existing adopted highways.

Resolved (i) that the scheme be approved, and

(ii) that the work be awarded to the Highways DLO in accordance with the terms of the Highways Term Maintenance Contract.

Private Street Works - Heys Street, Cloughfold

77. The Borough Engineer and Planning Officer reported that it would be appropriate to use the Private Streetworks procedure to facilitate the adoption of a short length of unadopted highway which links the maintainable highway to a recently constructed estate road serving the private development at Heys Close.

Resolved (i) that whereas Heys Street, Cloughfold from the north side of 14 Heys Street for a distance of 12.5m to end of 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 Streetworks 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 developer of new properties at Heys Close, Cloughfold,

(iv) that approval of plans, specifications, sections and estimated expenses of the 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.

Private Streetworks - Stubbins Vale Road

77 . The Borough Engineer and Planning Officer referred to the proceedings of the meeting of the Committee held in August 1997 when Stubbins Vale Road was based at the top of the priority list for Private Streetworks Schemes. He advised the Committee that the detailed design of the scheme was currently being undertaken, but given its scale and complexity he suggested a consultation procedure which might be followed whereby agreement of the frontagers might be achieved prior to the service of formal notification. The Committee asked questions as to the nature of the consultation and particularly the manner in which the information would be conveyed to frontagers regarding methods of payment. The Chair suggested that it would be appropriate to supply answers to frequently asked questions in relation to Private Streets as part of the process.

Resolved (i) that pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived by premises benefiting from

the proposed private streetworks, the apportionment be prepared on a degree of benefit basis, the method of calculation being as described in the report,

(ii) that the consultation apportionment be approved, and

(iii) that the Borough Engineer and Planning Officer consult frontagers, having regard to the issues now raised by the Committee, and the Highway Authority and present final details and the response to the Consultation exercise to the next ordinary meeting of the Engineering and Planning Committee.

Feasibility Study into Decriminalised Parking

77. The Borough Engineer and Planning Officer reported that the Greater Manchester Authorities were currently investigating of an arrangement involving Local Authorities throughout the North West whereby the enforcement of parking regulations would be undertaken by those authorities and income received from fines could be credited to the enforcing authorities. He further reported that the matter had been discussed at the last meeting and he presented a further report outlining the views expressed at that meeting.

Resolved that the report be noted.

SECTION 'B' - FUNCTIONS DELEGATED

Street Naming and Numbering

Residential Development off Hapton Way, Goodshaw

77. (a) Resolved that the two streets in the course of construction at the above location be named Cranberry Rise and Fairbank Walk as indicated on the plan submitted to the Committee.

Development off Woodcroft Street, Rawtenstall

98. (b) Resolved that the new street giving access to the abovementioned development be named Holly Tree Close.

Development off Mill Row, Rawtenstall

98. (c) Resolved that the access to the abovementioned development be named Park View Close and the properties numbered as indicated on the plan submitted to the Committee.

Refurbishment as Flats - 9-15 Deardengate, Haslingden

98. (d) Resolved that the properties be known as Deardengate Court.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Lancashire Road Safety Forum - East Lancashire Roadsafe

77. The Borough Engineer and Planning Officer reported upon developments since the establishment of the East Lancashire Area Action Group. He submitted a copy of the Action Plan which contained 4 objectives designed to promote road safety and reduce casualties resulting from road traffic accidents in East Lancashire.

Resolved (i) that the Committee note the progress made by the Area Action Group and the East Lancashire Roadsafe Management Committee, and

(ii) that the Council supports the Action Plan and the objectives contained therein.

Borough Boundary Signs

77 . The Borough Engineer and Planning Officer reported that the majority of Borough Boundary signs had been erected but confirmed that permission had not been received for the erection of signs on the A56(T), the only other outstanding sign was at Loveclough where a technical problem had delayed the erection of the sign.

The Borough Engineer and Planning Officer pointed out that minor works involving the levelling of poles was required before the job was finally completed.

Resolved that the report be noted.

Highways Winter Maintenance

77 . The Borough Engineer and Planning Officer reported on reductions in the County Council's allocation for precautionary gritting for the Winter 1998/99. He indicated that the practical effect of a reduction would be that the

equivalent of 12Km of road would need to be identified where precautionary gritting would not be carried out so as to achieve budget targets. He commented on the manner in which the cuts had been targeted and suggested there was scope for discussion on the reasoning behind the methodology.

Resolved that the Borough Engineer and Planning Officer be requested to arrange a meeting with representatives from the Lancashire County Council and with Members of the Engineering and Planning Sub-Committee to discuss this matter.

Conservation Area Partnership Sub-Committee

77. The Chief Executive Officer reported that the Committee at its meeting on the 20th April 1998 had agreed to establish a Conservation Area Partnership Sub-Committee to deal with all matters relating to existing and any proposed Conservation Area Partnership.

Resolved that Membership of the Sub-Committee be determined at the Council meeting.

Development Control Sub-Committee/Engineering and Planning Sub-Committee

77. Resolved that the Minutes of the meetings of the Development Control Sub-Committee/Engineering and Planning Sub-Committee held 6th May, 13th May, 20th May, 27th May and 3rd June 1998 be noted (for Minutes see Appendices 'A' to 'E').

Haslingden Town Centre Sub-Committee

77. Resolved that the Minutes of the Haslingden Town Centre Sub-Committee held 9th June 1998 be approved and adopted (for Minutes see Appendix 'F').

Lancashire Minerals and Waste Local Plan

77. The Borough Engineer and Planning Officer reported that following the publication of revised data for 1994/97, the Estimates for the disposal of waste to landfill sites for the period 1995-2006 was in fact declining rather than increasing

has had been the assumption within the deposited edition of the Lancashire Minerals and Waste Local Plan.

Since the new data had been published, the County Council had recalculated the amounts of waste needing to be disposed to landfill sites. He advised that in the circumstances there was not a strong case for the exclusion of reference to Hutchbank Quarry in Haslingden within proposed policy 278 of the plan relating to the safeguarding of sites for landfill disposal after 2006.

Resolved that the Borough Engineer and Planning Officer be authorised to indicate at the public inquiry that the Rossendale Borough Council consider that because it is now proposed to amend the Plan to recognise there is essentially sufficient landfill capacity to meet the requirements for waste disposal for practically all the Plan period, and because sufficient sites can be safeguarded elsewhere to meet the sub-regional network required, it is inappropriate at this time at least, to identify Hutchbank Quarry in the proposed Policy 278, and that Policy 278 should be amended by excluding reference to Hutch Bank Quarry, Haslingden, Rossendale.

Yorkshire Street Bacup - Opening Hours of Takeaway Business

77. The Borough Engineer and Planning Officer referred to an item which had been included in the Agenda at the request of a Member. Following complaints regarding the alleged use of the premises beyond its permitted hours, enforcement procedure had been implemented, as a result, a planning application had now been received and in accordance with normal planning enforcement practice, the application would need to be determined before further action might be taken.

Resolved that the report be noted.

Land at Booth Road, Stacksteads - Tipping of Materials

77. The Borough Engineer and Planning Officer reported that complaints had been received regarding the alleged tipping of materials on a site off Booth Road, Stacksteads. A Member pointed out that the matter had caused concern because of the length of time taken to deal with problems. The Borough Engineer and Planning Officer pointed out that this was another enforcement matter which was currently being dealt with in accordance with the normal planning enforcement procedures.

Resolved that the report be noted.

THE MEETING CLOSED AT 8.50 P.M.

**MINUTE OF THE ENGINEERING AND PLANNING COMMITTEE HELD
ON 15TH JUNE 1998 AS
CONFIRMED BY COUNCIL HELD ON 8TH JULY 1998**

Ormerod Street

77. (a) The Borough Engineer and Planning Officer reported on difficulties caused by Double Parking on Ormerod Street, particularly near its junction with Bank Street.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. on Monday to Saturdays inclusive as follows:-

Ormerod Street (North Side) - From the junction with Bank Street a distance of 17.50m in a south westerly direction.

Ormerod Street (South Side) - From the junction with Bank Street a distance of 10.50 m in a south westerly direction.

Bank Street

86. (b) The Borough Engineer and Planning Officer reported that the current Order in place on part of Bank Street could be amended so as to bring some standardisation into the waiting orders in Rawtenstall Town Centre. He also reported on difficulties encountered at the southern end of Bank Street caused by parking which created difficulties for buses at that location.

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

(a) Restricting the waiting of vehicles between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive to 1 hour:-

Bank Street - east side - from a point 10m approximately north of the junction with Back Lane to a point 8m north of the junction with Grange Crescent.

(b) Revoking the existing working day restriction and replacing it with a loading only bay:-

Bank Street - north west side - from the junction with Lord Street in a westerly direction for a distance of 45m approximately.

(c) Amending the existing Order so as to prevent loading and unloading:-

Bank Street - south eastern side - from a point opposite the southerly gable of No. 41 Bank Street for a distance of 27m in a north easterly direction.

Kay Street, Rawtenstall

86. (c) The Borough Engineer and Planning Officer reported that in order to regularise the limited waiting orders in the Town Centre he proposed that an amendment be made in respect of the Order in force at Kay Street.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order revoking the existing Order and replacing it with another Order restricting the waiting of vehicles to 1 hour between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Saturdays inclusive as follows:-

Kay Street (South West Side) - From a point 15.0m east of the junction with Annie Street a distance of 25.0m approximately in a south easterly direction.

Kay Street (South West Side) - From a point 3.0m north of the junction with Annie Street a distance of 30.0m in a north westerly direction.

Kay Street (South West Side) - From a point 3.0m north from the junction with North Street a distance of 34.0m approximately in a north westerly direction.

Haslingden Old Road, Rawtenstall

86. (d) The Borough Engineer and Planning Officer reported the receipt of objections from residents regarding the proposed Order opposite No. 125 Haslingden Old Road.

The Committee discussed the matter and indicated their concerns regarding difficulties of egress from Schofield Road into Haslingden Old Road. Reference was also made to the markings indicating the schools at this location and given the displaced location of the school relative to the footway, the need for the markings was questioned. Members also suggested that appropriate advance warning signs of the presence of schools at this location should be considered at the same time as the parking restrictions were considered.

Resolved that consideration of this matter be deferred and the Borough Engineer and Planning Officer be requested to examine the need for the zig zag markings on the highway and to consider the order in the light of the comments made by Committee.

Haslingden Road, Rawtenstall

86. (e) The Borough Engineer and Planning Officer reported on difficulties for vehicles emerging from the Access Road to Cribden House School was severely limited and visibility to the new pedestrian crossing was also poor. He indicated that parking in the vicinity of the properties no'd 264 to 268 was the main cause of the problem, but that this could be dealt with by the relocation of a bus stop in the immediate vicinity, the imposition of a Traffic Regulation Order and the introduction of parking at the site from which the bus stop was to be removed.

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

Haslingden Road (South Side) - From the westerly gable of No. 268 Haslingden Road a distance of 13.50m approximately in an easterly direction and a distance of 2.50m approximately in a westerly direction.

Burnley Road and Hazel Grove

86. (f) The Borough Engineer and Planning Officer reported on difficulties caused by the parking of vehicles on Burnley Road in the vicinity of its junction with Hazel Grove.

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

Hazel Grove (south side) - From the junction with Burnley Road a distance of 30.0m in a south westerly direction.

Hazel Grove (north side) - From the junction with Burnley Road a distance of 24.0m in a south westerly direction.

Burnley Road (west side) - From the junction with Hazel Grove a distance of 40.0m approximately in a northerly direction.

