

ENGINEERING AND PLANNING COMMITTEE

held 18th January, 1999
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair), Councillors Birtwell (for Cheetham), Cruise, Driver, Fishwick, M
APOLOGIES: Councillors Cheetham and Grogan

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

852. Resolved that the Minutes of the meeting of the Committee held on 14th December, 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

852. The Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. to 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. 14/98/351 - Demolition of existing entrance porch,
construction of new porch and extension of proposed retail area.
331 Burnley Road, Rawtenstall, Rossendale

852. Resolved (i) that notwithstanding the policies contained in the Lancashire Structure Plan and the recommendation of the Borough Engineer and Planning Officer, the Committee are minded to grant planning permission for the following reasons:-

1. The scale and type of retailing proposed would be restricted by Condition 8 and so any effect upon neighbouring town centres would be minimised.
2. The type of retailing conducted by the applicant lies within the specialist comparison sector of the retail market. Such retailing is under represented in the Borough and so the expansion of the applicant's business may lead to an increase in expenditure within this sector occurring in Rossendale. Customer journeys generated by the business may in some cases be reduced in length, with associated environmental savings.
3. The current proposal is not for a new retail outlet but for the expansion of an existing established retail outlet. Restricting further retailing activity on this site would not, therefore necessarily result in the location of additional retailing in local town centres, but may well frustrate business expansion plans which could result in the relocation of the existing business elsewhere outside Rossendale.

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

2. No development shall take place until samples of the proposed reconstructed stone and sheeting have been submitted to and approved by the local planning authority and the outer face of the porch shall not be constructed other than with the approved materials.
3. Before any development is commenced, a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before the extended retail area hereby approved is open to the public, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. The 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 extended retail area hereby approved is open to the public, and shall thereafter be retained solely for car parking (or servicing) purposes.
5. The proposed access from the site to Burnley Road shall be constructed to a minimum width of 6.5m at the back of footway position and this width shall be maintained for a minimum distance of 5m measured back from the nearside edge of the carriageway.
6. Before the proposed access is used for vehicular purposes that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviers or other approved materials.
7. The existing access from the site to Burnley Road shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.
8. No more than 940m² of floorspace within the premises edged red on the submitted location plan shall be used for the retail sale of clothes and this area of floorspace shall be used for the retail sale of clothes and for no other purpose (including any other purpose in Class A1 Shops of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Application No. 14/98/419 - Reserved Matters - Erection of 2 no dwellings
The development may affect the setting of footpath number 200
land rear of 37 Hurst Lane, Rawtenstall, Rossendale

The Committee discussed the objections which have been raised by residents and in particular the impact of the type and design of the proposed development. It was suggested that if certain alterations were made, that this would reduce the impact of the development on neighbouring properties.

852 . Resolved that consideration of the application be deferred so that the Borough Engineer and Planning Officer may discuss the concerns expressed by the Committee with the developer and the application may be re-submitted via the Engineering and Planning Sub-Committee in the normal way.

14/98/214 - Variation of condition 3 on planning permission 14/89/189
to authorise retrospectively the retention of tree planting belt as implemented the planting of shrubs and retention of part of
grassed/lawn area
14 Heycrofts View, Edenfield, Ramsbottom

852 . Resolved that this item be approved subject to the following amended conditions:-

1. The scheme of landscaping hereby approved shall be fully implemented within 6 months of the date of this permission.
2. If within a period of two years following the implementation of the approved scheme of landscaping any 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 or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives it written consent to any variation.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

1. Application No. 14/98/104

Single Storey Extension to Dwelling. Holden Bank Bungalow, Grane Road, Haslingden.

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 materials of construction for the extension shall be natural stone and natural blue slate matching the coursing and characteristics of the existing dwelling.

2. Application No. 14/97/495

Extension over Single Storey Building to Form Elderly Person's Accommodation. Tor End, Helmshore.

An appeal was lodged during June 1998 into the refusal of planning permission for the above. Discussions have taken place since then, a new application on a revised basis was approved on 25th November, 1998 and this current appeal has now been withdrawn by the appellant's agent.

3. Enforcement Appeal

Site at Top O'Th' Lea Farm, Bury Old Road, Ramsbottom.

The notices were issued in respect of three timber sheds/stable blocks, a steel framed structure partially clad with stonework, a blockwork building with a tiled roof and blockwork walls at the above site. The requirements of the notice were:-

1. Remove from the land the three timber sheds/stable blocks, the steel framed structure partially clad with stonework, the blockwork building with tiled roof and the blockwork walls.
2. Remove from the land all building materials and rubble arising from compliance with the first required above.
3. The periods for compliance are 20 weeks in respect of requirements (1) and 24 weeks in respect of requirements (2).

The Inspector has dismissed the appeal and upheld the enforcement notice in a corrected and varied form, (in respect of time for compliance therewith) ie.

1. Remove from the land the two timber sheds/stable blocks A1 and A2, the blockwork building with tiled roof A4 and the steel framed structure partially clad with stonework A5.
Time for Compliance : 6 months from the date of this letter.
2. Remove from the land all building materials and rubble arising from compliance with (1) above.
Time for Compliance : 7 months from the date of this letter.

4. Enforcement Appeal

Land at Old Lane, Shawforth

An informal hearing took place on 24th November, 1998 into the alleged breach of planning control at the above land. The details of the enforcement notice are as follows:-

1. The notice was issued on 20th March, 1998.
2. The breach of planning control as alleged in the notice is without planning permission, the carrying out of works of excavation and regrading to that part of the land affected by this notice as is within the area shown edged blue on the attached plan.
3. The requirements of the notice are: Restore the land to its condition before the breach took place by:-

- b) covering the replacement rock with a layer of top soil with a depth of not less than 30 centimetres at any point and seeding it with grass;
- c) ensuring that the gradient and profile of the land after the carrying out of the works required under (a) and (b) above corresponds to the gradient and profile of the land before the breach took place.
- d) the period for compliance with the requirements is 8 weeks.

The Inspector has varied the enforcement notice by the insertion into 3(a) above, of the words "or its replacement with similar amounts and types of rock" after the word "land", and the deletion from paragraph 4 of the words "8 weeks" and their replacement by the words "6 months".

Subject to the above the appeal has been dismissed.

5. Enforcement Appeal

Land and Buildings at the Housing Development Site off Kirkhill Road, Haslingden.

An informal hearing took place in November 1998 into an appeal against a notice issued in respect of the following:-

1. The breach of planning control alleged in the notice is the failure to comply with Condition No. 4 subject to which planning permission (No. 14/97/161) was granted on 20th August, 1997 for the proposed change of house type on plots numbered 58 and 59 and 62 to 67 and 81 to 90 (inclusive) and the erection of two additional dwellinghouses on plots numbered 60 and 61 (amended description) subject to conditions.
2. The condition in question is as follows:- "Prior to the first occupation of any of the dwellings hereby approved, or at such other time as may be agreed in writing with the Local Planning Authority in conjunction with the highway authority, the new access roads shall be completed to adoption standard".
3. The notice alleges that this condition has not been complied with in that:- "The dwellinghouses on plots 58-63 (inclusive) and 81-90 (inclusive) have been built or are under construction and the dwellinghouses on plots 81, 84, 87, 88 and 89 have been occupied. The first of these dwellings to be occupied was occupied in October 1997 or thereabouts".
4. The requirement of the notice is as follows:- "Complete to adoption standard (that is the standard laid down in Lancashire County Council's Specification for the Construction of Estate Road (1992) a copy whereof is annexed hereto) the new access roads shown coloured brown on the said plan".

5. The period for compliance with this requirement is 24 weeks.

In this particular case, the Inspector in question has allowed the appeal and quashed the enforcement notice.

Furthermore, in this instance, the Inspector has awarded costs against the Council. This matter is currently under consideration.

6. Application No. 14/98/301

Extension Rear Elevation to Provide Sun Lounge, Langwood, Haslingden Road, Rawtenstall.

Appeal Dismissed.

7. Enforcement Appeal

Land at Valley View Farm, Gincroft Lane, Edenfield.

A written representation appeal was lodged against the above notice which read as follows:-

1. The notice was served on 24th July, 1998.
2. The breach of planning control alleged in the notice is the change of use of the land from land now used in part as highway land and in part as vacant land occupied with Valley View Farm to land used as highway land, vacant land occupied with Valley View Farm and for the siting of a caravan, which is used for the preparation and sale of tea, coffee, soft drinks, biscuits, confectionery and other refreshments, and for the siting and tables and chairs for use by purchasers of such items for sale.
3. The requirements of the notice are:-
 - i) cease the sale of tea, coffee, soft drinks, confectionery and refreshments on the land, within 7 days from the date when the notice takes effect;
 - ii) remove the caravan from the land, within 28 days from the date when the notice takes effect;
 - iii) remove from the land the tables and chairs provided for the accommodation of the public, within 7 days from the date on which the notice takes effect.

The Inspectorate has corrected the enforcement notice by the deletion of the word "now" from line 2 of paragraph 3. Subject thereto the appeal has been dismissed, the enforcement notice upheld and planning permission refused.

Resolved that the report be noted.

Development Control Performance

852. The Borough Engineer and Planning Officer submitted a comprehensive report on the performance of the Department in respect of the determination of planning applications. The report indicated that for the period 1995 to 1998, the Department was performing precisely at the level of the national average.

The Borough Engineer and Planning Officer referred to the external auditing of the Development Control Service by the District Audit Service. The Audit had looked in detail at the process and reached several conclusions, details of which have been circulated to the Committee. The Borough Engineer and Planning Officer commented in detail in his report on the conclusions of the District Audit Service touching on speed of processing of applications, improved processes, the delegation of planning decisions, the results of planning appeals and the numbers of applications withdrawn or refused.

The Borough Engineer and Planning Officer commented on the District Auditors management letter which was to be reported to the Policy and Resources Committee at a future meeting. The letter suggested that there was scope for an increase in the speed of determining planning applications and the Borough Engineer and Planning Officer suggested in his report that the main determining factor in increasing the speed of processing of applications was the amount of resources allocated to the function, specifically in staffing terms.

The Borough Engineer and Planning Officer commented on the current scheme of delegation and pointed out that Rossendale was one of less than ten local authorities nationally which have no delegation to officers. His report indicated that the scheme of delegation in operation within Rossendale was effective and assisted officers in achieving targets by virtue of the discipline which a weekly meeting itself imposed.

The Borough Engineer and Planning Officer commented on existing staff within the section and reported the resignation of one planning assistant who had recently been replaced and the departure of two support members of staff; he suggested that the loss and time taken to replace these staff would have an adverse effect on the performance of the Development Control Section.

The Committee discussed the report in detail and asked a number of questions of the Borough Engineer and Planning Officer.

Resolved (i) that the report be noted.

(ii) that the District Auditor's report be received and noted.