Woodlea Road, Waterfoot

86. (g) The Borough Engineer and Planning Officer reported the receipt of objections from residents regarding the proposed Order on Woodlea Road. He suggested that having regard to the objections, it might be possible to reduce the length of highway affected by the Order. The Committee discussed the matter.

Resolved that no action be taken to proceed with the proposed Order at Woodlea Road, Waterfoot.

Todmorden Road and Earnshaw Road, Bacup

86. (h) The Borough Engineer and Planning Officer reported on problems caused by double parking and dangers to the school crossing patrol at the above location caused by parked vehicles.

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

(a) Prohibiting the waiting of vehicles at all times:-

Earnshaw Road (West Side) - From the junction with Todmorden Road a distance of 7.0m approximately in a westerly direction.

Earnshaw Road (East Side) - From the junction with Todmorden Road a distance of 10.0m approximately in a north westerly direction.

Todmorden Road (North Side) - From the junction with Earnshaw Road a distance of 12.50m approximately in a south westerly direction.

Todmorden Road (North Side) - From the junction with Earnshaw Road a distance of 41.0m in a north easterly direction.

(b) Prohibiting the waiting of vehicles between the hours of 8.00 a.m. and 4.00 p.m. on Mondays to Fridays inclusive:-

Todmorden Road (South Side) - To prevent vehicles from waiting between 8.00 am. and 4.00 pm. Monday to Friday (inclusive) as follows:- From the easterly gable of No. 41 Todmorden Road a distance of 15.0m approximately in a north easterly direction and a distance of 10.50m approximately in a south westerly direction.

Booth Road, Stacksteads

86. (i) The Borough Engineer and Planning Officer reported the receipt of an objection to the proposed Order and submitted his observations thereon.

Resolved that the Order be made as originally proposed.

Shaw Street, Acre

86. (j) The Borough Engineer and Planning Officer reported the receipt of a request from residents to consider revoking the restriction at Shaw Street. He advised Members of the reasons for the introduction of the Order in the first place and submitted his comments thereon.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order as follows:-

Shaw Street (South Side) - To revoke the existing restriction from a point 7.0m east of the junction with Blackburn Road a distance of 35.0m approximately and replace with no waiting Monday to Saturday (inclusive) 8.00 am. to 6.00 pm.

Traffic Regulation Order - Manchester Road, Haslingden

77. The Borough Engineer and Planning Officer reported the receipt of a petition from residents on Manchester Road, supported by the MP for Hyndburn which sought the revocation of an Order, the effect of which was to restrict the waiting of vehicles to 30 minutes in any hour between the hours of 8.00 a.m. to 6.00 p.m. on Mondays to Saturdays inclusive on the eastern side of Manchester Road from its junction with Park Street to its junction with Bank Mill Street.

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 that part of the Order now referred to.

**MINUTE OF THE ENGINEERING AND PLANNING COMMITTEE HELD
ON 15TH JUNE 1998
AS CONFIRMED BY COUNCIL HELD ON 8TH JULY 1998**

Haslingden Road, Rawtenstall

86. (e) The Borough Engineer and Planning Officer reported on difficulties for vehicles emerging from the Access Road to Cribden House School was severely limited and visibility to the new pedestrian crossing was also poor. He indicated that parking in the vicinity of the properties no'd 264 to 268 was the main cause of the problem, but that this could be dealt with by the relocation of a bus stop in the immediate vicinity, the imposition of a Traffic Regulation Order and the introduction of parking at the site from which the bus stop was to be removed.

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

Haslingden Road (South Side) - From the westerly gable of No. 268 Haslingden Road a distance of 13.50m approximately in an easterly direction and a distance of 2.50m approximately in a westerly direction.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 13th July 1998
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham, Cruise, Driver, Fishwick,
Mrs Goldsworthy, Grogan, Hancock, Harding, P Hayler,
Mooney, Neal and Wright

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

237. Resolved that the Minutes of the meeting of the Committee held on 15th June 1998 be signed by the Chair as a correct record.

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

237. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 239 to 244 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.

Planning Applications

Application No. 14/98/119 - Change of use from retail shop to cafe/restaurant operating 9am to 7pm seven days per week - 48 Bank Street, Rawtenstall

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

1. This proposal is contrary to Policy S.4 of the District Plan and Policy 14 of the Town Centre Conservation and Management Plan wherein this proposal for an A3 (Hot Food Shop) is within a parade of shops

predominantly within the A1 use class on the principal shopping street of the Town Centre. The use would as such puncture the central parade of retail shops which in itself acts as a link between northerly and southerly retail dominant areas. A change of use to a non retail use would both weaken the policy to resist other such changes of use and also weaken the retail dominant frontage which would become a barrier to pedestrian movement, to the detriment of the vitality and retail focus of this part of the town centre.

2. The provision of a flue to the rear would be contrary to Policy HP.1 of the District Plan wherein the development would neither preserve or enhance the character of the conservation area. The flue is prominent on the rear elevation when viewed from both residential elements and from the public back street, an access to business premises.
3. The method of dealing with waste resulting from this property is not considered adequate to provide a high standard of hygiene, for a use which has the potential for producing significant amounts of waste such as takeaways or cafe's. It is not considered that the limitations formed by the land levels to the rear and the unacceptability of bringing waste through the property once per week can be overcome.

Standing Order No. 39(1)

237. Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor L Forshaw to speak on the following item.

Application No. 14/98/126 - Change of use of vacant unit to taxi booking office for 4 No. taxis operating between the hours of 7 am until midnight (amended description) - Unit 7 Brookside Business Park, Burnley Road, Rawtenstall

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

1. The use hereby approved shall only operate between the hours of 7 am to midnight and at no other time.
2. No more than 4 taxis shall be either parked or operated from the unit hereby approved at any time.

Application No. 1998/130 - Proposed new permanent Primary School to replace temporary building on adjoining park - Moorlands Park, New Line, Bacup

237. Resolved that the Local Planning Authority objects to this proposal for the following reasons:

1. The proposal to develop the majority of Moorlands Park as a primary school with associated car parking and playing fields would be contrary to the provisions of the Local Development Plan insofar as it would conflict with the policies specifically designed to protect designated Greenland and Recreation areas. It should also be noted that the site lies outside the Defined Urban Boundary. An alternative site has been identified and indeed, acquired by Lancashire County Council for that purpose. There remain also, concerns as to the suitability of the site in terms of highways safety due to the vehicular and pedestrian flows which would be generated by this proposal.

Application No. 14/98/125 - Reserved Matters - Construction of 2 No. link

detached dwellings, 1 No. detached dwelling and 2 No. semi detached three bed dwellings. Provision of garages and parking for 10 No. cars - Land Adjoining Water Lane, Edenfield, Ramsbottom

237. ___Resolved that reserved matters approval be granted subject to the standard time period condition plus:-

1. No development shall take place until samples of the proposed artificial stone facings and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development commences that portion of the existing and proposed access within the red edge shall be improved/constructed in accordance with Table 1 and more particularly category 1 as detailed in the LCC specification for Construction of Estate Roads.
3. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.

4. The building envelope of plot numbers 2, 3, 4 and 5 shall be constructed so as to provide sound attenuation against external noise, not less than 15 dB(A), with windows shut and other means of ventilation provided.
5. 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. 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.
6. 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.
7. 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.
8. Before any development commences, the site shall be treated in accordance with the recommendations contained in the Environmental Soil Report number DB139/1 and prepared by Ashton Bennet Consultancy.
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 Classes A, B, C, D and E of Part 1 and Class A of Part 2 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without

the grant of formal express planning permission in that behalf by the local planning authority.

10. Before development commences a scheme of street lighting within the application site boundary shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be implemented prior to the occupation of any of the dwellings hereby approved.

Application No. 14/98/128 - Construction of 4 No. Business/Industrial/Warehouse Units (amended plan) - Site of Former Bleachworks, off Holcombe Road, Helmshore

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

1. The buildings which are the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule of the aforementioned order).

2. 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.
3. 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.
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 and the implemented scheme shall thereafter be retained. 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. The area of land affected by condition number 5 shall include that part of the application site to the north of the curtilage of unit 4 and bounded to the west by Holcombe road and to the east by the Important Wildlife Site.
6. The reclamation and development of the application site shall be undertaken in accordance with the recommendations of the report of STATS Geotechnical Limited dated April, 1997 relative to the decontamination of the site and implementation of landfill gas ingress measures.
7. Before reclamation/redevelopment of the site first commences, a scheme for the enhancement and subsequent management of the Important Wildlife Site shall be submitted to and approved by the Local Planning Authority, and the scheme shall not thereafter be implemented, other than in accordance with the approved details.

8. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
9. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
10. No development shall take place until samples of the proposed profile metal plastisol cladding, artificial stone and patent glazing 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.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Winter Maintenance - Precautionary Salting

237. The Borough Engineer and Planning Officer reported further to Minute No. 101 of the June meeting of the Committee. He advised Members that he had been requested to provide to the County Surveyor details of the roads to be withdrawn from the precautionary salting rota so as to comply with the requirements of the County to achieve the necessary reductions in expenditure.

Members referred to the discussion at their June meeting when it had been resolved that the Borough Engineer and Planning Officer arrange a meeting with representatives from the County Council to discuss the matter; in the circumstances the Committee expressed the view that it would be inappropriate to make any recommendations until the meeting with the County had been held.

Resolved that the report be noted.

Engineering and Planning Sub-Committee

237. Resolved that the Minutes of the meetings of the Engineering and Planning Sub-Committee held on 10th June, 17th June, 24th June and 1st July 1998 be noted (for Minutes see Appendices 'A' to 'D').

Bacup Town Centre Sub-Committee

237. Resolved that the Minutes of the Bacup Town Centre Sub-Committee held 2nd July 1998 be approved and adopted (for Minutes see Appendix 'E').

THE MEETING CLOSED AT 7.25 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 17th August 1998
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Calder (for Neal), Cheetham, Cruise,
Driver, Eaton (for Mrs Goldsworthy), Fishwick,
Grogan, Hancock, Harding, P Hayler, Mooney and Wright

APOLOGIES: Councillors Mrs Goldsworthy and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

291 . Resolved that the Minutes of the meeting of the Committee held 13th July 1998 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

291 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 293 to 294 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.

Planning Applications

Application No. 14/98/173 - Outline - Residential development on
1.11 hectares including access to Bury Road -
Land at Dearden Clough Mill, Bury Road, Edenfield, Ramsbottom

291. Resolved that 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 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) are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. There shall be no direct access between the site and Rochdale Road, all vehicular access being obtained from Bury Road.
3. The proposed estate road and access between the site and Bury Road shall be constructed to at least base course before construction of any of the proposed dwellings is commenced.
4. The walls of the dwellings hereby approved shall be faced entirely in natural stone.

5. All floor levels shall be set at 1 in 50 year flood level plus 600mm freeboard.
6. No development approved by this permission shall be commenced until a scheme for the conservation of Dearden Brook and its corridor has been agreed by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans prior to the first occupation of the dwellings hereby approved, or at such other times as may be agreed in writing with the Local Planning Authority.
7. No development approved by this permission shall be commenced until a planting scheme for the Dearden Brook corridor has been agreed by the Local Planning Authority. Such a scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
8. No development shall take place until a scheme for the boundary treatment adjacent to the watercourse has been approved by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans prior to the first occupation of the dwellings hereby approved, or at such other times as may be agreed in writing with the Local Planning Authority.