Public Transport Issues

Bus Shelter Installations

852. (a) The Borough Engineer and Planning Officer reported that a contract with Adshel had been signed and the Company were planning to commence installation of new shelters during late January/early February. He indicated that replacement shelters were being provided with larger advertisement panels illuminated on both sides.

The Borough Engineer and Planning Officer reported that the new shelter at Newchurch, and the new shelter at Broadway had recently been completed and work on the shelter at Acre was expected to commence shortly.

The Borough Engineer and Planning Officer reported on the removal of two shelters - one near the old library at Shawforth and one at Market Street, Edenfield. Both shelters were to be replaced by new Adshel shelters, the one at Edenfield being located approximately 8 metres south of its original position.

The Borough Engineer and Planning Officer reported that certain existing Rossendale shelters were being removed prior to refurbishment.

Resolved that the Borough Engineer and Planning Officer be requested to report to a future meeting of the Committee with details of available bus shelters and suggestions for their location.

Local Bus Service Registrations

859 (b) The Borough Engineer and Planning Officer reported the receipt of notification of local bus service registrations for December from the County Council. None of the service alterations would have an affect within the Rossendale area.

Resolved that the report be noted.

Rural Transport Strategy for Lancashire

859 (c) The Borough Engineer and Planning Officer referred to the report on rural bus services being developed and funded through the Rural Bus Subsidy Grant which had been prepared by the Lancashire County Council Environment Directorate. The report indicated that of the eleven settlements within Rossendale with populations of 10,000 or less, nine such settlements had bus services in excess of benchmark levels. The two settlements with services which did not meet the benchmark levels, Cowpe and Irwell Vale, were situated less than three miles from urban areas and did not therefore qualify for additional bus services under the terms of the Rural Bus Subsidy Grant.

The Borough Engineer and Planning Officer reported that the County Report gave details of additional rural bus services which were being provided throughout Lancashire and these included the service number 50 - Todmorden/Sharneyford/Rawtenstall and service number 236 - Blackburn/Bellthorn/Haslingden/Rawtenstall.

Resolved that the report on Rural Transport Strategy and Benchmarking be noted and that the provision of additional rural services within Rossendale be welcomed.

Council owned clock attached to the Commercial Hotel - 1 Manchester Road, Haslingden

852 . The Borough Engineer and Planning Officer reported that the master clock and electricity supply for the Council owned clock attached to the Commercial Hotel, on Manchester Road was currently located within the Old Public Conveniences which were now in the process of being demolished and relocated in the new Haslingden Market.

The clock was not working currently and the Borough Engineer and Planning Officer submitted four possible methods by which the clock could be brought back into use. He indicated that at the time his report had been prepared, the costs associated with bringing the clock back into use would be borne by the Council but following recent contact with the Government Office North West, agreement had been reached to an extension to the programme of works being undertaken within Haslingden.

Resolved that option 1 as detailed in the report of the Borough Engineer and Planning Officer be approved so that the clock is retained in its present position, with a new electricity supply being supplied from the former electricity supply position and refitted with modern workings at a cost in the order of £1,000.00.

English Heritage 'Heritage Economic Regeneration Scheme' (Capital HERS)

852 . The Borough Engineer and Planning Officer reported that English Heritage had announced a new grant programme, the Heritage Economic Regeneration Scheme (HERS). The scheme was intended to concentrate upon heritage in communities where the economic base had collapsed, with the intention of not only preserving and enhancing that heritage but with the primary aim of encouraging employment, new homes and inward investment.

He advised the Committee that he had spoken to English Heritage's advisor for the North West about the possibility of Bacup being the subject of a scheme and she had indicated that applications for the forthcoming financial year were by invitation only and it was the intention of English Heritage that grant would be made available to conservation areas which had not previously benefited from a Conservation Area Partnership Scheme. Accordingly, the chances of success were limited.

Resolved that the report be noted.

Authority to enter

852 . Resolved that the following officers be authorised to enter land under the following statutory provisions for the following purposes:-

KIMIYO NABESHIMA

Provision Purpose

Town & Country Planning Act 1990

Section 324 (1)(a)	Survey for Local Plans
Section 324 (1)(c)	Surveys under Part III
Section 324 (6)	Surveys and valuations re. proposed acquisition of land

National Parks and Access to the Countryside Act 1949

Section 108 Powers of entry in connection with	acquisition of land or the making up of an access order
--	---

Mineral Workings Act 1985

Section 7 (3) (a)(b)(c)	Under Section 89(2) of the N, P and A to the C. Act 1949 (treatment of derelict land etc.), surveying land for the purpose of ascertaining the effect of such works and surveying land in connection with mine workings.
-------------------------	--

CAROLYN HOWARTH

Town and Country Planning Act 1990

Section 324 (1) (b)	Surveys for dealing with applications for planning permission, advertisement consent and other determinations or consents under Part III, Sections 220 or 221 or under any order or regulations made thereunder.
Section 324 (1) (c)	Surveys for proposed orders or notices under Part III (not completion notices) or orders or regulations made thereunder or relating to untidy land or advertisement control.
Section 324 (3)	Removal of advertisements from unoccupied land.
Section 324 (5)	Surveys and valuations re. certain compensation claims.
Section 324 (6)	Surveys and valuations re. proposed acquisition of land.
Section 324 (7)	Ascertaining compliance with orders and notices mentioned in 1(c) above.
Section 196A(1)(a),(b),(c),(d) and (2)	Enforcement.
Section 214B(1)(a),(b),(c) and (3)	Tree Preservation.

Land at New Line Reservoir, Bacup

852 . The Borough Engineer and Planning Officer reported the receipt of an offer from the owner of land adjacent to Britannia Greenway to sell the land to the Council. The land in question was the subject of a tree planting scheme undertaken under license in 1992.

Resolved that the Borough Solicitor be authorised to negotiate with the owner in respect of the acquisition of this land and that a report be presented to the Committee in due course on the results of those negotiations.

Footpath Diversion Orders

Public Footpath 394 - Haslingden

852 . The Borough Engineer and Planning Officer reported that the developers of the Holden Vale Bleach Works site had requested a diversion of part of the above mentioned footpath so as to facilitate the development. He submitted a plan indicating the route of the proposed diversion.

Resolved that the Borough Solicitor be authorised to make the necessary Footpath Diversion Order under the Town and Country Planning Act 1990 as indicated on the plan submitted to the Committee.

Footpath 358 - Haslingden

The Borough Engineer and Planning Officer reported the receipt of a request from Caswell Engineering Services Limited for the diversion of part of public footpath 358 so as to facilitate development of the industrial site by the Company. He submitted a plan showing the route of the proposed diversion.

Resolved that the Borough Solicitor be authorised to make the necessary Footpath Diversion Order under the Town and Country Planning Act 1990 as indicated on the plan submitted to the Committee.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets

852. Resolved that the street linking Todmorden Road and Greave Clough Close by the gable end of number 1 Greave Terrace be named Mill Lane.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Disabled parking bays on the Highway

852. The Borough Engineer and Planning Officer reported requests for the provision of disabled bays at three locations within the Borough.

Resolved that in accordance with the terms of the Agency Agreement of Lancashire County Council, the Chief Executive Officer be authorised to make an order establishing disabled parking bays on the highway as indicated on the plans submitted to the Committee at the following locations:-

- a) Number 59 Cross Street North, Haslingden
- b) Number 19 Plantation Street, Stacksteads
- c) Number 84 Rochdale Road, Britannia

Traffic Regulation Order - Market Street, Bacup

852. The Borough Engineer and Planning Officer reported on a proposed order to prohibit vehicles waiting on Market Street, Bacup so as to assist vehicles emerging from Rockcliffe Road.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an order under the Road Traffic Regulation Act 1984 prohibiting the waiting of vehicles at all times on the eastern side of Market Street, Bacup from its junction with Rockcliffe Road for a distance of sixteen metres approximately in a southerly direction.

Grane Road, Haslingden - Petition and Traffic Concerns

852. The Borough Engineer and Planning Officer reported the receipt of a petition from residents along Grane Road which highlighted the concerns of residents on a number of traffic/safety related issues, particularly associated with the use of Grane Road as an access road from Rossendale to the M65.

He indicated that meetings had been held with officers from Lancashire County Council, Hyndburn Borough Council, his department and the police (part of the road being within the Borough of Hyndburn). Small improvements relating to signing and the lining of the highway had been undertaken but there was scope for significant improvements along the whole of the length of Grane Road from the A56(T) to the M65.

In answer to questions from Members, he indicated that a comprehensive package of road safety improvements was under discussion including the introduction of a series of speed limits from the built up areas at each end of the road through a 40 mph zone to a maximum of 50 mph.

The Borough Engineer and Planning Officer advised Members that funds were not available within the current budget but it was hoped that improvements might be funded from the SRB programme in the next financial year.

The Committee discussed the matter.

Resolved (i) that the petition be received
(ii) that the report on progress so far be noted
(iii) that the Chair be authorised to attend the next meeting of the liaison group
(iv) that the Borough Engineer and Planning Officer be authorised to write to the Lancashire County Council and Hyndburn Borough Council expressing support in principle to the introduction of a comprehensive programme of improvements with a view to finance being included in the Council's budget for the next financial year
(v) that the Engineering and Planning Sub-Committee be authorised to agree to the making of a Traffic Regulation Order in respect of the imposition of speed limits on Grane Road
(vi) that the Borough Engineer and Planning Officer be requested to contact both motoring organisations and relevant bodies associated with route planning etc., to point out the hazardous nature of Grane road and its unsuitability as a link between the A56 (T) and the M65.

Weak Bridges

Old Lane, Shawforth

852. The Borough Engineer and Planning Officer reported the receipt of a letter from the County Council which sought the views of the Council on the proposed introduction of a 3 tonne weight restriction on Old Bridge at the southern end of Old Lane, Shawforth.

He reported that the imposition of such an order would necessitate the revocation of the existing one way order on Old Lane which was very narrow and, he suggested, not suitable for two way through traffic.

The Borough Engineer and Planning Officer advised the Committee that the funds available to the County Council were severely limited and he would be unwilling to object to the proposed weight restriction. However, he suggested that it might be possible to close the bridge to all motor vehicles which would have the affect of limiting traffic to access only and might reduce the potential for vehicular conflict to an acceptable level.

A Member pointed out that the report inaccurately recorded the number of properties affected and he suggested that there were more than referred to in the report.

Resolved (i) that the County Council be requested to carry out a traffic study to determine the nature and purpose of traffic movement on Old Lane and that in the light of the data obtained from such a study, they be requested to evaluate the introduction of two way working on Old Lane on both a weight restriction and the full closure of the bridge to vehicular traffic
(ii) that the County Council be requested to assess the adequacy of turning facilities for goods vehicle prior to the introduction of any restrictions on Old Bridge
(iii) that following the studies referred to, the Borough Engineer and Planning Officer report thereon to the Committee.