Application No. 14/98/261 - Conversion and extension of building to form offices and conference centre - Holden Vale Works, Holcombe Road, Helmshore

291. The Committee considered the application and the view was expressed that insufficient detail had been supplied by the applicant to enable the Committee to make a decision at the present time.

Resolved that consideration of the application be deferred and that the Borough Engineer and Planning Officer be requested to seek additional detail in respect of the application and that this be brought back to the Council via the Engineering and Planning Sub-Committee in the normal manner.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

Application No. 14/97/246 - Outline - Erection of One Dwelling - Land Between 248a and 250 Market Street, Whitworth

- Appeal Dismissed.

Road Application No. 14/97/484 - Change of Use to Takeaway - 43 Burnley East, Waterfoot.

- Appeal Upheld - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The use hereby permitted shall not be open to customers outside the following times: 0800 Hours to Midnight on any day of the week.

Resolved that the report be noted.

Termination of the Bacup and Rawtenstall Conservation Area Partnership

291 . The Borough Engineer and Planning Officer reported the receipt of a letter from English Heritage advising that it would not be possible to extend the Bacup and Rawtenstall CAP for a fifth year into 1998/99. He advised the Committee that English Heritage had invested £265,000 in the Bacup and Rawtenstall Conservation Area Partnership.

A Member reminded the Committee that support was still available to the Council from English Heritage and was currently being received in respect of the Whitworth Square CAP.

Resolved (i) that the report be noted, and

(ii) that the Council expresses its gratitude to English Heritage for their support for the Bacup and Rawtenstall Conservation Area Partnership 1994-1998.

Action For Haslingden SRB - Hindle Street Car Park

291 . The Borough Engineer and Planning Officer submitted details of the funding arrangements in respect of the scheme for Hindle Street Car Park as indicated below and advised the Committee that the work would be carried out by the Highways DLO as previously agreed by the Council, in accordance with the terms of the Highways Term Maintenance Contract.

SRB Challenge Fund	£30,640
RBC Capital Programme	£39,400
Highways Agency Maintenance	£ 4,540

Resolved (i) that the Scheme be approved, and

(ii) that the Policy and Resources Committee be requested to approve the Capital Allocation of £39,400 from the 1998/99 Capital Programme subject to SRB Challenge Fund grant aid being approved.

Traffic Speeds - Holcombe Road, Helmshore

291 . The Borough Engineer and Planning Officer reported the receipt of a petition containing 183 signatures in which local residents expressed concern at the speed of vehicles travelling along Holcombe Road, particularly on the stretch between the Holden Arms Hotel and the White Horse Inn. He advised that the petition requested the introduction of traffic calming measures along that stretch of road.

Resolved that the report be noted and the petitioners be advised that Helmshore will be considered as one of the traffic calming schemes within the Haslingden SRB and will be reassessed based upon current accident records and potential financial contribution from Haslingden SRB.

The Slower Speeds Initiative

291 . The Borough Engineer and Planning Officer reported the receipt of a request for support for their objectives from the Slower Speeds Initiative. He submitted details of the initiatives being promoted by the Group and pointed out those which were being pursued by the Council and the Lancashire County Council.

Resolved that given the Council's support in respect of a number of road safety and environmental initiatives, no action be taken in respect of this particular initiative.

Hall Carr - Traffic Calming

291 . The Borough Engineer and Planning Officer submitted details of a scheme for Traffic Calming on Fallbarn Crescent between Carr Lane and Hall Carr Road. He advised the Committee that the scheme provided for 3 flat topped road humps, these being the most suitable for roads which carry bus traffic. He submitted details of the estimated cost of the scheme (£7,185).

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

(ii) that the Borough Engineer and Planning Officer be instructed to prepare a detailed design and consult residents, the Chief Constable, the County Council, emergency services and Rossendale Transport,

(iii) that subject to no objections being received the Chief Executive Officer be authorised to formally advertise the proposals in accordance with the Road Hump Regulations, and

(iv) that subject to no objections being received the Borough Engineer and Planning Officer be authorised to award the work to the Highways DLO in accordance with the terms of the Highways Term Maintenance Contract.

Highways Engineering Services Budget Monitoring 1998/99

291 . The Borough Engineer and Planning Officer submitted details of the current position regarding expenditure on items covered by the Highway Engineering Services Budget.

Resolved that the sum of £3,000 be vired from the Budget for Boundary and Special Signs to the Budget for the Maintenance of Street Name Plates.

Traffic Regulation Orders

Carrs Industrial Estate

291. (a) The Borough Engineer and Planning Officer reported the receipt of an objection to the proposed Order and submitted details thereof. He pointed out that double parking at the location of the proposed Order had caused difficulties and he was not able to recommend any reduction in the proposals.

Resolved that the Order proceed as originally proposed.

Stuart Avenue, Stacksteads

302. (b) The Borough Engineer and Planning Officer reported that following parking and access problems on Stuart Avenue he was suggesting the introduction of a traffic order similar to that on the adjacent Miles Avenue.

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 Stuart Avenue, Stacksteads from its junction with Commercial Street for a distance of 42.0m approximately in an easterly direction.

Tonacliffe Road/Market Street, Whitworth

302. (c) The Borough Engineer and Planning Officer reported the receipt of objections from residents in the area to the proposed introduction of one-way working on Tonacliffe Road and to the proposed waiting restrictions at the junction of Tonacliffe Road and Market Street. He submitted his comments on the objections to the proposed Orders.

Resolved (i) that the proposed one-way Order on Tonacliffe Road be not proceeded with and the previous resolution in this matter be rescinded, and

(ii) that the proposed waiting restriction at the Market Street/Tonacliffe Road junction be not proceeded with and the previous resolution of the Committee in the matter be rescinded.

Proposed Diversion of Part of Public Footpath 355 - Haslingden

291. The Borough Engineer and Planning Officer submitted a report which indicated that following development some 20 years ago, part of the abovementioned footpath had been obstructed. In order to regularise the position, he recommended that the Council make a Public Path Diversion Order and he submitted a plan showing the existing and proposed routes. He advised that the occupier of the property built on the line of the existing footpath was prepared to bear the Council's costs in the making of the Diversion Order.

Resolved that the Borough Solicitor be authorised to make the necessary Diversion Order in accordance with the plan submitted to the Committee.

Sponsorship of Roundabouts and Boundary Signs

291. The Borough Engineer and Planning Officer reported the receipt of a proposal from a company which specialised in the sponsorship of landscaped roundabouts and boundary signs. The company had expressed an interest in seeking sponsorship for the Council in respect of the Queens Square, Bentgate, and Edenfield Roundabouts. He submitted details of the nature of the signs and the estimated amount of sponsorship.

The Borough Engineer and Planning Officer advised that the company were also interested in the provision of local area boundary signs which would carry the name of the sponsor.

Members expressed their view on the size and positioning of the names on the signs and following a full discussion it was,

Resolved (i) that the Borough Solicitor be authorised to enter into an agreement with EOSA Ltd in respect of sponsorship of roundabouts and local areas signs, and

(ii) that the Engineering and Planning Sub-Committee be given delegated authority to determine the final design and siting of signs.

Phipps Buildings Car Park

291 . The Borough Engineer and Planning Officer reported that the cleared area of land forming the front portion of Phipps Buildings Car Park at Bank Street, Rawtenstall had been left in an unfinished condition for several years whilst attempts were made to sell the land. He suggested that with the impending completion of the Bank Street Enhancement Scheme, it would be appropriate to consider the treatment of the area as a permanent extension to the existing Car Park.

The Borough Engineer and Planning Officer submitted details of a design for the area which involved the re-use of materials removed from the Bank Street pavements and would facilitate the relocation of the disabled parking bays to the Bank Street frontage.

Resolved (i) that the scheme be approved, and

(ii) that the Policy and Resources Committee be requested to agree to the continued use of the land as a car park and to allocate a sum of £20,000 from the Capital Programme to facilitate the carrying out of the scheme.

Highways Winter Maintenance

291. The Borough Engineer and Planning Officer submitted a report on the proceedings of a meeting held with the Chair of the County Council Highways and Transportation Committee regarding the proposed reductions in the County Budget for Winter Maintenance. The report indicated that a number of points raised on behalf of the Borough had been put to the Chair of the Highways and Transportation Committee who had accepted much of the case put forward in support of the need for precautionary gritting in Rossendale given the significantly different topography of this area, when compared to the West of the County.

The Borough Engineer and Planning Officer reported that the Winter Maintenance budget for Rossendale had been reduced from £350,900 in 1997/98 to £346,900 in 1998/99 and savings would need to be made by careful monitoring of resource usage, particularly on snow clearance.

Resolved (i) that the report be noted, and

(ii) that the thanks of the Committee be conveyed to the Chair of the County Council Highways and Transportation Committee and to the Borough Engineer and Planning Officer and his staff for their successful handling of this matter.

Car Parking in Rawtenstall Town Centre

291 . The Borough Engineer and Planning Officer reported on the existing arrangements for car parking in Rawtenstall Town Centre which had been introduced originally in 1992 and slightly modified thereafter. He suggested that following public consultation exercises regarding the Bank Street Enhancement Scheme and the Town Centre Conservation and Management Plan, the question of car parking had been raised but no action had been taken to seek to review the existing car parking regime.

The Borough Engineer and Planning Officer outlined several alternatives which might be the subject of wide ranging consultation with a view to determining what action, if any, should be taken regarding car parking arrangements in the Town Centre.

The Committee discussed the manner in which consultation would be undertaken and the extent of such consultation. There was particular concern the Council's commitment to free parking in the Town Centre should be confirmed.

Resolved that the Borough Engineer and Planning Officer be authorised to prepare a Consultation Document in the form of a questionnaire, indicating the Council's commitment to free parking and seeking views on possible alterations to the existing car parking regime and that the document be presented to the next ordinary meeting of the Committee for approval.

White Paper - "A New Deal for Transport"

291 . The Borough Engineer and Planning Officer reported the publication of the White Paper "A New Deal for Transport" and indicated that the aim of the White Paper was to make integrated transport contribute to the quality of life and not to detract from it and to do so through local integrated transport policies and plans.

The Borough Engineer and Planning Officer reported that many of the detailed concepts within the White Paper had yet to be fully developed and that some of the proposals would require legislation.

Resolved that the report be noted.

Business Card Dispenser

291 . The Borough Engineer and Planning Officer reported the receipt of an approach from a company which proposed to provide a business card dispenser at the public Reception Area at Stubbylee Hall. The company would canvass local companies which might wish to display business cards in the dispenser and would pay a commission to the Council for the siting of the dispenser.

The Borough Engineer and Planning Officer raised the issue of a possible conflict between those companies which would take part in the business card facility and those companies which advertise in Council publications such as the development handbook.

Resolved that the Policy and Resources Committee be advised of the approach to the Borough Engineer and Planning Officer and they be recommended to agree to the provision of a business card dispenser at Stubbylee Hall.

Tree Preservation Orders - Draft Regulations - Consultation Paper

291 . The Borough Engineer and Planning Officer reported the receipt of a Consultation Paper on proposals for reforming the Tree Preservation Order Legislation. He indicated that the new regulations would include proposals which would streamline and improve the system.

Resolved that the report be noted.

SRB Programme for Haslingden and Future Council Capital Schemes

291. The Borough Engineer and Planning Officer submitted a comprehensive report on outstanding Capital Programmes within the SRB Programme, together with alternative schemes for consideration by the Committee. An identical report had been submitted to and considered by the Leisure, Recreation and Amenities Committee at the meeting on 11th August.

The report highlighted two particular schemes - Project 98 Extension to Haslingden Sports Centre for Martial Arts/Gymnastics and Project 99 - Improvements to Health Suite, Haslingden Baths. The Leisure, Recreation and Amenities Committee had accepted that there was little likelihood of completion of the schemes within the time available and in addition, the need/demand for the facilities had changed since the preparation of the original programme.

In view of the potential loss of the two schemes from the programme, consideration was given in the report to replacement schemes, namely schemes numbered 50, 51 and 108 (Blackburn Road Corridor Housing/Environmental Improvements).

Resolved (i) that this Committee recommends that the Council should not proceed with Projects 98 and 99 and that the SRB Partnership be advised accordingly, and

(ii) that early negotiations with Action for Haslingden Partnership Ltd to ascertain the potential for reallocation of the SRB Funding to Projects 50, 51 and 108, and to any other substitute Projects which may be proposed by the Council.

North West Regional Rail Strategy

291 . The Borough Engineer and Planning Officer reported that the Council was being consulted on the document "A Way Forward" prepared by the North West Partnership, a combination of Local Authority and Private Sector Interests, which had appointed Consultants to look at the future of the Region's Railway Network.

The Borough Engineer and Planning Officer reported that the Transport Strategy Group of the East Lancashire Partnership had considered the Consultation Document and would be formulating a response on behalf of the partnership, of which the Council was a Member. He indicated that in addition to the response of the East Lancashire Partnership, the Council might reasonably respond in its own right.

The report contained details of the specific areas of interest and importance to Rossendale.

A Region of First Class Links
Towards the Citizens' Network
A Regional Express Network
A Citizens' Network for the Merseyside Area
A Citizens' Network for the Greater Manchester Area

Resolved (i) that the North West Regional Rail Strategy Framework Document in its Consultation Draft Form is broadly welcomed, and

(ii) that the attention of the Steering Group be drawn to the aspirations of the Council to revive the East Lancashire Railway between

Rawtenstall and Bury or Heywood/Castleton as a valuable Manchester Commuter Link in line with the aims and objectives of the strategy and towards the goal of an integrated transport system.

SECTION 'B' - FUNCTIONS DELEGATED

The Borough of Rossendale (Land Adjoining 2 Market Street, Healey, Whitworth T2/108) Tree Preservation Order 1998

291 . The Chief Executive Officer submitted a report indicating that the abovementioned Order had been made on 27th April 1998 and no objections had been received to the Order.

Resolved that the Committee confirms the Order as an unopposed Order.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Tree Preservation Orders - Scheme of Delegation

291 . Arising out of the discussion on the previous item, a Member pointed out that whilst the Committee was involved in confirming Tree Preservation Orders, Members had no knowledge of cases where authority had been given for the lopping or pruning or other treatment of trees within Tree Preservation Orders.

The Borough Engineer and Planning Officer pointed out that permission to lop or fell or otherwise deal with trees covered by Tree Preservation Orders was granted by him in appropriate cases in accordance with the Scheme of Delegation. He indicated that a strict procedure was followed to determine whether permission should be granted in such cases and requests were regularly made to his department. In response to the points raised by the Committee, he undertook to advise the Chair and Ward Councillors of those cases where significant treatment or felling of trees was to be undertaken in respect of trees within Preservation Orders.

Resolved that the report be noted.

Rawtenstall Town Centre Sub-Committee

Minutes of Meeting

291. (a) Resolved that the Minutes of the meeting of the Rawtenstall Town Centre Sub-Committee held 14th July 1998 be approved and adopted (for Minutes see Appendix 'A').

Bank Street Progress

315. (b) The Borough Engineer and Planning Officer updated Members on the work currently being carried out to Bank Street and indicated that whilst work was still on programme, two gangs had fallen behind schedule as a result of delivery problems of the specialist materials required for the scheme.

Resolved that the report be noted.

Bacup Town Centre Sub-Committee

291. Resolved that the Minutes of the meeting of the Bacup Town Centre Sub-Committee held 6th August 1998 be approved and adopted (for Minutes see Appendix 'B').

Engineering and Planning Sub-Committee

291 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 8th July, 15th July, 22nd July, 29th July and 5th August 1998 be noted (for Minutes see Appendices 'C' to 'G').

THE MEETING CLOSED AT 8.20 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 28th September 1998
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham, Cruise, Driver, J Forshaw
(for Fishwick), Mrs Goldsworthy, Grogan, Hancock, Harding,
J Hayler (for Mooney), P Mooney, Neal and Wright

APOLOGIES: Councillors Fishwick and Mooney

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

484 . Resolved that the Minutes of the meeting of the Committee held 17th August 1998 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

484 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 486 to 497 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. 1998/296 - Change of use from water treatment manufacturing
plant to stonemason's yard for the storage and cutting of stone -
Forest Holme Works, Burnley Road East, Water

484 . Resolved that 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. Before the expiry of one month from the date of this permission, a scheme for the construction of the site access and the off site works of highway improvement shall be submitted to, and approved by the local planning authority.
3. Before the expiry of three months from the date of approval of the scheme referred to in condition 3, the site access and off site works of highway improvement shall have been constructed and completed in accordance with the scheme details.

Application No. 14/1998/346 - Proposed first floor extension to existing residential premises to provide two additional bedrooms - 25 Birch Avenue, Haslingden

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

1. The second storey element would be approximately 8.5 metres from the nearest dwelling and set at a higher level than that dwelling. Windows in this second storey would result in loss of privacy and residential amenity to the occupiers of nearby properties and the height of the structure would dominate the properties to the rear resulting again in a sense of enclosure and loss of residential amenity. Policy DC.1 and criteria J) sunlighting, daylighting and privacy provided, K) density, layout and relationship between buildings and I) visual appearance and relation to surroundings, reflect the issues raised by this proposal and the resultant impact upon these properties to the rear.

Standing Order No. 39(1)

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

Application No. 14/96/108 - Consultation from Lancashire County Council - Extension to existing quarry for extraction of minerals - Scout Moor Quarry, Rochdale Road, Ramsbottom

484 . Resolved (i) that this Council raises strenuous objections to the proposals on the basis that the proposal is not in accordance with Policy 56 of the Lancashire Minerals and Waste Local Plan in that material of a special quality is available elsewhere and there are no significant environmental benefits. The impact upon occupiers of residential properties enroute between the quarry and the M66 would remain and is unacceptable and detrimental to their amenity. The traffic implications of the proposals would potentially result in 420 vehicle movements from the site per day. These movements would principally travel to

the M66 via Edenfield and utilise the tight roundabout in the centre of Edenfield. Improvements to junctions and signage would in themselves do little to mitigate against the amenity of occupiers of the impact of the large number of vehicles, although such works may go some way towards improving safety on the public highway. The proximity of housing to the road and narrow width of the roads exacerbates the impact of noise, dust, vibration and the dominating presence of the vehicles to an unacceptable extent, and

(ii) that the Council supports the objections and concerns expressed by the Lancashire Wildlife Trust regarding the potential ecological damage to this valuable blanket bog and soligenous fen area.

Standing Order No. 39(1)

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

Application No. 14/98/166 - Change of use of farmhouse (use class C3) to children's home (use class C2) for a maximum of 4 No. children - Higher Greens Farm, Greens Lane, Stacksteads, Bacup

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

1. Greens Lane is a narrow road, being of a single lane width over the greater portion of its length. The Lane has no formal passing places along this length. It is also subject to a moderate gradient towards its mid point which restricts visibility on either side. Policy DC1 of the Rossendale District Local Plan indicates that the likely scale and type of traffic generation and the arrangements for the servicing and access of proposed development, including access by the emergency services, are material planning considerations.
2. The proposed use of the farmhouse at Higher Greens Farm would be likely to generate more traffic movements on Greens Lane than the continued use of this farmhouse as a dwelling. Given the narrowness and gradient of and absence of formal parking spaces on this Lane, such additional traffic movements would be contrary to road safety.
3. The Fire Authority requires that a clearance width of 3.1m be achieved along the full length of Greens Lane to facilitate the attendance of emergency vehicles at Higher Greens Farm. Such width is not available and so this requirement has not been set.

Application No. 14/96/252 - Change of use of ground, first and second floors of vacant B1 office building to Non-food A1 retail use - Ainsworth House, Burnley Road, Rawtenstall

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

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any

building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of the line shown in red on the attached plan, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the local Planning Authority in conjunction with the Highway Authority.

2. 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 becomes operative.
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg. drainage, power, communication cables, pipelines, indicating lines, manholes, supports etc.

4. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plants and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and implementation programme.
5. If within a period of 2 years from the date of any planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
6. All hard and soft landscape works shall be carried out in accordance with the approved details. The work shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

Application No. 14/1996/347 - Outline - Demolition of civic buildings including Police Station, Bus Station/Depot and the erection of a new shopping mall for non-food retail, 3,900m² (42,000 sq.ft.) with associated shoppers car park and amenity areas - Land between the Valley Centre and River Irwell, Rawtenstall

484 . Resolved (i) that the local planning authority inform the Secretary of State for the Environment, Transport and the Regions that it is minded to grant outline planning permission subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely design, means of access, external appearance and landscaping.
2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to 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 approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg. drainage, power, communication cables, pipelines, indicating lines, manholes, supports etc.

6. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plants and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and implementation programme.
7. If within a period of 2 years from the date of any planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
8. All hard and soft landscape works shall be carried out in accordance with the approved details. The work shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
9. No development shall take place until a scheme for the construction of the site access(es) and off-site works of highway improvement has been submitted to and approved by the local planning authority.
10. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 9 has been constructed and completed in accordance with the scheme details.
11. Any oils, fuels or chemicals to be stored on the development site shall be stored in storage facilities constructed or to be constructed in accordance with details submitted to and approved in writing by the local planning authority.
12. The external finishes of the proposed shopping mall development shall be constructed of natural coursed stone to walls and natural slate to roof planes, samples of which shall be submitted to and approved by the local planning authority before the commencement of development and

thereafter the development shall not be faced other than with the approved facing materials.

13. None of the buildings hereby approved shall be occupied until the car park shown on the approved plan has been drained, surfaced and marked out for car, motorcycle and cycle spaces in accordance with details submitted to and approved by the local planning authority and that area shall not thereafter be used for any purpose other than the parking of cars, motorcycles and cycles.

(ii) that in the event that the Secretary of State returns the application for determination by the Council, the Borough Engineer and Planning Officer be authorised to issue notice of the grant of planning permission subject to the conditions referred to in resolution (i) above.

Application No. 14/96/533 - Outline - Erection of 1,765m² (19,000 sq.ft.) extension to existing superstore and alterations to layout to existing car park (amended scheme) - Asda Superstore, Bury Road/Bocholt Way, Rawtenstall

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

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

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to 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 approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, signs, lighting); proposed and existing functional services above and below ground (eg. drainage, power, communication cables, pipelines, indicating lines, manholes, supports etc.
6. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plants and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and implementation programme.
7. If within a period of 2 years from the date of any planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at

the same place, unless the local planning authority gives its written consent to any variation.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The work shall be carried out prior to the occupation of any part of the extension or in accordance with the programme agreed with the local planning authority.
9. No development shall take place until a scheme for the construction of off-site works of highway improvement has been submitted to and approved by the local planning authority.
10. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 9 has been constructed and completed in accordance with the scheme details.
11. No development shall take place until the applicant or its agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme which has been submitted to and approved in writing by the local planning authority.