Weak bridge at Newchurch Road/Millgate, Rawtenstall

The Borough Engineer and Planning Officer reported that alternative options for directing traffic in and around the Millgate area of Rawtenstall had been considered and discussions had taken place on the operational viability of such schemes. He indicated that the police had not been able to support any of the options.

The Borough Engineer and Planning Officer indicated that the bridge had a significant effect on the viability of the town centre and in the absence of any viable alternative, it would seem appropriate for representations to be made to the County Council for them to allocate funds to the repair of the bridge. He indicated that in the Transport Supplementary Grant, specific reference had been made to the strengthening of the bridge being included in the financial year 1999/2000.

Resolved (i) that the Borough Engineer and Planning Officer be authorised to write to the Lancashire County Council advising them that having looked at all the reasonable options available, the Committee conclude that there is no viable traffic solution which might be introduced to obviate the need for repairs to the bridge at the Newchurch Road/Millgate junction
(ii) that the County Council be advised that given the critical importance of the bridge to the vitality and viability of the town centre, they be requested to allocate funds to its repair at the earliest possible opportunity.

Traffic concerns - Millar Barn Lane, Waterfoot

852 . The Borough Engineer and Planning Officer submitted a report at the request of a Member, regarding problems on Millar Barn Lane, Waterfoot associated with:-

- a) Lack of parking space due to occupation of available spaces by staff/pupils/visitors to the Bacup and Rawtenstall Grammar School.
- b) Obstruction of the street by school buses.
- c) Road safety problems caused by through traffic.

The Member who had raised the issue submitted a plan showing a possible Traffic Management Scheme which attempted to address the problems identified.

The Borough Engineer and Planning Officer submitted his observations on certain of the suggestions and Members indicated that it would be appropriate to discuss the matter with the headmaster of Bacup and Rawtenstall Grammar School to determine whether any assistance or suggestions might be forthcoming from the school.

Resolved that the Borough Engineer and Planning Officer be requested to discuss the proposed Traffic Management Scheme with the police and County Surveyor and that he also approach the headmaster of the Grammar School as suggested by the Committee and that a report be presented to the next meeting of the Committee on these discussions.

Private Street Works - Hall Street, Haslingden

852. The Borough Engineer and Planning Officer reported the receipt of a request from Members of the Sunday School on Hall Street for the Council to advise on proposals for making up the street. He indicated that the County Council was only prepared to consider expenditure on private street works in exceptional circumstances, or to agree to schemes being undertaken where the County Council were not required to make a contribution.

The Borough Engineer and Planning Officer advised of the history relating to the site and suggested that it might be possible to proceed with a scheme if the developers of land indicated on the plans submitted to the Committee were prepared to meet the whole of the cost.

Resolved that the Borough Engineer and Planning Officer be advised to consult the frontagers of Hall Street, Haslingden regarding the making up of Hall Street with the intention that costs be wholly apportioned upon the developers of the land shown hatched black on the plans submitted to the Committee.

Fees and Charges - New Ordnance Survey Fees

852. The Borough Engineer and Planning Officer reported that Ordnance Survey had increased their royalty fees with effect from 1st January, 1999. It had therefore been necessary to increase the charges made by the Borough Council for the supply of Ordnance Survey extracts in line with those increases and accordingly he had increased the fees in line with the Ordnance Survey increases and adjusted the Borough Councils administration fee from £4.60 to £5.00.

The Borough Engineer and Planning Officer reported on the need to set charges for Ordnance Survey extracts for the period commencing 1st April, 1999. He advised of the cost of the new Ordnance Survey postal service and the cost associated with that service.

Resolved (i) that the short term increases in fees introduced by the Borough Engineer and Planning Officer be approved

(ii) that the new charges for Ordnance Survey extracts under the Planning and Building Control portion of the service level agreement from 1st April, 1999 be £20.00 per pack of six copy plans plus an additional 25 pence per copy above those six copies.

Highways Engineering Services Budget 1998/1999

852. The Borough Engineer and Planning Officer submitted a report giving details of the financial position in respect of the Engineering services budget. He indicated that the budget was almost completely committed.

The Committee discussed the need for the programme of street nameplates to be continued as far as was possible.

Resolved that the report be noted.

East Lancashire Road Safe

852 . The Borough Engineer and Planning Officer reported on the progress on East Lancashire Road Safe and he advised that the partners involved in the initiative were currently working towards the presentation of an annual forum on road safety in East Lancashire.

The Borough Engineer and Planning Officer advised the Committee that the partnership was seeking financial contribution from each partner in the order £2,000.00.

The Borough Engineer also reported that a number of organisations which attended the Lancashire wide Annual Conference had signed the corporate organisational pledge to 'make the difference' on road safety and he suggested that Members might consider joining that initiative.

Resolved (i) that the report be noted
(ii) that the Council supports the organisational pledge to 'make the difference' on road safety

Transport White Paper

852 . The Borough Engineer and Planning Officer reported that he had circulated details of a seminar at County Hall, Preston to update Members and Officers on the implications of the Government White Paper on transport.

Resolved that the report be noted.

The EL:Wood Initiative in East Lancashire and the Amenity Woodland Planting and Management Programme

852 . The Borough Engineer and Planning Officer reported on work undertaken with a number of other local authorities and organisations on a new initiative, lead by the East Lancashire Blackburn and Rossendale Groundworks which had produced a report which would be used to gain support from funding organisations, Government agencies, the voluntary sector and local communities thereby assisting the Council to continue its support for woodland planting and management in Rossendale.

The report indicated that the aim of the EL:Wood initiative was to create a multi use sustainable woodland landscape through East Lancashire, developed by and contributing to the quality of life of the people of East Lancashire. The implementation of the initiative would be phased over a number of years with specific objectives, themes and targeted at particular areas.

The Borough Engineer and Planning Officer also reported on the tree planting and maintenance programme and referred specifically to the need for management work at Hall Carr and various other sites. In addition he referred to the management plan for the Stubbins Nature Area and previous decision of the Committee to plant 2.5 hectares of land adjacent to Alder Grange School. He advised that the fencing of this latter site had commenced and that staff and pupils of the schools were involved in the design of the scheme. It was hoped that tree planting could be undertaken during the 1999/2000 planting season.

- Resolved (i) that the El:Wood Initiative be endorsed
(ii) that the Tree Planting and Management Programme be noted.

Conservation Area Partnerships

Bacup and Rawtenstall CAP

852. The Borough Engineer and Planning Officer reported the completion of grant assisted repairs at five premises in Rawtenstall and the continuation of existing works at two properties. He advised that the proposed repairs to Ivy Cottage in Bacup would not be proceeding and that work had yet to begin at St. John's Church, Bacup; 58 Bank Street, Rawtenstall; 82 Bank Street, Rawtenstall and 91 Bacup Road, Rawtenstall. Financial completion of outstanding projects was required by March 2000. As a result of the reductions in grant commitments, funds had become available to support any urgent repairs which might realistically be completed by March 2000.

Resolved that the report be noted.

Whitworth Square

The Borough Engineer and Planning Officer reported that the first three schemes of the Action Plan had now commenced - repair of Taylors Tomb, repair of Stott-Milne Tomb and repairs to Calf Hey Lane.

Resolved that the report be noted.

Blackburn Road Corridor Environment Improvement Package

852. The Borough Engineer and Planning Officer reported that it would be necessary to carry out intrusive investigative works to some of the sites associated with the scheme. These works would facilitate the commencement of a significant element of the works which it was necessary to undertake during the remainder of the financial year.

He advised that English Partnerships were prepared to agree to the appointment of a Company to undertake these works to be appointed by the Council's consulting engineers.

- Resolved (i) that standing orders relating to contracts be suspended for the reasons now outlined by the Borough Engineer and Planning Officer
(ii) that the quotation from the Babi Group and their nominated contractor in the sum of £11,900.00, be accepted for the intrusive investigative works now reported.

Recycling Centre, Haslingden

852. Resolved that the minutes of the joint Environmental Health and Control and Engineering and Planning Sub-Committee held 6th January be approved and adopted.

Engineering and Planning Sub-Committee

852. Resolved that the minutes of the Engineering and Planning Sub-Committee held on 18th November, 25th November, 2nd December, 9th December, 16th December and 23rd December, 1998 be noted (for minutes see Appendices 'A' to 'F').

Estimates of Expenditure

852. Resolved that the Draft Estimates of Expenditure for the Engineering and Planning Committee (Engineering and Planning and Public Transport) be approved for submission to the Policy and Resources Committee.

Item of Urgent Business

852. In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the special circumstances appertaining thereto.

Winter Maintenance

852. The Borough Engineer and Planning Officer reported on the work carried out by the Highways DLO in respect of pre gritting and snow clearing associated with the heavy snow fall on the morning of Tuesday 12th January, 1999. He indicated that in his capacity as client officer, he was satisfied with the manner in which the DLO had undertaken their duties and he pointed out to the Committee that staff had been out throughout the previous night on pre gritting and on the morning of the snow fall; unfortunately the snow had started to fall at approximately 5 am and was a significant fall.

The Borough Engineer and Planning Officer referred to the report in the local press and suggested that it did not reflect the true picture. In addition, he suggested that rather than seeking to be critical of the Councils performance in this case, he wished to compliment the DLO on their endeavours on this particular occasion.

The Committee discussed the matter in detail and further reference was made to the report in the press and to comments allegedly made by other statutory bodies. Following a full discussion it was resolved

(i) that the thanks of this Committee be conveyed to the Direct Labour and Services Committee for the efforts of their staff on the occasion of the heavy snow fall on 12th January, 1999

(ii) that the Borough Engineer and Planning Officer be requested to contact the emergency services to seek their formal comments on the Councils performance on this particular occasion and in the event that this contact produces issues of concern to the emergency services, then the Borough Engineer and Planning Officer be requested to discuss these matters in detail and report to the Committee thereon.

Exclusion of the Public and Press

852. 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 two items on the grounds that they involves the disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act.

Appointment of Specialist Retail Consultant

852. The Borough Engineer and Planning Officer reported on the circumstances on which the Councillors barrister had recommended the appointment of a particular consultant to assist in the forthcoming appeal against the Councillors decision to review the planning permission for retail development at Newhallhey.

The report indicated the grounds upon which the barrister had made this particular recommendation and in the circumstances he recommended that the Committee agree to suspend standing orders relating to contracts and to appoint the consultant referred to by the barrister.

The Committee discussed in detail the circumstances surrounding the recommendation of the barrister and concern was expressed that there was insufficient information relating to the costs involved in this exercise. Following a full discussion it was resolved

- (i) that the Borough Engineer and Planning Officer be requested to obtain details of the hourly rate to be charged in this case together with an estimate of the amount of time involved for the specialist in respect of this appeal
- (ii) that the Policy and Resources Committee be requested to determine this matter at their next meeting.

Passageway between 18 and 22 Manchester Road, Haslingden

852 . The Borough Solicitor presented a report relating to the above mentioned site. Since the Councils decision to refuse the application for planning permission at the site, the applicant had erected a fence thereon thereby preventing the use of the land as a means of access to Dale Street car park.

The report indicated that since the Council owned the land in question it would be appropriate to pursue this matter as landowner; the Borough Solicitor was currently in contact with the Land Registry in the matter.

- Resolved
- (i) that the report be noted
 - (ii) that the Engineering and Planning Sub-Committee be authorised to receive any further report on this matter and to take any necessary action in relation thereto.

THE MEETING CLOSED AT 9.00 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB-COMMITTEE

held Wednesday 18th November, 1998
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/355 - Reserved Matters - Demolition of existing rest home and outbuildings and the erection of 4 no. detached dwellings and garages (amended plan) at Croft Hey Rest Home, off Bolton Road North, Ramsbottom, near Bury

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 facing brickwork and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. 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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out within Plot 3 without the grant of formal express planning permission in that behalf by the local planning authority.
4. Prior to development taking place on site, a tree management scheme for those existing trees on site shall be submitted to and approved by the local planning authority. This scheme shall be implemented prior to the occupation of the dwellings hereby approved.
5. Before Plot 4 is occupied, the screen wall as detailed on the additional plan dated 10th November, 1998 shall be provided in accordance with that plan and thereafter retained.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of plots 1 to 4, forward of any wall of that dwellinghouse.

Application No. 1998/410A - Retention of existing internally illuminated shop sign at 1 Jubilee Road, Haslingden, Rossendale

Resolved that this application be refused for the following reason:

1. The proposed retention of the internally illuminated box fascia sign would, due to both its siting in a position which causes it to override a first floor window sill and its form of illumination which projects outwards towards the terraced dwellinghouses opposite, be detrimental to the visual and residential amenities of the locality and, as such, contrary to policy DC.5 of the Rossendale District Local Plan which states that 'Applications for advertisement consent will be determined having regard to the issues of amenity and public safety as required by The Town and Country Planning (Control of Advertisements) Regulations 1992, and generally in the interests of maintaining attractive urban townscape and rural landscape, devoid of unnecessary clutter.'

Application No. 1998/342 - Change of use of redundant water treatment works to one dwelling at Former Sheephouse Reservoir, Rochdale Road, Bacup

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. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of classes A, B, C, D and E of Part 1 of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. Before the development hereby approved is first commenced, details of the proposed window joinery shall be submitted to and approved by the local planning authority and thereafter the fenestration of the building shall not be installed other than in accordance with the approved details.
4. The conversion of the former treatment works to a dwelling shall not commence until such time as the proposed vehicular access has been constructed in accordance with the approved details as shown on the additional plan entitled 'Proposed Visibility Splay' dated 19th October, 1998 and received by this authority on 28th October, 1998.

Application No. 1998/396 - Erection of 6 no. dwellinghouses (amended plan) at Land off Chapel Street/Elm Street, Haslingden, Rossendale

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. No development shall take place until samples of the proposed brickwork and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 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 a.m. and 7 p.m. on Mondays to Saturdays at Holmeffield Garage, Burnley Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/329 and 330 - Construction of a single storey detached function room toilets and servery to rear of Horncliffe House and associated landscaping and access road. The development may affect the setting of footpath nos 135, 304 and 359 at Horncliffe Mansion, Bury Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/356 - Retention of functions marquee for a period of 12 months at Horncliffe House, Bury Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/370 - Outline - Residential Development at Former St. Mary's RC Primary School, Playing Fields, Meadows Avenue, Haslingden, Rossendale

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

1. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely,. 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.

THE MEETING CLOSED AT 5.25 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 25th November, 1998
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/360 - Proposed extension to provide new lounge, entrance facilities and granny flat. The development may affect the setting of footpath number 312 at Tor End, Helmshore, Rossendale

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 walling, stone cills and roofing material 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 development which would otherwise be permitted by virtue of the provisions of Class E of Part 1 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. 1998/395 - Proposed single storey extension to provide kitchen and conservatory at The Crows Nest, 4, 5 and 6 Coal Pit Lane, Bacup, Lancashire

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 facing stone and roof slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development commences, a sample of the glass for the windows indicated on the approved plans to be opaque glazed shall be submitted to and approved by the Local Planning Authority and thereafter the approved sample shall be installed and thereafter retained.

Application No. 1998/414 - Proposed two storey side extension to provide living room on ground floor and bedroom and bathroom on first floor at Rake Farm, Whitworth Rake, Whitworth, near Rochdale

Resolved that this application be refused for the following reasons:

1. The dwellinghouse known as Rake Farm lies within the green belt to the east of Whitworth as designated by the Rossendale District Local Plan. The proposed extension would, due to its size and design, be other than ancillary in scale to this dwellinghouse. It would thus be disproportionate in scale and so, in accordance with Governmental advice contained in Planning Policy Guidance Note 2, inappropriate development in the green belt.
2. The dwellinghouse known as Rake Farm lies within the Whitworth Square Conservation Area. The design of the proposed extension would result in an extension continuous in form with the existing dwellinghouse. The extension would also result in the relocation of a series of mullioned windows from the existing western gable to that which is proposed. Accordingly, both the design of the extension and the resiting of these windows would fail to either preserve or enhance the character or appearance of the Conservation Area.

Application No. 1998/310 - Retention of partially built aviary and its completion at 109 Cowm Park Way, Whitworth, near Rochdale

Resolved that this application be refused for the following reasons:

1. The aviary lies within a countryside area as designated by the Rossendale District Local Plan. Policy DS.5 of this Plan restricts development within countryside areas to that needed for the purposes of uses appropriate to a rural area. The aviary would not constitute such a use and so would be contrary to this policy.
2. The aviary lies on an elevated site in relation to residential properties to the east. It is of functional form and concrete blockwork construction. Accordingly, the aviary is conspicuous within the locality and, due to its design and appearance, unsightly and so detrimental to the visual amenities of the locality. As such it is contrary to policies DC.1 and DC.4 of the Rossendale District Local Plan which state that all new development should be of a high standard of design and, where located in the countryside, faced in natural stone under a slate roof.

Application No. 1998/401 - Proposed extension to industrial unit and provision of car parking at Unit 1, Viking Trailers Ltd., Park Road, Bacup, Lancashire

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 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.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five

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

3. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring facilities within the application site have been provided, laid out and surfaced in accordance with details to be submitted to and approved by the local planning authority.

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

5. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from that/those approved.

Application No. 1998/409 - Erection of temporary single storey office accommodation and car park extension (amended site plan) at Holmefield House, Holcombe Road, Helmshore, Rossendale

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

I. The completion of a section 106 agreement for the making of a financial contribution towards the cost of implementing the National Cycle Network between Grane Road and Station Road and

II. The following conditions

1. The single storey office accommodation hereby permitted shall be removed and the land restored to its former condition at the end of a period of five years beginning with the date of this permission in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

2. Prior to the commencement of use of the single storey office accommodation hereby approved, the additional car parking spaces and associated manoeuvring space shown on the submitted site layout plan (drawing number 1802/1) shall be provided laid out and permanently surfaced.

3. The car parking and manoeuvring space hereby permitted shall be removed and the land restored to its former condition at the end of a period of five years from the date of this permission in accordance with a scheme of work submitted to and approved by the local planning authority.

4. No development shall take place until a scheme for the provision of cycle spaces has been submitted to and approved by the Local Planning Authority and the building hereby permitted shall not be occupied until the cycle spaces have been provided in accordance with the scheme.

Application No. 1998/246 - Erection of a roller shutter over shop front at 13 St. James Street, Bacup, Lancashire

Resolved that the application be deferred.

Application No. 1998/299 - Proposed indoor riding arena and associated engineering works. The development may affect the setting of footpath nos. 41, 42 and 43 (amended plan) at Croft Top Farm, Northfield Road, Rising Bridge, Accrington

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

- i. The entering into a section 106 agreement covering the contribution to the costs of highway improvements and controlling the numbers of events to be held per year, and
- ii. The following conditions:-
 1. 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.
 2. 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.
 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. No development shall take place until samples of the proposed natural stone and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
 6. The building hereby approved shall not be used to provide more than 25 events per calendar year which involve team or individual events or competition or where prizes or points are awarded to individuals, groups or clubs.

Application No. 1998/357 - Installation of new petrol tanks and provision for new diesel island and car wash at Mister C's Petrol Station, Helmsshore Road, Haslingden, Rossendale

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 artificial stonework have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The fencing detailed as 1800 high fence on the submitted plan dated August, 1998 shall extend along the northern boundary from the stone wall to the wall bounding the adjacent property and along the full length of the western boundary with that adjoining property, and that fencing shall be installed prior to the diesel pumps first becoming operative.
3. No development shall commence until details of lighting for the turning area has been submitted to and approved by the local planning authority and only the approved plans shall be implemented.
4. The use hereby approved shall not be operated between the hours of 11.00 pm and 06.30 am.
5. The turning and manoeuvring area shall only be used for that purpose and shall not be used for the purpose of parking HGV vehicles.
6. 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.

Application No. 1998/398 - Change of use of vacant shop to hot food takeaway operating between 5 p.m. - 11 p.m. 7 days per week at 51 Burnley Road, Rawtenstall, Rossendale

Resolved that this application be refused for the following reason:

1. The property would by reason of both noise and disturbance together with smells and fumes result in nuisance to surrounding residential properties to an unacceptable degree. The higher level of the properties to the rear would result in fumes extracted at the ridge of this property being blown onto those properties to the rear in higher winds and settling to the rear of those properties in calm conditions. The property would attract both car visitors which would park close to the property and in back streets thereby resulting in noise and disturbance and persons visiting on foot would congregate, again causing noise and nuisance to the nearby properties.

THE MEETING CLOSED AT 5.45 P.M.

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 2nd December, 1998
at 5.00 p.m.

PRESENT: Councillor Mooney (Vice-Chair in the Chair),
Councillors Fishwick (for Pilling) and Cheetham

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/390 - Proposed two storey side extension
at 24 Rockcliffe Avenue, Bacup, Lancashire

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 facing stone and brick and blue slate roofing have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. 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.

Application No. 1998/405 - Erection of replacement single detached garage
to rear at 3 Rockcliffe Villas, Newchurch Road, Bacup

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

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

Application No. 1998/421 - Proposed bedroom and bathroom extension for
disabled person (amended plan) at 2 Wesley Terrace, Heald Lane,
Bacup, Lancashire

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

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

Application No. 1998/429 - Proposed two storey extension to lean-to portion of building at Lower Broadclough Barn, Burnley Road, Bacup, Lancashire

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

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

Application No. 1998/387 - Alteration and conversion of shop and associated living accommodation to 5 No. self contained flats at 14 Burnley Road, Bacup, Lancashire

Resolved that the application be deferred.