12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and petrol stations created by the development shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained, provided that roof water from the development shall not pass through the interceptor but shall be drained directly off site in such a manner as to avoid its contamination by oil from any parking area, roadway, hardstanding, lorry park or petrol station.
13. Any oils, fuels or chemicals to be stored on the development site shall be stored in storage facilities constructed or to be constructed in accordance with details submitted to and approved in writing by the local planning authority.
14. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
15. No part of the extension hereby approved shall be occupied until the car park shown on the approved plan has been drained, surfaced and marked out for car, motorcycle and cycle spaces in accordance with details submitted to and approved by the local planning authority and that area shall not thereafter be used for any purpose other than the parking of cars, motorcycles and cycles.
16. No part of the development hereby approved shall be occupied or opened for trading until such time as a Cycle Way Route has been provided within the application site boundary from Bocholt Way to the Store and cycle parking provision, details of which shall be submitted and approved by the local planning authority prior to the commencement of development.
17. No development shall take place until such time as a scheme for the improvement and lighting of the footpath connecting Hall Carr Road with the store customer car park has been submitted to and approved by the Local Planning Authority.

18. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition No. 17 has been constructed and completed in accordance with the scheme details.

Standing Order No. 39(1)

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

Application No. 14/1996/504 - Proposed retail food store 6,039m² (65,000 sq.ft.), petrol filling station, 2 No. Non-food retail units (25,000 sq.ft.). 2 No. fast food units, associated parking and servicing, park and ride car parking and landscaping - Land Adjacent to the Rawtenstall/Edenfield By-pass, Rawtenstall

484 . Resolved (i) that the request reported by the Borough Engineer and Planning Officer from the applicant for a deferral of this application be not acceded to, and

(ii) that planning permission be refused for the following reasons:-

1. The proposed development of this strategically important edge of centre site for food/non-food retail will impact adversely upon the vitality and viability of Rawtenstall Town Centre and other retail centres of the Borough by reason of the scale of trade diversion which may reasonably be expected to result, the consequence of which could be the failure of a number of existing retail businesses in the Borough.
2. The proposed development fails to meet the sequential test required of new retail development by PPG6 in that there exists both within and on the edge of the shopping core of the town centre other better located sites which would, if developed for the purpose(s) proposed facilitate a greater degree of linked shopping trips, thereby contributing more than the application proposals to the retailing health of the town centre as a whole.
3. The proposed development is contrary to the provision requirements of the Lancashire County Car Parking Standards - Parking in Lancashire produced as Supplementary Planning Guidance to the Lancashire Structure Plan. The provision of, in excess of 100 additional car parking spaces on a site some 700 metres from the shopping core of Rawtenstall will not facilitate or encourage the use of modes of transport other than the private motor car contrary to the policy objectives of PPG13 - Transport.

Application No. 14/98/259 - Outline - Erection of 1,765m² (19,000 sq.ft.) extension to existing superstore and alterations to layout to existing car park (amended scheme) - Asda Superstore, Bury Road/Bocholt Way, Rawtenstall

484 . The Borough Engineer and Planning Officer reported that the application was a duplicate of Application No. 1996/533. In this case, the applicant had lodged an appeal to the Secretary of State on the grounds of Non-determination. In accordance with the Appeal's procedure, it was necessary for the Council to determine the decision it would have made in respect of the application, had the application been determined. Given that the application was identical to that considered and determined earlier in the evening by the Committee, he recommended that it would be appropriate to advise the Planning Inspectorate of

the Conditions which would have been attached to this application in identical terms to those attaching to Application No. 96/533.

Resolved that the Planning Inspectorate be informed that this Authority would have granted outline planning permission for the abovementioned development subject to the following conditions:-

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely siting, design, means of access, external appearance and landscaping.
2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to 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 approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, signs, lighting); proposed and existing functional services above and below ground (eg. drainage, power, communication cables, pipelines, indicating lines, manholes, supports etc).
6. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plants and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and implementation programme.
7. If within a period of 2 years from the date of any planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
8. All hard and soft landscape works shall be carried out in accordance with the approved details. The work shall be carried out prior to the occupation of any part of the extension or in accordance with the programme agreed with the local planning authority.
9. No development shall take place until a scheme for the construction of off-site works of highway improvement has been submitted to and approved by the local planning authority.

10. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 9 has been constructed and completed in accordance with the scheme details.
11. No development shall take place until the applicant or its agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme which has been submitted to and approved in writing by the local planning authority.
12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and petrol stations created by the development shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained, provided that roof water from the development shall not pass through the interceptor but shall be drained directly off site in such a manner as to avoid its contamination by oil from any parking area, roadway, hardstanding, lorry park or petrol station.

13. Any oils, fuels or chemicals to be stored on the development site shall be stored in storage facilities constructed or to be constructed in accordance with details submitted to and approved in writing by the local planning authority.
14. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
15. No part of the extension hereby approved shall be occupied until the car park shown on the approved plan has been drained, surfaced and marked out for car, motorcycle and cycle spaces in accordance with details submitted to and approved by the local planning authority and that area shall not thereafter be used for any purpose other than the parking of cars, motorcycles and cycles.
16. No part of the development hereby approved shall be occupied or opened for trading until such time as a Cycle Way Route has been provided within the application site boundary from Bocholt Way to the store and cycle parking provision, details of which shall be submitted and approved by the local planning authority prior to the commencement of development.
17. No development shall take place until such time as a scheme for the improvement and lighting of the footpath connecting Hall Carr Road with the store customer car park has been submitted to and approved by the Local Planning Authority.
18. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition No. 17 has been constructed and completed in accordance with the scheme details.

Adoption of Roadworks - Waterside Road, Haslingden

484 . The Borough Engineer and Planning Officer reported that the extension to Waterside Road, Haslingden had been constructed to adoption standards and maintained for a period of 12 months. Before adoption of the road, it was

necessary for the County Council to confirm that the retaining wall was suitable for adoption.

Resolved (i) that the Borough Solicitor be instructed to prepare and serve notices under the Highways Act 1980 as required for adoption of 100 metres extension of Waterside Road, and

(ii) subject to there being no objections on completion of the statutory notice period, and subject to confirmation by Lancashire County Council that the river retaining structure is satisfactory, the roadworks be agreed for adoption by the Highway Authority:-

100 metres extension of Waterside Road in a northerly direction, average width 9.0 metres includes, footpath, surface water drainage, street lighting and river retaining structure.

Adoption of Highways

484 . The Borough Engineer and Planning Officer reported that the following streets had been adopted as highways maintainable at public expense following satisfactory completion of the roadworks:-

Robert Street, Stubbins, from its junction with Bolton Road North for a distance of 46 metres.

Waterside Road, Haslingden from its junction with Charles Lane for a distance of 15 metres.

Resolved that the report be noted.

Stopping up of Highway - Lovers Lane, Haslingden

484 . The Borough Engineer and Planning Officer reported the receipt of a request from the Borough Housing and Environmental Health Officer for the Committee to consider the stopping up of the highway known as "Lovers Lane", Haslingden; he submitted a plan indicating the route of the path. The Borough Engineer and Planning Officer indicated that the stopping up of the path would facilitate creation of public open space at the rear of properties on Church Street, Haslingden and improved security could also be achieved. He indicated that an alternative route was available via Hartley Street and Church Street.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council the Borough Solicitor be authorised to seek an Order pursuant to Section 116 of the Highways Act 1980 for the stopping up of the highway known as "Lovers Lane, Haslingden" as indicated on the plan submitted to the Committee, subject to all costs being met by the Housing Management and Services Committee.

Stopping up of Highway - Footpath Linking Ormerod Street and Lord Street, Rawtenstall

484 . The Borough Engineer and Planning Officer submitted a request from the Unitarian Church at Bank Street, Rawtenstall for the Committee to consider the stopping up of the footpath linking Ormerod Street and Lord Street, Rawtenstall on the basis that the footpath was unnecessary.

The Borough Engineer and Planning Officer advised that the matter would be dealt with by way of an application to the Magistrates Court which would

consider any objections to the application and would require to be satisfied as to the availability of a suitable alternative route.

The Borough Engineer and Planning Officer indicated that it would be necessary to consider the after use of the site in the event that the application were granted by the Court and he advised of significant costs in making the necessary application. In the case of Statutory Undertakers Apparatus, any necessary diversions would need to be financed at the expense of the applicant.

Resolved that the Borough Engineer and Planning Officer be instructed to consult the owners of property on Ormerod Street and Lord Street together with the statutory undertakers, and that subject to no objections being received the Unitarian Church be advised that the Council would be minded to seek an order stopping up the footpath subject to:-

- (a) The Church obtaining the consent of the landowner, together with agreement regarding the after use of the land and the costs of implementing the after use to the satisfaction of the local authority.
- (b) The granting of any planning consents required in respect of works to be carried out on the land.
- (c) The Church agreeing to meet the Council's legal and administrative costs involved in making the order.

Weak Bridge at Newchurch Road, Rawtenstall

484 . The Borough Engineer and Planning Officer reported the receipt of a Consultation from Lancashire County Council regarding the proposed introduction of a 3 tonne Weight Restriction Order on Newchurch Road, Rawtenstall near to its junction with Millgate Road. He indicated that he had forwarded a provisional response to the County Surveyor advising of potential objections from the Council on a number of grounds, details of which were submitted to the Committee.

Resolved (i) that the County Council be advised that the Council would object in principle to a 3 tonne weight restriction being imposed on Newchurch Road, Rawtenstall for the reasons outlined in the report,

(ii) that the County Council be requested to undertake a full traffic impact assessment regarding the likely effect of the proposal on formal and informal diversion routes in relation to road safety, traffic congestion and restrictions on residential on street parking prior, to any further consideration of a weight restriction order, and

(iii) that an invitation be extended to County Councillor Toon to discuss the matter with Members of the Committee in order that the severe concerns of the Committee may be demonstrated to him.

Standing Order No. 39(1)

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

Advance Payments Code - Heald Close, Weir

484 . The Borough Engineer and Planning Officer reported on the circumstances in which a street constructed as part of a new development in Weir had been left uncompleted by the developer. He advised that whilst notices under the Highways Act had been served, the developer had not made cash deposits in respect of the plots within his development. At some point following the purchase of the properties, certain owners had been erroneously advised that deposits had

been made; the residents had been advised of this error, although this did not affect their circumstances.

The Borough Engineer and Planning Officer advised that he had arranged for a street name plate to be provided and street lighting was also in place. If the residents wished to make arrangements for the completion of the road to adoption standards then he would offer technical assistance and advice where possible. At the present state of construction, he indicated that the road was approximately 90% complete. The Committee discussed the matter.

Resolved (i) that the Chief Executive Officer in consultation with the Borough Solicitor be authorised to rescind the Advance Payments Code Notices served in respect of dwellings at Heald Close, Weir,

(ii) that the Borough Engineer and Planning Officer be instructed to erect street name plates and street lighting as outlined in the report,

(iii) that the Borough Engineer and Planning Officer be requested to offer technical assistance as appropriate to the residents of Heald Close to assist them in the completion of the road to adoption standards, and

(iv) that the Chief Executive Officer be requested to write to Councillor Eaton advising of the circumstances relating to this case and of the options now to be pursued.

Advance Payments Code - Coupland Close, Whitworth

484 . The Borough Engineer and Planning Officer reported that Notices in respect of development at Coupland Close, Whitworth had been served at the Highways Act. He advised that the street was not linked directly to the adopted highway and in such circumstances it would be appropriate to exempt the development from the provisions of Section 219 of the Highways Act 1980.