Application No. 1998/432 - Conversion, including stoning up of doorway and installation of new ground floor window of former post office to provide a lounge to the existing dwelling at 11 Church Street, Newchurch, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/434 - Conversion of attached barn, formerly used as stables, to residential accommodation comprising entrance hall, cloak room and wc, guest room with sitting room over all as an extension to the existing at 609 Burnley Road East, Whitewell Bottom, Rossendale

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 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.
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. 1998/422 - Proposed increase in height of walls and addition of roof to existing valve tower at Clough Bottom Reservoir Valve Tower, Burnley Road East, Water, Rossendale

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

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

Application No. 1998/232 - Outline - 1 detached dwelling at Land at
Holme Bank/Brunswick Terrace, Stacksteads, Bacup, Lancashire

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 10 of Part I of Schedule 12A to the Act.

Tenders

Stott Milne Tomb, St. Bartholmew's Churchyard

The Borough Engineer and Planning Officer submitted a report in respect of the repair of the above tomb.

He reported the receipt of seven tenders to carry out the necessary works and further informed the Sub-Committee that the scheme required Faculty approval from the Diocese before any works could be carried out and their response was awaited.

Resolved (i) that the lowest tender received from Messrs. BCL in the sum of £20,474.10 be accepted, and

(ii) that the Borough Solicitor be authorised, subject to Faculty approval, to enter into a contract with Messrs. BCL for the repair of the Stott Milne tomb, St. Bartholomew's Churchyard, Whitworth.

THE MEETING CLOSED AT 5.35 P.M.

APPENDIX 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 9th December, 1998
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/402 - Proposed two storey rear extension at
Hurst Platt, Waingate Road, Rawtenstall, Rossendale

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

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

Application No. 1998/418 - Installation of new septic tank at Edge End
Farm, Heightside Lane, Crawshawbooth, Rossendale

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

1. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS 6297: 1983. There shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10 metres of any ditch or watercourse or within 50 metres of any well, borehole or spring.

Application No. 1998/438 - Rebuilding of front elevation to remove
former shop front at 182 Blackburn Road, Haslingden, Rossendale

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

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

Application No. 1998/439 - Rebuilding of front elevation to remove former shop front at 190 Blackburn Road, Haslingden, Rossendale

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

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

Application No. 1998/440 - Rebuilding of front elevation to remove former shop front at 192 Blackburn Road, Haslingden, Rossendale

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

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

Application No. 1998/441 - Proposed refurbishment of kitchen and utility. Erection of new outer wall and pitched roof. The development may affect the setting of footpath numbers 182, 186, 189 and 190 at Long Buildings Farm, Dean Lane, Lumb, Rossendale

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

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

Application No. 1998/443 - Erection of new external porch and conservatory. The development may affect the setting of footpath number 98 at Makin Gate Barn, Clough End Road, Haslingden

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

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

Application No. 1998/446 - Proposed two storey side extension to dwelling at 37 Cowm Park Way North, Whitworth, near Rochdale

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

1. No development shall take place until samples of the proposed stone bricks and upvc boarding tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1998/448 - Retention of 2 No. porches. The development may affect the setting of footpath Nos. 151 and 163 at Hoyle Dean Farm, Coal Pit Lane, Waterfoot, Lancashire

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

Application No. 1998/450 - Installation of new shop front and non illuminated hand painted signage to fascia and over pavement signage at 63 Deardengate, Haslingden, Rossendale

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

Application No. 1998/412A - Erection of illuminated signage comprising gable sign, 2 No. fascia signs, lantern and wall mounted projecting sign at The Roebuck, 482 Burnley Road East, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject only to the standard advertisement consent condition.

Application No. 1998/397 - Construction of detached double garage (previously proposed link canopy deleted) (amended plan) at Plot 5, Goodshawfold Road, Loveclough, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/428 - Proposed alterations to front entrance porch at The Weir Public House, Burnley Road, Weir, Bacup

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

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

Application No. 1998/433 - Proposed refurbishment of ground and first floor of public house and extension of existing kitchen. Addition of entrance porches front and rear and structural work to make existing outbuilding at The White Horse Hotel, Holcombe Road, Helmshore, Rossendale

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

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

Application No. 1998/435 - Conversion of vacant public house to resource centre, comprising meeting rooms and youth centre, and external alterations to include the construction of a new pitched roof over the resource centre at Former New Thorn Inn, 12 Bury Road, Haslingden, Rossendale

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

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

slate have been submitted to and approved by the Local Planning Authority and the roof of the building shall not be laid other than with the approved materials.

Application No. 1998/436 - Proposed extension to house existing effluent plant and provision of covered storage area at Kenroy Dispersions, Holt Mill Road, Waterfoot, Rossendale

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, the colour(s) of the proposed roof and wall claddings and the proposed roller shutter doors shall be agreed in writing with the local planning authority and thereafter only the approved colour(s) of claddings and doors shall be used in this development.

Application No. 1998/368 - Construction of 4 No. bed detached dwelling (further amended scheme) at Plot 3, land off Goodshawfold Road, Loveclough, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/261 - Conversion and extension of building to form offices and conference centre (amended plan) at Holden Vale Works, Holcombe Road, Helmshore, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

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 a.m. and 7 p.m. on Mondays to Saturdays at Holmefield Garage, Burnley Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

THE MEETING CLOSED AT 5.40 P.M.

A P P E N D I X ' E '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 16th December, 1998
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Mooney and Cheetham

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/447 - Formation of first floor extension at
3 Oak Close, Shawforth, Rochdale

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

1. No development shall take place until samples of the proposed bricks, white plastic shiplap boarding and tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1998/431 - Consultation from Lancashire County Council -
Erection of a new two storey 400 m² six classroom teaching block connected
to the main building via an open sided covered link. New pedestrian
entrance off Greens Lane. New road connecting existing main entrance road
to existing car park area at Haslingden High School, Broadway, Helmshore,
Rossendale

Resolved that the Lancashire County Council be advised that this Council has no objections to the application.

Application No. 1998/387 - Alteration and conversion of shop and
associated living accommodation to 5 no. self contained flats at
14 Burnley Road, Bacup, Lancashire

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 facings and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

2. No development shall take place until the applicant has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Application No. 1998/351 - Demolition of existing entrance porch,
construction of new porch and extension of proposed retail area at
331 Burnley Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

THE MEETING CLOSED AT 5.15 P.M.

A P P E N D I X ' F '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 23rd December, 1998
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/453 - Proposed porch and formation of new doorway on side elevation. The development may affect the setting of footpath numbers 610, 611, 613 and 620 at Lower Boarsgreave Farm, Cowpe Road, Waterfoot, Rossendale

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

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

Application No. 1998/419 - Reserved matters - Erection of 2 no. dwellings. The development may affect the setting of footpath number 200 at Land rear of 37 Hurst Lane, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/404 - Consultation from Lancashire County Council - Renewal of permission for waste transfer station at Under Brow Farm, Cribden Side, Haslingden, Rossendale

Resolved that the Lancashire County Council be advised that this Council has no objections to the application.

Application No. 1998/427 - Change of use of two ground floor flats to use as two mental health resource centres at Flats 18 and 20 Hammerton Green Complex, off Tong Lane, Bacup, Lancashire

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

1. The use authorised by this permission shall be discontinued at the end of a period of one year beginning with the date upon which the use is first commenced, unless a renewal of permission is obtained.
2. The use which is the subject of this permission shall only be carried out between the hours of 8.00am-8.00pm. Monday to Friday 8.00am to 1.00pm Saturday and at no time on Sundays and Bank Holidays.

THE MEETING CLOSED AT 5.15 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 22nd February 1999
at 7.45 p.m.

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

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

1015. Resolved that the Minutes of the meeting held on 18th January, 1998 be signed by the Chair as a correct record.

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

1015. The Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes numbered 1017-1018 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 Number 14/98/419
Reserved matters - Erection of 2 no. dwellings.
The development may affect the setting footpath number 200
Land rear of 37 Hurst Lane, Rawtenstall, Rossendale

1015. Resolved that Planning Permission be granted to this application subject to the following conditions;-

2. No development shall take place until samples of the proposed coursed natural stone and 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.
3. Prior to first occupation of the dwellinghouses, that part of the access extending from the highway boundary for a minimum distance of 4.5m into the site shall be appropriately paved in permanent construction.
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 or similar size and species, unless the local planning authority gives written consent to any variation.

Application Number 14/98/437
Outline - Erection of 2 No. Detached Dwellings
Land at Fairhill, Helmshore

1015. Resolved that Outline Planning Permission be granted to this application subject to the standard time limit condition and the following conditions;-
2. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters namely, siting, design, means of access, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
 3. Before any development is commenced a site investigation (or investigations) and assessment shall be carried out by the applicant/developer in relation to the suspected presence of methane gas from former landfill operations within (or beyond) the site, and the applicant/developer shall, thereafter, send a copy of the report and assessment together with any recommendations to the local authority and take all such steps and carry out all such measures as may be required, following the assessment, and recommendations, to deal satisfactorily with any methane gas still being generated within (or beyond) the site boundaries, before any of the buildings is/are first occupied.
 4. Before any development is commenced a site investigation (or investigations) and assessment shall be carried out by the applicant/developer in relation to the suspected presence of contaminated land, or contaminants, within the boundary of the application site, and the applicant/developer shall, thereafter, send a copy of the report and assessment together with any recommendations to the local authority, and shall, thereafter, take all such steps to carry out all such measures as may be required in accordance with the recommendations and requirements of the report and assessment, to deal satisfactorily with and, as necessary, remove any contaminants or contaminated land from the application site before any of the proposed buildings is/are first occupied.
 5. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.
 6. None of the (dwellings) (buildings) hereby permitted shall be occupied until the drainage works referred to in condition no. 5 have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C,D,E of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Site Visit - Planning Application Number 14/98/383
Variation of conditions to allow a quantity
of clay overburden to be exported from the site
Tonge Farm, Bacup

1015. The Borough Engineer and Planning Officer reminded Members that the Council had raised objection to the abovementioned proposals and advised the Committee that the Development Control Sub-Committee of the Lancashire County Council had resolved to visit the site prior to determining the planning application. The site visit was to take place at 1.30 pm on Friday 12th March, 1999 and accordingly the County Council had invited Officers and Members of the Council to meet representatives of the County Council on site if they so wished.

Resolved that all Members be authorised to attend the site visit if they so wish and the Borough Engineer and Planning Officer be requested to advise Members of the details of the visit in due course and to respond to the Lancashire County Council's invitation.

The Building (Local Authority Charges) Regulations 1998
Scheme of Charges for Building Regulation Work

1015. The Borough Engineer and Planning Officer submitted a comprehensive report on the above matter, the purpose of which was to inform Members of the proposed changes in the method of setting fees for the Statutory Building Regulation function. He stated that the fees were currently set by central Government but the above regulations now devolved that power to local authorities to set their own fee levels from 1st April, 1999.

Accordingly, under the regulations, local authorities were now required to adopt a scheme of charges for Building Regulation works which was required to be in place seven days before coming into force on 1st April, 1999. He submitted for the Committee's approval and adoption therefore, a copy of the recommended scheme of charges for building regulation work for this Council.

He pointed out that the scheme had been prepared following discussions with other Lancashire districts and the scheme as now submitted would be common throughout the Lancashire districts.

Resolved (i) that the report be noted.

(ii) that the scheme as now submitted and shown as Appendix 1 to the Borough Engineer and Planning Officer's report be adopted, such scheme to be called the "Rossendale Borough Council Scheme of Charges for Building Regulation Work" and the charges for each category of work to be as shown in Schedules 1, 2 and 3 of the scheme.

(iii) that the Borough Engineer and Planning Officer be requested to continue to monitor the situation in respect of income and expenditure and in the event of any significant change occurring which require the scheme to be amended, or revoked and replaced, the matter be reported to the Committee for consideration.

SECTION 'A' FUNCTIONS NOT DELEGATED

Heritage Conservation in Lancashire

1015. The Borough Engineer and Planning Officer advised the Committee that the Lancashire County Council had over the past two years been reviewing Heritage Work in the County and was seeking to establish a new County Council Strategy within the framework of the structure plan, with a view to this being formulated as supplementary planning guidance which would, therefore, be a factor to be given some weight in decision making by this Council.

He advised the Committee that the County Council had presented a Draft Document at the end of November, seeking Officer observations and he had responded thereto and informed the County Council that he would not recommend Members to endorse the document as then drafted on five specific counts.

He stated that the County Environment Director had now indicated that the document was to be presented to the County Council PID & T Committee on 17th March and therefore, since Members had not previously had the opportunity to consider the document, he felt that this matter should be brought to Members attention pending ratification by Council.

Accordingly, he submitted for Members information, details of his response to the document and requested the Committee's views thereon.

Members of the Committee discussed the matter in detail.

Resolved (i) that the earlier reported views of the Borough Engineer and Planning Officer upon the document "Heritage Conservation in Lancashire" as now outlined be endorsed by this Council and he be asked to advise the County Council of the additional observations made by Members on Objective 4.

(ii) that with regret and for the reasons given in the report the Lancashire County Council be informed that this Council cannot at this stage, express unqualified support for the County Strategy on Heritage Conservation in Lancashire.

THE MEETING CLOSED AT 8.25 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 22nd March 1999
at 7.45 p.m.

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

APOLOGIES: Councillors Mrs. Goldsworthy and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1069. Resolved that the Minutes of the meeting of the Committee held on 22nd February, 1999 be signed by the Chair as a correct record.

North West Water - Major Water Main Contract

1069. The Chair welcomed Messrs. Atkinson and Williams of North West Water who proceeded to give a presentation to the Committee outlining the final stages of the Capital Scheme for improving water quality throughout Rossendale.

The representatives outlined the work already undertaken in recent years to improve the water treatment and water distribution system throughout the valley and indicated that the final phase of this programme involved the replacement of those water mains which were located principally in private land - mostly in domestic back gardens. The owners of affected properties had all been contacted by letter and visited by the contractors responsible for the work who had explained the effects and purposes of the work. It was proposed that staff would be available throughout the duration of the contract to resolve problems as and when they arose; in addition to staff from the contractor, there would be an engineer employed by North West Water available at all times.

The representatives explained the methods which would be used for replacing damaged mains and repairing those which were capable of repair; in addition, all lead piping within the system which was the responsibility of North West Water would be replaced.

The representatives indicated that it was proposed to hold monthly liaison meetings with Members of the Council. The Chair invited questions of the representatives and Members raised a number of issues to which the representatives responded.

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

SECTION 'B' - FUNCTIONS DELEGATED

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

1069. The Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Numbers 1072 to 1075 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 Number 14/99/034

Modification of condition number 6 on planning permission reference no 1998/248 to allow first floor function to be used between 11 am and 12 midnight Mondays to Saturdays and 12 noon to 11.30 pm on Sundays. 2-4 Burnley Road, Rawtenstall, Rossendale

1069. Resolved that planning permission be refused for the following reason.

1. The proposed extension in the hours closing which the function room approved under planning permission reference number 1998/248 would be used, would, by reason of noise which would be likely to ensue at unsocial hours, be detrimental to the amenities previously enjoyed by, and reasonably to be expected to continue to be enjoyed by occupiers of nearby dwelling houses accordingly, this proposal would be contrary to Policy DC1 of the Rossendale District Local Plan which states that development shall not be "detrimental to existing conditions in the surrounding area".

Application number 14/98/274

Change of use of retail shop to hot food shop with takeaway facility. 250a Newchurch Road, Stacksteads, Bacup.

1069. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

2. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
3. The use which is the subject of this permission shall only be carried out between the stated hours of 10.00 a.m. to 11.00 p.m. Monday to Sunday inclusive.
4. The elimination of fumes and cooking smells from the premises shall not be achieved other than by internal ducting, details of which shall be submitted to and approved by the local planning authority prior to the commencement of the use.

Note, Councillor Driver declared an interest in the following item of business (application 14/98/366). She withdrew from the Chamber during the discussion of and voting thereon.

Application number 14/1998/366

Construction of stable block. Land off Burnley Road, Bacup

1069. Resolved i) that the application be approved subject to:-

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

3. 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. The development should not take place until details of a vehicle hardstanding and turning space within the site have been submitted to and approved in writing by the Local Planning Authority. The hardstanding and turning space so approved shall then be provided before the development is brought into use and shall be retained thereafter.

ii) In addition, a note be added to the notice of planning permission indicating, for the avoidance of doubt that this planning permission does not give consent for commercial use.

Application number 14/98/042
Erection of 1 no timber detached garage
Land to the west of 117 Booth Road, Stacksteads, Bacup

1069. Resolved that this application be refused for the following reasons:-

1. The proposal would be contrary to the provisions of the approved and adopted Rossendale District Plan which indicates that the application site is located within an area designated as being Green Belt where in accordance with the provisions of PPG2: Green Belts planning permission will not be given for new development except in very special circumstances other than for the purposes of agriculture, forestry, outdoor sports and recreation, proportionate extensions to existing dwelling houses or other uses appropriate to a rural area. The erection of a lock up garage on open land in the Green Belt constitutes inappropriate development.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decision

1069. The Borough Engineer and Planning Officer reported on the results of planning appeals since his last report to the Committee.

Application No. 14/98/215

Replacement of Existing Window Frames with UPVC Top Opening Casement Windows. 10 Rose Street, Bacup.

Appeal Upheld

Resolved that the report be noted.

Public Transport Issues - Request for Bus Shelters

1069. The Borough Engineer and Planning Officer submitted a progress report on the provision of bus shelters and indicated that he had received three requests for the repositioning of shelters.

A Member pointed out that there was an urgent need for the provision of a shelter near the footbridge over the river Irwell on Bury Road, Rawtenstall (outward), particularly since the site had the benefit of planning permission. The Borough Engineer and Planning Officer undertook to take the matter up with Adshell but pointed out that so far as the remainder of shelters was concerned it would be appropriate to consider all the remaining requests received.

Resolved that the matter be deferred until the June meeting of the Committee.

Fire Damaged Site - Higher Mill, Rawtenstall

1069. The Borough Engineer and Planning Officer reported that satisfactory progress was being made with regard to the safety and security works necessary at the site. He indicated that discussions with the owners of the site and their representatives were continuing but he was unable at this stage to supply further information on the long term future proposals for the site.

Resolved that the report be noted.

DETR Invitation to consider "Home Zones" Schemes

1069. The Borough Engineer and Planning Officer reported the receipt of an invitation from the Department of the Environment Transport and the Regions to offer projects for inclusion in a monitoring programme aimed at developing ideas and measures which might be used to identify and disseminate good practice guidance and to determine whether there was a need for existing legislation to achieve "Home Zone" aims - these being fundamentally to change the way the street is used within a residential area in order to achieve a range of benefits to communities whereby road space is shared between motor vehicles and other road users with the needs of pedestrians including children and cyclists coming before those of motorists.

The Borough Engineer and Planning Officer indicated that there was no offer of funding to assist in the monitoring programme and he pointed out that within the Borough extensive traffic calming measures were currently afforded significant priority.

Resolved that the report be noted but that no action be taken to implement "Home Zones".

East Lancashire Road Safe - Request for contribution

1069. The Borough Engineer and Planning Officer reported that the Road Safe partnership had recognised the need for the appointment of a full time co ordinator and as such a request had been received for a contribution towards the costs of the co ordinator.

The Borough Engineer and Planning Officer suggested that the East Lancashire Road Safe had provided a valuable partnership basis for the consideration of road safety.

Resolved that the Committee supports the request from East Lancashire Road Safe and the Policy and Resources Committee be requested to agree to the contribution of £2,000.00 per annum.

Private Street Works - Alden Road, Helmshore

1069. The Borough Engineer and Planning Officer reported that the scheme at Alden Road had now been completed and was ready for adoption. He submitted details of the final apportionment.

Resolved i) that final apportionment be approved.

ii) that the Chief Executive Officer be instructed to prepare and serve the necessary notices in accordance with the Highways Act 1980.

iii) that subject to there being no valid objections at the expiry of the notice period, that adoption of roadworks by the Highway Authority is confirmed to be part of Alden Road extent 60 metres, average width 6.0 metres, from junction with Holcombe Road but excluding walls.

Adoption of Highways - Waingap View and Coppice Drive, Whitworth

1069. Further to Minute 681 of the November, 1998 meeting of the Committee, the Borough Engineer and Planning Officer reported that consultations had been carried out with affected Residents regarding the adoption of the lengths of highway referred to in the report. He submitted a plan indicating those lengths of highway.

Resolved i) that Coppice Drive (for a distance of 75 metres) and Waingap View (for a distance of 195 metres) both as marked 'A' on the plan submitted to the Committee, subject to the exclusion of retaining wall foundation and structures at numbers 1, 7, 10 and 20 Waingap View be adopted as highways maintainable at public expense.

ii) that both cul-de-sac marked 'B' on the plan submitted to the Committee (of lengths 32 and 25 metres) be adopted subject to the removal of obstructions and partial amendment to exclude some of the services strips.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

1069. Resolved i) that the new residential development off Highfield Street, Haslingden for West Pennine Housing Association be named "Highfield Court" and the properties numbered as indicated on the plan submitted to the Committee.

ii) that consideration of the allocation of a name for that part of the A56 from Shuttleworth to the Edenfield roundabout and onto the dual carriageway northwards from the Edenfield roundabout be deferred until responses from additional consultees have been received.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Funding for bridge maintenance and strengthening

1069. The Borough Engineer and Planning Officer reported the receipt of a letter from the County Council which sought the support from this Council for a campaign to gain more funding from the Government for maintaining and strengthening highway structures. He gave details of problems already identified within Rossendale involving weak bridges and advised that there were significant lengths of highway retaining wall which required attention.