Resolved that the Chief Executive Officer be authorised to serve a Notice under Section 219(4)(F) exempting the buildings off Coupland Close, Whitworth from the provisions of Section 219 of the Highways Act 1980.

Private Streetworks - Stubbins Vale Road

484 . The Borough Engineer and Planning Officer reported on the responses received so far to the Consultation process undertaken in respect of the proposed Private Streetwork Scheme at Stubbins Vale Road. The responses expressed support for the Scheme, although one expressed reservations about the cost.

Resolved that the Borough Engineer and Planning Officer be instructed to finalise the Scheme design and apportionment as previously approved for consultation purposes and submit the details to the next ordinary meeting of the Committee for formal approval.

Traffic Regulation Orders

Existing Orders to be Reconsidered

A682 Crawshawbooth Centre

484 . (a) The Borough Engineer and Planning Officer reported that site visits had been held in August and he was arranging for additional warning signs in the

vicinity of the pedestrian crossing to be provided; in addition, he was continuing to review possible speed reduction measures with the Police.

Resolved that no action be taken to amend the existing Traffic Regulation Orders at Crawshawbooth Centre.

A681 Bacup Road, Cloughfold

507. (b) The Borough Engineer and Planning Officer reported that a site visit had been held on 17th August in response to a request for parking restrictions to be relaxed to facilitate parking in view of the absence of residential parking at this location. He indicated that he was proposing to draw up and cost an outline scheme for car parking in the vicinity for consideration at a future meeting of the Committee.

Resolved (i) that the report be noted, and

(ii) that no action be taken to amend the existing Traffic Regulation Order on Bacup Road, Cloughfold.

Bacup Town Centre Sub-Committee

484 . Resolved that the Minutes of the meeting of the Bacup Town Centre Sub-Committee held 10th September 1998 be approved and adopted (for Minutes see Appendix 'A').

Engineering and Planning Sub-Committee

484 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 12th August, 19th August, 26th August, 2nd September and 9th September, 16th September 1998 be noted (for Minutes see Appendices 'B' to 'G').

THE MEETING CLOSED AT 9.05 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATION)

held 26th October 1998
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Birtwell (for Mrs Goldsworthy), Cheetham,
Cruise, Driver, Fishwick, Grogan, Hancock, Harding,
P Hayler, Mooney, Neal and Wright

APOLOGY: Councillor Mrs Goldsworthy

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

613 . Resolved that the Minutes of the meeting of the Committee held 28th September 1998 be signed by the Chair as a correct record subject to the deletion of the name of Councillor Mooney from the list of those Members present at that meeting.

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

613 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 615 to 617 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. 14/1998/280 - Change of use of building to a single dwellinghouse. The development may affect the setting of Footpaths No'd 2 & 3 - Lowe Clough Farm, off Market Street, Shawforth, Rochdale

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

1. The applicant has failed to submit any justification from the point of view of agricultural need for the retention and completion of this partially constructed dwellinghouse, which is located within Green Belt as defined by the Lancashire Structure Plan 1991-2006 and the Rossendale District Local Plan. Within the Green Belt permission will not be given except in very special circumstances for the erection of new buildings, other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and for other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. The development is therefore contrary to the provisions of the Lancashire Structure Plan, Rossendale District Local Plan and PPG2 'Green Belts'.

2. The site which is the subject of this application is shown to be located beyond the Urban Boundary in the approved and adopted Rossendale District Local Plan within which it is anticipated most new development within the Borough will be accommodated during the plan period: development beyond the urban boundary will generally be strongly resisted unless it complies with Policies DS.3 (Green Belts) and DS.5 (Development outside the Urban Boundary and the Green Belts).

Application No. 14/1998/233 - Change of use of part of adjacent vacant land to residential garden curtilage together with provision of a parking area next to garages - Land to the East of Holme Terrace, Townsendfold, off Holme Lane, Rawtenstall

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

1. 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 class E of part 1 and class A of part 2 of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
2. The proposed hawthorn/privet hedges bounding individual curtilages shall be planted during the first planting season following the inception of the change of use to garden curtilages.
3. The existing trees within the application site shall be retained for the duration of the development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the next planting season with trees of similar size and species, unless the local planning authority gives written consent to any variation.
4. The car park shall not be used other than for the purposes of private residential parking of roadworthy cars and motorcycles by residents of and visitors to Holme Terrace, and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on, in or from the land, nor shall the car park be used for the storage of scrap, commercial vehicles or the parking of caravans.

Application No. 14/1998/224LB - Formation of window opening from door opening to sitting room on front elevation with stone mullion to match existing. Internal improvements including new window openings on rear elevation and removal of stone flat roof and re-laying with concrete tiles - Middle Carr Farm, Hall Carr Road, Rawtenstall

613 . Resolved that listed building consent be granted subject to the standard time period condition and the following condition:-

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

Engineering and Planning Sub-Committee

613 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held on 23rd September, 30th September, 7th October and 14th October 1998 be noted (for Minutes see Appendices 'A','B','C' and 'D').

SECTION 'A' - FUNCTIONS NOT DELEGATED

Consultation from Lancashire County Council Re Improvements to A682

613 . The Borough Engineer and Planning Officer reported that he had been contacted by the Environment Director of Lancashire County Council regarding proposed safety improvements for the A682 at two crossing points between the spur to the A56 Haslingden By-pass and the Roundabout in Rawtenstall Town Centre.

The County Small Improvement Programme for 1998/99 included a sum of £12,000 for safety related improvements which would provide enhanced lighting at the southern crossing point, which had been the site of a recent fatal accident. The Environment Director had identified a package of measures which, would justify expenditure in the order of £18,000; accordingly, he was to seek an increase in expenditure on this item from the £12,000 allocation to £18,000. The Borough Engineer and Planning Officer gave details of those works which would be covered by the additional expenditure.

The Borough Engineer and Planning Officer submitted details of a comprehensive scheme of improvements which had been prepared by the Environment Director and he advised the Committee that the Council was now being asked whether it would be prepared to contribute towards additional elements of the improvement package in excess of those which were anticipated to be financed by the County Council. He advised the Committee of funds available within their budget if they wished to make a contribution.

Members expressed their concern that despite significant improvements which were proposed, the road would remain a high speed dual carriageway which would remain extremely hazardous for pedestrians to negotiate. Recent proposed development within the area which would have resulted in highway construction works and a potential improvement to pedestrian safety were not now to proceed and a Member suggested that it would now be appropriate in the circumstances to seek a reduction in traffic speeds on the highway to 50mph and to this end, the support of the local MPs should be sought.

The Borough Engineer and Planning Officer reminded Members of an outstanding meeting which had to be arranged with the MPs and representatives from the Department of Transport in connection with a related pedestrian/traffic issue in respect of the A56 Haslingden By-pass and he suggested that if the Committee were so minded, that meeting could usefully incorporate representations in respect of the current matter.

Resolved (i) that subject to an increase in the funding by the Lancashire County Council to £18,000 so as to enable those items listed 1 and 2 in the report to be carried out, the Committee agree to finance items 3 and 4 (Bar Markings at Locations A and B as indicated on the plan displayed at the meeting) in the sum of £4,920, and

(ii) that the concerns of the Committee regarding the need for a reduction in the speed limit on this length of the highway to 50mph be conveyed to the relevant Government Agencies and to this end, the issue be raised with the MP for Rossendale and Darwen and the MP for Hyndburn at the meeting to be held pursuant to Minute No. 1145 of the March meeting of the Committee with the Members of Parliament, Representatives from the Government North West, the Highways Agency (and the Chair of the Action for Haslingden Partnership).

THE MEETING CLOSED AT 7.20 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 23rd November 1998

at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham, Cruise, Driver, Fishwick,
Mrs Goldsworthy, Grogan, Hancock, P Hayler, Mooney, Neal and
Wright

APOLOGY: Councillor Harding

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

664 . Resolved that the Minutes of the meeting of the Committee held on 26th October 1998 be signed as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

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

664 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 666 to 671 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. 1998/248 - Conversion of first floor bed and breakfast accommodation to function room including the enclosure of an existing fire escape - Madison Park Wine Bar, 2 Burnley Road, Rawtenstall, Rossendale

664 . 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 conversion works hereby approved, a scheme for the ventilation of the proposed function room, including noise attenuation measures to the same, shall be submitted to and approved by the local planning authority and prior to the commencement of use of the function room as a function room the approved scheme shall be fully implemented.
2. Other than in an emergency, the fire exit from the function room hereby approved shall remain closed at all times.
3. The first floor windows which serve the function room hereby approved shall remain permanently closed.
4. All amplification equipment used in the function room hereby approved shall be controlled by a compressor noise limiting device set at 85 db(A).
5. The function room hereby approved shall only be used between the hours of 11 am and 11 pm on Mondays to Saturdays and between the hours of 12 noon and 10.30 pm on Sundays.

Application No. 1998/358 - Change of use of retail shop to hot food takeaway operating between 11 a.m. and 10.30 p.m. - 17 Market Street, Edenfield, Ramsbottom

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

1. The proposed use when considered against policy S.4 of the Rossendale District Local Plan would impact upon the compact and closely related properties that form the village centre of Edenfield. The significant traffic noise present during the day is not present during the evenings when most of the nearby residential properties would be occupied. This use would generate significant early/late evening trips of short duration causing vehicle noise and general disturbance when otherwise there would be little. The use would also attract local youths, being one of the only uses open in the evenings which in such a confined space would cause significant disturbance to residences. The issue of smell whilst it could be mitigated against cannot be wholly removed and lingering smell from the chip shop has been demonstrated to be a real cause for concern by local residents and any additional reduction of residential amenity would be an unacceptable imposition on such a village centre.

Application No. 14/98/270 - Construction of two storey in fill extension to form new shop and office - 20 Manchester Road, Haslingden, Rossendale

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

1. The application site forms a gap in the frontage of retail and commercial properties numbered 6-28 (even inclusive) Manchester Road in the town centre of Haslingden. While the site is used in part for private car parking, it also forms a pedestrian route between Dale Street public car park and Manchester Road.
2. Government advice on town centres contained in PPG6 and the Rossendale District Local Plan emphasises the importance of improving the pedestrian environment as the attractiveness and accessibility of town centres to

pedestrians are essential criteria in ensuring the long term economic viability of their retail and commercial areas.

3. The proposed development of the application site would entail the loss of a pedestrian link between the Dale Street public car park and Manchester Road. This link is superior to the alternative links between these two areas, due to its high profile and convenient siting and so its loss would be to the detriment of the pedestrian environment in Haslingden town centre and hence the vitality and viability of the town centre.

Application No. 14/98/329 and 330LB - Construction of a single storey detached function room, toilets and servery, formation of an entrance in and alteration of a boundary wall to rear of Horncliffe House and associated landscaping and access road. The development may affect the setting of footpath Nos. 135 304 and 359 - Horncliffe Mansion, Bury Road, Rawtenstall

664. Resolved (i) That in respect of application 14/98/329, the committee are minded to grant permission subject to compliance with the Departure Procedure in the Town and Country Planning (Development Plans and Consultations) Directions 1992; and subject to completion of the said Departure Procedure and to any decision of the Secretary of State for the Environment, the Engineering and Planning 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 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. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring facilities within the application site have been provided, laid out and surfaced in accordance with details to be submitted to and approved by the local planning authority.
3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
4. All planting, seeding or turfing comprised in the 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.
5. Before any development is commenced, details of the construction and surfacing of the track from the entrance towards the gate to the kitchen garden and any retaining features shall be submitted to and approved by the Local Planning Authority and thereafter only the approved scheme shall be implemented.
6. The development hereby approved shall not be commenced before measurements of the background noise level have been taken according to BS 4142 : 1997 at the site at the points marked [A,B and C] on drawing number 98/09/10 issued with the consent hereby granted and before such measurements have been submitted to and approved in writing by the local planning authority.

7. The level of the noise emitted from the development site after the development hereby approved has commenced, measured according to BS 4142 : 1997 at the points referred to in the last foregoing condition, shall not exceed the respective levels of background noise for those points as measured to the approval of the local planning authority pursuant to the last foregoing condition.
8. The building erected in accordance with this permission shall not be open to or occupied by any person between the hours of 1.00 am. and 9.00 am. on any day for the purpose of attending (whether by invitation or otherwise) a meeting, celebration, dance, party, wedding reception, funeral, wake, banquet, dinner, meal, buffet, fund-raising event, exhibition, conference, concert, recitation, theatrical performance, film show or other entertainment.
9. No amplified or other music and no radio or television broadcast and no recorded or amplified speech shall be played between the hours of 1.00 am. and 9.00 am. in the building erected in accordance with this permission.

(ii) that in respect of application 1998/330LB, listed building consent be granted subject to the following conditions:-

1. No development shall begin in respect of the formation of an opening or removal of a door case until such time as a contract for the construction of the function room is signed and works have commenced.
2. No development shall begin in respect of the removal of the door case within the boundary wall until a scheme for its removal including details of measures for its protection and storage have been submitted to and approved by the local planning authority and thereafter only the approved method and agreed timetable shall be implemented.
3. No development shall take place until samples of the proposed natural stone walling and lintols have been submitted to and approved by the local planning authority and the wall shall not be reconstructed other than with the approved materials.

Application No. 14/98/356 - Retention of functions marquee for a period of 12 months. Horncliffe House, Bury Road, Rawtenstall, Rossendale

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

1. The marquee is located within an area designated as Green Belt in the Lancashire Structure Plan and the District Plan for Rossendale, wherein permission will not be given except in very special circumstances for change of use, other than for the purposes of agriculture, forestry, outdoor sport and recreation or other uses appropriate to a rural area. The use of the grounds at Horncliffe House which are visible from the public highway and public footpaths, for siting the marquee even on a temporary basis cannot be considered to be consistent with national Green Belt policies.
2. Paragraph 10 of PP24 Planning and Noise states that a "Local Planning Authority must ensure that development does not cause an unacceptable degree of disturbance " and paragraph 17 states "sound level within a

residential building is not the only consideration, most residents will also expect a reasonable degree of peaceful enjoyment of their gardens and amenity areas. The noise emanating from this marquee in its current position is audible from the curtilages of a number of dwellinghouses on a regular basis. This audibility has given rise to numerous complaints of amplified music and voices which affects the residential enjoyment of the curtilage and hence the amenity. The alternative position of the building has a wall on two sides which may have assisted in mitigating natural barrier to the noise in this location having regard to the marquees lack of sound proof qualities. The proposed location is not considered to provide a significant improvement over and above the current position.

3. Horncliffe House is listed as a building of special architectural or historic interest, grade 2. The description refers to elaborately carved parapets, dentilled cornice, ornamental pediment and various original styles of sash window. The building's former use and lack of modernisation had retained the essential character of the building and its grounds prior to the erection of the marquee. Horncliffe House is a prominent element within the Green Belt in this area and any form of development would have some degree of detrimental impact upon the character of the listed building and its grounds. The marquee, due to its size, location and materials of construction causes significant visual harm to Horncliffe House and its setting. There is a sharp contrast in colour and materials in addition to fenestration and design, having virtually nothing in common with each other. The marquee due to its position remains prominent from the extensive network of footpaths within the area.

Application No. 1998/324 - Proposed alterations to existing forecourt including provision of canopy and car wash facilities (amended hours of operation of the car wash to between 8.00 a.m. and 7.00 p.m. on Mondays to Saturdays) - Holmefield Garage, Burnley Road, Rawtenstall, Rossendale

664 . Resolved that consideration of this application be deferred to enable further examination of the application to be made and that the application be processed by the Engineering and Planning Sub Committee in the normal manner following the further investigations.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Presentation by Rossendale Transport - Potential quality bus partnership

664 . The Borough Engineer and Planning Officer reported that Rossendale Transport has recently purchased ten high quality low floor buses for the main valley route - the 464 from Rochdale to Accrington. The Company were suggesting that the time was opportune for the formation of a quality bus partnership for that particular route which would involve the Council, Hyndburn Borough Council, Lancashire County Council and the transport companies providing services along that route.

The Chair welcomed Mr. Paul Mason of Rossendale Transport who presented a video on quality bus partnerships which included information on the introduction of "real time information" at strategic bus stops.

Mr. Mason advised members of the extent of investment made by Rossendale Transport and he indicated that the development of the partnership depended on the involvement and commitment of the other partners.

Resolved that the Borough Engineer and Planning Officer be authorised to contact the other potential partners and arrange for a working group be set up to consider the quality bus partnership.

Planning Appeal Decisions

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

14/97/493 - Construction of Rear Conservatory - 22 Heightside Avenue,
Newchurch - Written Representations

- Appeal Dismissed.

Enforcement appeal - Erection of Open-Sided Steel-Framed Agricultural Storage Building - Fisherman's Retreat, Riding Head Lane, Ramsbottom.

- Appeal has been dismissed and the enforcement notice upheld as corrected and varied.

Resolved that the report be noted.

Implications of the Local Environment Agency Plan (LEAP) for
Rossendale

664 . The Borough Engineer and Planning Officer reported that the Environment Agency had issued the Croal/Irwell LEAP Consultation Report on the 2nd November 1998. The Agency was seeking the views of the Council on issues relevant to the Plan.

The report highlighted those issues of concern to Rossendale and contained suggestions for appropriate responses in respect of those issues.

Resolved (i) that the report be noted.

(ii) that the Engineering and Planning Sub Committee be authorised to agree to the response to the questionnaire on behalf of the Council.

Private Street Works - Stubbins Vale Road

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

(ii) that the Chief Executive Officer be authorised to advertise this resolution and to serve copies thereof in the manner and on the persons as outlined by the Act.

Private Street Works - East Street, Rawtenstall

664 . The Borough Engineer and Planning Officer submitted the final apportionment in respect of the above mentioned scheme.

Resolved (i) that the final apportionment presented by the Borough Engineer and Planning Officer be approved and the Chief Executive Officer be authorised to serve the final apportionment notices on the persons included in the final apportionment.

(ii) subject to their being no objections to the notice of final apportionment, the Chief Executive Officer be authorised to serve notices under the Highways Act 1980 adopting East Street, Rawtenstall as a Highway maintainable as a public expense for a distance of 83 metres from its junction with Holmes Terrace to the end of the street.

Local Authorities (Transport Charges) Regulations 1998 - Skip Permits

664 . The Borough Engineer and Planning Officer reported that under the 1998 regulations, Local Authorities were empowered to charge applicants for skip permits. Whilst the charge was discretionary, he suggested that to achieve consistency across the County, a charge of £13.50 should be made as recommended the Lancashire Surveyors Association.

Resolved that pursuant to Section 3 of the Local Authorities (Transport charges) Regulations 1998, a charge of £13.50 be paid by persons making application for permission to deposit a skip on any Highway pursuant to Sections 139(1) and (2) of the Highways Act 1980.

Haslingden SRB - Cycleways and Bridleways Project
Helmshore Road (Broadway to Town Centre)

664 . The Borough Engineer and Planning Officer submitted a report in which he advised that consideration had recently been given to possible treatments to the section of Helmshore Road from Broadway to the Town Centre. Whilst several options had been considered, the Group were not able to recommend a treatment which would produce significant benefits for road users.

Resolved that no action be taken at the present time to proceed with a traffic calming scheme for the section of Helmshore Road from Broadway to the Town Centre.

Request for "No Ball Games" sign - Fern Street Car Park, Bacup

664 . The Borough Engineer and Planning Officer reported the receipt of requests from two residents of Baker Street, Bacup for the Council to consider the erection of signs prohibiting ball games following significant inconvenience to the residents.

He advised the Committee that the car park was not an adopted highway and the sign could only be considered as an advisory sign.

Resolved that the Borough Engineer and Planning Officer be authorised to erect a "No Ball Games" sign at Fern Street car park, the sign to be erected on the gable of 5 Baker Street with the consent of the owner of the property.

Car Parking at Bacup Road, Rawtenstall

664 . The Borough Engineer and Planning Officer submitted a plan indicating a notional layout for a 15 space car park off Bacup Road, Cloughfold accessed via

Hill End Lane. He submitted details of the estimated cost and suggested that the Committee might wish to consider a bid for the 199/2000 Capital Programme. He pointed out that because of the significant expense involved in diverting services, it was not possible to consider an access via Bacup Road. He suggested that an access at this point would be undesirable on road safety grounds.

The Committee discussed the proposal but indicated their disappointment at the high cost of the provision of such a car park.

Resolved that the scheme as outlined in the report be included in the Committee's bids for the 1999/2000 Capital Programme.

Adoption of Highways - Waingap View and Coppice Drive, Whitworth

664 . The Borough Engineer and Planning Officer submitted a report which indicated that the roads associated with the development at Waingap View and Coppice Drive had been the subject of a Section 38 agreement and he was moving towards recommending them for adoption. However he advised the Committee of circumstances which were currently preventing the adoption of the Highways which encroachment on certain parts of the highway to be adopted.

The Borough Engineer and Planning Officer indicated that there was a need to indicate formally and record the fact that certain parts of the highway, particularly private retaining walls, were not to be adopted and to this end, discussions were to take place with the owners of those properties. In addition, the two cul-de-sacs of Waingap View were not yet in a position to be adopted because of the encroachment of garden walls.

Resolved that the Committee note the present position and that a further report be presented to a future meeting of the Committee following a resolution to the problems highlighted in the report.

Weak Bridge at Newchurch Road, Rawtenstall - junction with Millgate Road

664 . Further to Minute No. 502 of the October meeting of the Committee, the Borough Engineer and Planning Officer reported that the County Council had been advised of the Committee's concerns regarding the possible introduction of a weight restriction on the above mentioned bridge.

The Borough Engineer and Planning Officer submitted an outline plan which indicated a possible treatment whereby the width of the carriageway on Newchurch Road would be reduced thereby moving traffic from the weakest section of the bridge. Such a scheme would remove the immediate need for a 3 tonne limit but he pointed out the consequential effects on traffic and traffic movements in the vicinity.

The Committee discussed the matter.

Resolved that the Borough Engineer and Planning Officer be requested to arrange individual consultation with the owners and operators of premises on Millgate, Millgate Road, Daisy Hill and East Parade regarding the options and issues outlined in his report.

Union Street, Rawtenstall - Request for Traffic Calming

664 . The Borough Engineer and Planning Officer reported the receipt of a petition containing 62 signatures from residents in the Union Street/Hurst

Lane/Rosebank and Crankshaw Street area of Rawtenstall indicating the desire of those residents to see the introduction of some kind of traffic calming measures in Union Street.

The Borough Engineer and Planning Officer pointed out that accident statistics for the area indicated there had been only one accident involving injury in the five year period up to 30th June 1998. He advised the Committee of the cost of the installation of road humps and submitted his comments on the matter and on the request contained in the petition regarding the provision of viewing facilities such as traffic mirrors.

The Committee discussed the matter.

Resolved that no action be taken to implement a traffic calming scheme in the Union Street area of Rawtenstall.