Resolved that the Council supports the County Council's campaign for increased funding for bridge strengthening and maintenance in Lancashire and advises the Secretary of State for the Department of the Environment, Transport and the Regions of its concern regarding the disruption and adverse economic consequences liable to be caused by the failure to address the backlog of strengthening/maintenance of highway structures, and that in addition to writing to the Secretary of State in this matter, the MP for Rossendale and Darwen and the MP for Hyndburn be advised of the Council's support for the campaign.

Mileage Rates - Highways Inspectors

1069. The Borough Engineer and Planning Officer reported that he had proposed to ask the Committee to consider an issue involving the car allowance rate in view of special circumstances which had arisen within his department. He advised the Committee that a problem which had been anticipated was not likely to arise during the current financial year and in the circumstances, he suggested that the report be withdrawn from the Agenda.

Resolved that the report be withdrawn from the Agenda.

Engineering and Planning Sub-Committee

1069. Resolved that the minutes of the Engineering and Planning Sub-Committee held on 13th January, 20th January, 27th January, 3rd February, 10th February, 17th February, 24th February and 3rd March, 1999 be noted (for Minutes see Appendices A-H)

THE MEETING CLOSED AT 8.00 P.M.

APPENDIX 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 13th January, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/406 - Proposed extension to existing detached garage at Claremont, Haslingden Old Road, Rawtenstall, Rossendale

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

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

Application No. 1998/458 - Change of housetype to 4 no. bedroom detached with integral single garage at Plot 23, Nicola Close, Weir, Bacup

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

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.

Application No. 1998/459 - Erection of single prefabricated garage at 1 Clough Road, Bacup, Lancashire

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

Application No. 1998/465 - Construction of conservatory on rear elevation
at 16 Warren Drive, Britannia, Bacup

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

Application No. 1998/469 - Erection of conservatory on side elevation to
rear of existing garage at 9 Heightside, Newchurch, Rossendale

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

1. No development shall take place until samples of the proposed bricks have been submitted to and approved by the local planning authority and the outer face of the lower walls to the conservatory shall not be constructed other than with the approved materials.

Application No. 1998/460A - Provision of internally illuminated projecting
sign at 5 Burnley Road, Bacup, Lancashire

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

Application No. 1998/461A - Erection of externally illuminated signage
at 574 Bacup Road, Waterfoot, Rossendale

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

Application No. 1998/214 - Variation of Condition 3 on planning permission
14/89/189 to authorise retrospectively the retention of tree planting belt
as implemented. The planting of shrubs and retention of part of grassed/
lawn area at 14 Heycrofts View, Edenfield, Ramsbottom

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/408 - Retention of fence - Fence to the rear of
9-11 Bowker Steet, Irwell Vale, Ramsbottom

Resolved that this application be refused for the following reasons:

1. The design, character, height and choice of materials of the fence proposed to be retained is inappropriate to the character of the conservation area and harmful to the setting of the listed cottages of Bowker Street.
2. The inappropriate design, character and height of the fence impacts adversely on the immediate outlook and residential amenity of the occupiers of the adjacent cottages of Bowker Street and Aitken Street whose small rear garden curtilages are now further enclosed by the aforementioned fence.

Application No. 1998/388 - Proposed single storey rear extension at
Haslingden Service Station, Laneside Road/Manchester Road,
Haslingden, Rossendale

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

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

Application No. 1998/271 - Construction of new garden centre with existing service yard at Do It All, Longholme Road, Rawtenstall, Rossendale

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

1. Before the garden centre hereby approved is first brought into use such drainage works as may be required to resolve current flooding of the customer car park shall be undertaken.
2. Before the garden centre hereby approved is first brought into use there shall be provided within the application site a pedestrian footway link between the customer car park and the bus station.
3. No development shall take place until samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
4. No development shall take place until the finish and colour of the proposed timber infill panels has been agreed in writing with the local planning authority and the finish and colour of the timber infill panels used in connection with the development shall not vary from that approved, unless by written consent of the local planning authority.
5. Before any development is commenced a fully detailed scheme of landscaping (as such including shrub planting to parapet wall planters) shall be submitted to and approved by the local planning authority and implemented before the use hereby permitted is first taken up for the purposes hereof or at such other time as may subsequently be agreed in writing with that authority. Any 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.
6. Before the development hereby approved is first commenced a full design specification of the proposed perimeter screen fencing to the garden centre consistent with the indicative information provided on drawing number 4069/02 revision E shall be submitted to and approved by the local planning authority and the perimeter screen fencing shall thereafter only be implemented in accordance with the approved scheme.

Application No. 1998/329 - Construction of 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 at Horncliffe Mansion, Bury Road, Rawtenstall, Rossendale

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 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 BS41 42; 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.

Application No. 1998/452 - Erection of a pair of semi-detached three bed dwellings (amended scheme) - Land adjacent to 997 Burnley Road, Loveclough, Rossendale

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 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. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

3. Prior to the first occupation of the dwellinghouses hereby approved, the car parking bays on the approved site plan shall be provided, laid out and surfaced and thereafter the bays shall be retained as such.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1998/423 - Outline - Demolition of all existing buildings
on site. Removal of bridge structure. Alteration to site access including
provision of new road. Construction of 5 no. industrial units and associated
car-parking and landscaping at Land at Lee Mill off Newchurch Road, Bacup,
Lancashire

Resolved (i) that the Sub-Committee are minded to approve the application subject to conditions and the application be referred to the Secretary of State for the Environment, Transport and the Region and

(ii) that in the event that the Secretary of State refers the application to the Local Planning Authority for determination, the Borough Engineer and Planning Officer in consultation with the Chair be authorised to approve the 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, means of access, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

2. Before any development is commenced a site investigation (investigations) and assessment shall be carried out by the applicant/developer in relation to the suspected presence of contaminated land, or contaminants, within the boundary of the application site, and the applicant/developer shall, thereafter, send a copy of the report and assessment together with any recommendations to the local authority, and shall, thereafter, take all such steps and carry out all such measures as may be required in accordance with the recommendations and requirements of the report and assessment, to deal satisfactorily with and, as necessary, remove any contaminants or contaminated land from the application site before any of the proposed buildings is/are first occupied.

3. A strip of land 8 metres wide adjacent to the top of the banks of all watercourses fronting or crossing the site must be kept clear of all new buildings and structures (including gates, walls and fences).
4. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.
5. No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the local planning authority in consultation with the Highway Authority.
6. The level of noise emitted from the site shall not exceed 50 dB LAeq (1 hour) as measured on the southwestern boundary of the site at the rear wall to the rear yard of the residential property numbered 21 Flag Street, Stacksteads.
7. The building(s) which is/are the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned order).

Application No. 1998/451 - Change of use of dwelling (use class C3) to children's home (use class C2) at 31 Manchester Road, Haslingden, Rossendale

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

1. No more than 5 children shall be accommodated in the children's home hereby approved.

THE MEETING CLOSED AT 5.45 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 20th January, 1998
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Birtwell (for Cheetham) and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 14/98/471 - Demolition of Existing Conservatory and
Provision of New Mahogany UPVC - Victorian Style Conservatory. 2
Alden Rise, Helmshore, Rossendale

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

1. The fence and hedge to the northern boundary shall be retained to a height of 1.8 metres. If the fence and hedge are reduced in height below 1.8 metres at any time then obscure glazing should be installed to the northern elevation of the conservatory hereby approved.
2. The dwarf walls shall be constructed of brick to match the existing dwelling as stated on the approved plans.

Application No. 14/98/415 - Proposed rear First Floor Extension to form
bathroom and conversion of garage to Playroom. 114 Laneside Road,
Haslingden, Rossendale

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

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

Application No. 14/98/456 - Retention of Detached Domestic Garage/
Workshop. Land adjacent to New Mansion House, Shawclough Road,
Waterfoot, Rossendale

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

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

2. The building which is the subject of this permission shall be used exclusively as a private domestic garage/workshop and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the building.

Application No. 14/98/481 - Consultation from Bury MBC - Replacement of safety warning signs around the perimeter of the range danger area at the Ministry of Defence Holcombe Moor Training Centre. Ministry of Defence, Holcombe Moor Training Centre, off Bolton Road, Hawkshaw, Bury

Resolved that Bury MBC be advised that this Council has no objections to this proposal.

Application No. 14/98/470 - Erection of 8 No. Dwellings. Land at Rawstron Street/Tong Lane/Brenbar Crescent, Whitworth

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 artificial stone and 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. 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 exceeding 0.9m in height above the crown level of the carriageway to Tong Lane. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.5m measured along the centre line of Rawstron Street from the continuation of the nearer edge of the carriageway of Tong Lane to a point measured 90m in a south easterly direction along the nearer edge of the carriageway of Tong Lane from the centre line of Rawstron Street and shall be constructed and maintained in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General 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 exceeding 0.9m in height above the crown level of the carriageway to Tong Lane. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.5m measured along the centre line of Brenbar Crescent from the continuation of the nearer edge of the carriageway of Tong Lane to a point measured 90m in a north westerly direction along the nearer edge of the carriageway of Tong Lane from the centre line of Brenbar Crescent and shall be constructed and maintained in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.
5. Prior to first occupation of each of the dwellinghouses hereby approved, the accompanying driveway and footpath shall be provided, laid out and surfaced in accordance with the approved site plan (drawing no. 1015.02).

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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. 14/98/466 - Change of use of Dwellinghouse to Restaurant
and Associated Residential Accommodation. Clifton House, 198 Blackburn
Road, Haslingden, Rossendale

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

1. The use of Clifton House as a restaurant shall not commence until the car park off Cross Street South and the flight of steps between this street and the backs of properties on Blackburn Road have been constructed and made available for public use.
2. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
3. The premises shall be used for a restaurant and associated residential accommodation and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
4. The use which is the subject of this permission shall only be carried out between the hours of 7.00 pm. and 11.00 pm.

Application No. 14/98/467 - Proposed Alteration to Front Elevation
Comprising the Installation of a Roller Shutter Door and a Pedestrian
Door and the Refacing of this Elevation in Brick. Unit 1 Bowness
Mill, Shawclough Road, Waterfoot, Rossendale

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

1. No development shall take place until samples of the proposed bricks have been submitted to and approved by the local planning authority and the outer face of the front elevation of the mill (to Shawclough Road) shall not be constructed other than with the approved materials.

Application No. 14/98/473 - Erection of Car Park Attendant's Cabin.
Accrington & Rossendale College, Haslingden Road, Rawtenstall, Rossendale

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

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.