Car Parking Questionnaire

664 . Further to Minute No. 307 of the August meeting of the Committee, the Borough Engineer and Planning Officer submitted a draft questionnaire, designed to establish the public perception of parking throughout the Valley and the requirements of the car park users.

Resolved (i) that the questionnaire as now submitted be approved subject to the deletion of the section numbered 4.3.

(ii) that the Borough Engineer and Planning Officer be authorised to arrange for the circulation and completion of the questionnaire in the manner indicated in the report.

Highways Engineering Services - Social Street Lighting in Bacup Town Centre

664 . The Borough Engineer and Planning Officer reported that the CCTV cameras to be used in Bacup Town Centre were proposed to be housed within smoked glass domes; as such, it would not be possible to determine the direction in which the cameras were pointed. He advised the Committee that this would have the effect of producing an inferior image which would not be of the necessary quality to facilitate identification.

The Borough Engineer and Planning Officer informed the Committee that the lighting columns around the fountain in St. James Square were programmed for replacement but on the four main roads and the one side road covered by cameras the existing lighting units would require to be upgraded to provide sufficient illumination. In order that the street lighting might be upgraded, it would be necessary for the Committee to contribute £5,000 towards the upgrading of the street lights and he advised that if the Committee were so minded, funds could be made available from the Engineering Services budget, funds having been retained as a result of previous decisions of the Committee.

Resolved that the Borough Engineer and Planning Officer be authorised to arrange for the improved street lighting on Burnley Road, Rochdale Road, Todmorden Road, Yorkshire Street, St. James Street, Market Street and Union Street, Bacup to assist with the operation of CCTV in Bacup and that the funding be made available from the Highways Engineering Services budget.

Service Charge Proposals 1999/2000

664 . The Borough Engineer and Planning Officer reported that the Lancashire Surveyor's Association had recently agreed the service charges with a view to seeking their adoption on a common basis throughout the County.

Resolved that the Service Charges now submitted be adopted by the Council to run with effect from 1st April, 1999.

Local Government Planning and Land Act

664 . The Borough Engineer and Planning Officer reported that for the financial year 1994/95 the Highways DLO had declared a loss on their Highways and Sewers budget. The Secretary of State had issued a Direction under Section 19b of the Act requiring that the Authority should retender for the work unless the DLO met the specified financial objectives for 1996/97 and 1997/98. He advised the Committee that the Council had met those objectives and as a result it had not become necessary for the Term Maintenance Contract to be retendered.

Resolved that the report be noted.

Action for Haslingden SRB - 1999/2000 - Traffic Calming Schemes

664 . The Borough Engineer and Planning Officer reported further to Minute number 92 of the June meeting of the Committee. He submitted details of outline Traffic Calming Proposals in respect of schemes to be submitted to the Action for Haslingden Partnership.

Resolved that the Schemes detailed below be approved for submission to the Action for Haslingden Partnership for inclusion in the 1999/2000 Programme.

John Street Mini Roundabout
(improved signing and anti-skid surface)

Kirkhill Road (missing footway)

Grane Road (M65 to A56)
(improved signage and speed cameras)

Mercer Crescent/Gregory Fold
(humps, mini roundabout and cycle lanes)

Roundhill Road/Hud Hey Road
(mini roundabouts, signs and bar markings)

Helmshore Road/Holcombe Road
(mini roundabouts and gateway treatment)

Laneside Road/Back Lane Side
(road humps)

Charles Lane
(stop up at South Shore Street, cut down through traffic in Townsend Street area)

Action for Haslingden SRB - Hindle Street Car Park

664 . The Borough Engineer and Planning Officer reported further to Minute No. 297 of the September meeting of the Committee that the scheme for Hindle Street Car Park had been submitted to the Action for Haslingden Partnership. It was the view of the Appraisal Board that they would wish to see additional Environmental enhancements within the scheme. He submitted details of possible alternative treatments designed to accommodate the wishes of the Appraisal board and the Committee were requested to consider the matter.

Resolved (i) that subject to the Agreement of the Policy and Resources Committee, the Committee are prepared to agree to an increase in the cost of the scheme to a maximum of £5,150 and

(ii) that the Engineering and Planning Sub-Committee be given delegated authority to approve an amended scheme incorporating additional environmental improvements to an estimate not exceeding the ceiling agreed by Policy and Resources Committee.

Traffic Calming - Fallbarn Crescent, Rawtenstall

664 . Further to Minute No. 300 of the August meeting of the Committee, the Borough Engineer and Planning Officer reported on the results of consultation undertaken in respect of the proposed Calming Scheme at Fallbarn Crescent, Rawtenstall. He indicated that there was general agreement to a phased scheme commencing with treatment at Fallbarn Crescent between Hall Carr Road and Fallbarn Road and thereafter the scheme would be extended to Hardman Avenue and Hall Carr Road.

The Borough Engineer and Planning Officer submitted a plan indicating the extent of the proposed scheme and submitted details of the costs. He suggested that if the Committee were minded to approve the scheme, it would only be possible if it were phased over 2 years but in practice the constructions works could be phased at the end of the current financial year and early in the new financial year.

The Committee discussed the matter.

Resolved (i) that the scheme as outlined by the Borough Engineer and Planning Officer incorporating the bus friendly speed cushions be approved and

(ii) that the work be phased over two financial years commencing in the current financial year, with the second phase being undertaken as part of the same contract at the commencement of the financial year 1999/2000 subject to funds being made available by the Council.

Rossendale Quarries Reclamation Programme

664 . The Borough Engineer and Planning Officer reported that the Council had appointed the District Valuer to negotiate with the owners of those quarries which were to be reclaimed. The Project Officer was due to commence in post later in the year and it was intended that planning applications and the results of the District Valuer's negotiations would be available by April of next year.

The Borough Engineer and Planning Officer also pointed out that the County Council had purchased Lee Quarry and a planning application for reclamation work had now been submitted. He indicated that the County Council were proposing to submit planning applications and outline approvals for Landgate and Moss Quarries in April of next year.

Resolved that the report be noted.

Official Complaint by Mr. N.D. Birtwell

664 . The Borough Solicitor submitted a report regarding an official complaint from Mr. N.D. Birtwell of Edenfield. He indicated that the complaint had followed the Council's Formal Complaints Procedure and that Members of the Committee had been given the opportunity to visit the development which was the subject of the complaint at the site meetings held on the Saturday prior to the Committee.

The Borough Solicitor indicated in his report the nature of the complaint and advised Members of the history relating thereto. He submitted his observations in the matter.

The Chair commented on the complaint and the action which had been taken by the Officers involved. He pointed out that in accordance with Mr. Birtwell's wishes in the complaint, a thorough investigation had now been carried out. The investigation concluded that the Council Officers had acted properly. So far as the request in the Complaint Form from Mr. Birtwell for the Council's Officers to be sent on a refresher course on planning law and planning enforcement, the Chair pointed out that the Council is committed to training and development and as such this issue was already addressed as a matter of course.

The Chair suggested that when dealing with telephone enquiries relating to planning applications, staff might usefully advise enquirers of the merit in inspecting the relevant plans so as to avoid any misunderstandings.

The Committee discussed the matter.

Resolved (i) that the Committee note the report of the Borough Solicitor and accept that the Officers responded properly in this case and

(ii) that the Chief Executive Officer be requested to advise Mr. Birtwell of this decision.

Engineering and Planning Sub-Committee

664 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held on 21st October, 28th October, 4th November and 11th November, 1998 be noted (for Minutes See Appendices A to D).

THE MEETING CLOSED AT 8.55 P.M.

THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND
APPROVED BY THE
COUNCIL ON 16TH DECEMBER, 1998 AND ARE PRINTED HERE FOR
RECORD
PURPOSES ONLY

ENGINEERING AND PLANNING COMMITTEE (PLANNING
APPLICATION)

held 14th December 1998
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham, Cruise, Driver, Fishwick,
Mrs Goldsworthy, Grogan, Hancock, Harding, P Hayler,
Mooney, Neal and Wright

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

787. Resolved that the Minutes of the meeting of the Committee held on 23rd November 1998 be signed by the Chair as a correct record.

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

787. The Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 789 to 794 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. 14/98/432

Proposed change of use of part of Post Office Shop Area to Dwellinghouse
and elevational alterations - 11 Church Street, Newchurch, Rossendale

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

1. Prior to the commencement of the development hereby approved, samples of the natural stone proposed for use in the alterations to the external appearance of the building shall be submitted to and approved by the local planning authority and thereafter only the approved natural stone shall be used in these alterations.

Application No. 14/98/232 - Outline - 1 Detached dwelling - Land at Holme Bank/
Brunswick Terrace, Stacksteads, Bacup, Lancashire

787. Resolved that 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 building and the means of access thereto and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s)

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

2. 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.

Application No. 14/98/397 - Construction of Detached Double Garage
(previously proposed link canopy deleted)(amended plan) - Plot 5, Goodshawfold
Road, Loveclough, Rossendale

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

1. No development shall take place until samples of the proposed natural stone and artificial stone slabs have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
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 grant of formal express planning permission in that behalf by the local planning authority.

3. Prior to the commencement of use of the garage hereby approved, the entrance way details shown on the amended plan received by the local planning authority on 24th November, 1998 shall be fully implemented.

Application No. 14/98/368 - Construction of 4 No. Bed Detached Dwelling
(further amended scheme) - Plot 3, Land off Goodshawfold Road, Loveclough, Rossendale

787. A Member advised the Committee he had been approached by an objector to this application who suggested that Members had viewed the site only from the perspective of the applicant. The Member advised the objector that he would draw the attention of the Committee to this point.

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

1. No development shall take place until samples of the proposed natural stone and artificial stone slabs have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding

seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Application No. 14/98/261 - Conversion and extension of building to form offices and Conference Centre (amended plan) - Holden Vale Works, Holcombe Road, Helmshore, Rossendale

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

1. This Committee are satisfied that the proposed development will result in the reclamation and appropriate redevelopment of a derelict, former industrial site, for the benefit of the visual amenity of the locality.
2. The discrete siting of the proposed development, serves to minimise its visual impact upon the surrounding landscape.
3. The use of natural stone to principal elevations is in accordance with policy DC.4 (materials) of the Rossendale District Local Plan.
4. The conference facility will provide an appropriate employment opportunity.

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

1. No development shall take place until samples of the proposed natural coursed stone, render 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.

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. 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. 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.

5. The occupation of the caretakers flat shall be limited to a household, one member of which shall be solely or mainly employed in the adjoining conference centre.
6. The conference centre bedroom accommodation shall not be used other than in conjunction with the conference facilities.

Application No. 14/98/324 - Proposed alterations to existing forecourt including provision of canopy and car wash facilities (amended hours of operation of the car wash to between 8.00 a.m. and 7.00 p.m. on Mondays to Saturdays) - Holmefield Garage, Burnley Road, Rawtenstall, Rossendale

787. The Borough Engineer and Planning Officer reported the receipt of a facsimile communication which had been received in his office late in the afternoon. As a result of this communication, the applicant had asked the application to be withdrawn from the agenda to enable amendments to be made to certain aspects of the application, particularly the proposed car wash facilities.

In answer to a question from a Member, the Borough Engineer and Planning Officer indicated that as a result of any proposed alterations, there would be further consultation in respect of the amended application.

Resolved that consideration of this application be deferred to enable the applicant to make amendments to the application and that following those amendments, the application be processed by the Engineering and Planning Sub-Committee in the normal manner.

THE MEETING CLOSED AT 7.15 P.M.