Application No. 14/98/324 - Proposed alterations to existing Forecourt,
Including Provision of Canopy, and 2 No. Jet Wash Facilities within
Existing Garage Building (Amended Scheme). Holmefield Garage, Burnley
Road, Rawtenstall, Rossendale

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 use of the jet wash facilities hereby approved, a fence, as described in the applicant's agent's letter of 14th January, 1999, shall be erected along the southern boundary of the forecourt and thereafter retained for the duration in use of these facilities.
2. Prior to the commencement of use of the new forecourt area hereby approved, a fence, as described in the applicant's agent's letter of 14th January, 1999, shall be erected along the southern boundary of the forecourt and thereafter retained for the duration in use of this area.
3. The jet wash facilities hereby approved shall operate only between the hours of 8.00 am. and 9.00 pm. daily.
4. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Application No. 14/98/312 - Construction of 1 No. Detached Split Level
Bungalow. Land adjacent to The Croft, Conway Road, Higher Cloughfold,
Rossendale

The Borough Engineer and Planning Officer reported that the application had been withdrawn by the Applicant.

Resolved that the report be noted.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X ' C '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 27th January, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Mooney and Cheetham

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 14/98/485 - Proposed internally illuminated wall
mounted signs. Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom,
via Bury

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

1. The illumination of the signage hereby given consent shall be static in nature and at no time shall be intermittent.

Application No. 14/98/457 - Change of use from Storage and private
stabling to storage and stabling to be used in conjunction with a
proposed Riding School. Dam Top Farm, off Fallbarn Road, Rawtenstall

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

1. Prior to the riding school hereby approved becoming operational, a scheme providing details of the laying out, surface treatment, means of enclosure to and access arrangements for the proposed car park off Fallbarn Road shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the riding school becoming operational or at such other time as may be agreed with the local planning authority in writing.
2. Not to make any material alterations to the external appearance of the buildings which are the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/98/462 - Proposed Demolition of Existing Building,
Former Christian Fellowship Church, South Street, Bacup

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

1. Demolition to be complete to ground level and all waste material to be removed from the site.

2. Within two months of the grant of consent detailed proposals for landscaping and other treatment of the site shall be submitted to and approved in writing by the Local Planning Authority.
3. Within two months of the approval by the Local Planning Authority of the landscaping works or other treatments of the site these proposals are to be fully implemented.

Application No. 14/98/476 - Change of use of Land to Form an Extended
Residential Garden Curtilage to 436 Market Street, Shawforth. Land to rear
of Moorside Flats, Market Street

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

THE MEETING CLOSED AT 5.15 P.M.

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 3rd February, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 14/99/003 - Proposed first floor extension above existing garage. 135 New Line, Bacup, Lancashire

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

1. Before it is first brought into use, the development hereby permitted shall be constructed of fencing and roofing materials to match the existing building, as specified on the submitted plans and shall be so retained thereafter.

Application No. 14/99/482A - Erection of signage comprising 1500mm high individual lettering. 2 St. Crispin Way, Haslingden, Rossendale

Resolved that advertisement consent be granted to this application subject to the standard advertisement consent conditions.

Application No. 14/99/019 - Erection of concrete sectional garage. Garage colony adjacent to 90 New Line, Bacup, Lancashire

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

1. The building authorised by this permission shall be removed at the end of a period of five years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.

Application No. 14/98/484 - Conversion of shop to dwelling. 56 Bury Road, Edenfield, Ramsbottom

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

Application No. 14/98/416 - Proposed alterations and extensions to form additional accommodation and construction of subterranean garaging. Lower Pike Law Cottage, Haslingden Road, Rawtenstall, Rossendale

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 development of the two storey side extension hereby approved, samples of the proposed natural stone and natural blue roofing slate shall be submitted to and approved by the local planning authority and the outer face of the extension shall not be constructed other than with the approved materials.
2. Prior to the commencement of development of the double garage hereby approved, samples of the proposed natural stone shall be submitted to and approved by the local planning authority and the outer face of the garage shall not be constructed other than with the approved material.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Before any development is commenced a site investigation (or investigations) and assessment shall be carried out by the applicant/developer in relation to the suspected presence of methane gas from former landfill operations within (or beyond) the site, and the applicant/developer shall, thereafter, send a copy of the report and assessment together with any recommendations to the local authority and take all such steps and carry out all such measures as may be required, following the assessment, and recommendations, to deal satisfactorily with any methane gas still being generated within (or beyond) the site boundaries, before any of the buildings is/are first occupied.

Application No. 14/98/417 - Proposed alterations and extensions to form additional accommodation and construction of Subterranean garaging. Lower Pike Farm, Haslingden Road, Rawtenstall, Rossendale

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 development of the two storey side extension hereby approved, samples of the proposed natural stone and natural blue roofing slate shall be submitted to and approved by the local planning authority and the outer face of the extension shall not be constructed other than with the approved materials.
2. Prior to the commencement of development of the double garage hereby approved, samples of the proposed natural stone shall be submitted to and approved by the local planning authority and the outer face of the garage shall not be constructed other than with the approved material.

3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Before any development is commenced a site investigation (or investigations) and assessment shall be carried out by the applicant/developer in relation to the suspected presence of methane gas from former landfill operations within (or beyond) the site, and the applicant/developer shall, thereafter, send a copy of the report and assessment together with any recommendations to the local authority and take all such steps and carry out all such measures as may be required, following the assessment, and recommendations, to deal satisfactorily with any methane gas still being generated within (or beyond) the site boundaries, before any of the buildings is/are first occupied.

Application No. 14/98/487 - Change of Housetype. 30 and 32 Highfield Park,
off Helmshore Road, Haslingden, Rossendale

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 artificial stone and slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping and bund formation (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. The openings on the rear elevations of the dwellinghouses hereby approved shall be fitted with treble glazing and such glazing shall be retained thereafter.
4. There shall be no development on or adjacent to the A56 trunk road embankment that shall put any such embankment or earthworks at risk.
5. No drainage from the proposed development shall run off into the trunk road drainage system, nor shall any such new development adversely effect any A56 trunk road drainage.

Application No. 14/98/449 - Proposed residential development of 17 dwellings
comprising 5 no. 2 bed 4 person dwellings and 12 no. 3 bed 5 person dwellings,
land adj. to 240 Grane Road

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

- a) The entering into of a Section 106 Agreement relating to the provision and maintenance of public open space landscaping.
- b) The standard time period condition and following conditions:-
 1. The development hereby approved shall not be constructed other than with the approved facing materials which are Old Heather Gold reconstituted stone and Redland Richmond roof tiles.
 2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
 3. Notwithstanding the provisions of the Town and Country Planning (General 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 a line drawn from a point 4.5m measured along the centre line of the proposed access road from the continuation of the nearer edge of the carriageway of Grane Road to the north western corner of the site and also that land in front of a line drawn from the same point to the north eastern corner of the site and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the local planning authority in conjunction with the Highway Authority.
 4. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved, by the local planning authority in consultation with the highway authority.
 5. No part of the development hereby approved shall be occupied until the approved scheme referred to in condition 4 has been constructed and completed in accordance with the scheme details.

6. Before the development is commenced a comprehensive landfill site investigation and assessment shall be carried out to establish whether the site is, or would have the potential to be affected by subterranean landfill gas migration from the nearby landfill site(s). The method and extent of this investigation shall be agreed by the planning authority prior to the commencement of the work. Thereafter details of any required measures to prevent landfill gas ingress to the proposed dwelling shall be submitted to and approved by the local planning authority and the development shall thereafter be implemented in accordance with those approved details.

7. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Class 1 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. 14/98/483 - Proposed raising of roof section on side elevation to accommodate packaging machine. Unit 14, Bentwood Road, Haslingden, Rossendale

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

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

Application No. 14/98/477 - Change of use of retail shop to take away at 546 Burnley Road, Crawshawbooth

Resolved that this application be refused for the following reason:

1. The proposed development would, by reason of noise, cooking odour and litter which would be likely to ensue (and which may, in particular, be experienced during unsocial hours) be detrimental to the amenities presently enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of nearby dwellinghouses and would therefore be contrary to the provisions of Policy S.4 of the Rossendale District Local Plan.

Hindle Street (Library) Car Park, Haslingden

1. The Borough Engineer and Planning Officer reported that further to Minute No. 689 of the meeting of the Engineering and Planning Committee, held 23rd November, 1998, amendments to the Hindle Street Car Park, Haslingden had been agreed by Action for Haslingden Partnership. The Borough Engineer and Planning Officer submitted plans detailing the amendments.

The total cost of the amendments was estimated to be £9,100. Rossendale Borough Council was partially funding the scheme and on proportion would be liable for £5,100.

Resolved that the amendments, as outlined by the Borough Engineer and Planning Officer be approved.

Grane Road A6177 (B6232) Haslingden - Proposed Speed Reduction Measures

Resolved that consideration of this item be deferred until the meeting of the Sub-Committee on 17th February, 1999.

THE MEETING CLOSED AT 5.40 P.M.

APPENDIX 'E'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 10th February, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 14/99/017 - Change of housetype - Erection of
1 No. 4 bed dwelling. 4 Hurst Lane, Rawtenstall, Rossendale

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

Application No. 14/99/020 - Proposed single storey side extension
to provide lounge. 25 Phillips Road, Weir, Bacup

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

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

Application No. 14/98/419 - Reserved matters - Erection of 2 No. dwellings. The development may affect the setting of footpath No.200. Land at rear of 37 Hurst Lane, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 14/99/007 - Retrospective application for change of use of guest house to dwelling. 36 Regent Street, Haslingden

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

Application No. 14/99/018 - Proposed open timber storage building. Fielden Factors (BM) Limited, Stansfield Road, Waterfoot, Rossendale

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 timber boarding and roof sheeting have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. 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 there-after be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 14/99/006 - Proposed stripping of top soil from site area for re-use. Construction of a raised floodbank to form a flood defence structure using material recycled from channel deepening works on the adjoining River Irwell. Spreading of top soil over completed floodbank and grass seed area upon completion. The development may affect the setting of footpath No. 124 and 125. Land East and north of North Street, Strongstry (and Stubbins), Ramsbottom

Resolved that the application be deferred.

Application No. 14/99/008 - Proposed 11,000 volt overhead line. Top'th Lea, Bury Old Road, Shuttleworth, Ramsbottom

Resolved that the Council raises no objections to the application.

Application No. 14/99/014 - Proposed new footpath surface, new railing on wall at entrance and installation of steel marker post. Erection of new signage and provision of soft landscaping. Pedestrian access to St. James Church, off Blackburn Road at junction of Regent Street, Haslingden, Rossendale

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 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.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
3. The development shall not begin until details of the finishes and colour of all surfacing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details and shall be so retained thereafter.
4. The development shall not begin until details of all railings, handrails, walling, waymarkers, signage and other structures have been submitted to and approved in writing by the local planning authority. The street furniture so approved shall then be installed in accordance with those approved details and shall be so retained thereafter.

Application No. 14/99/010 - Proposed removal of existing steps and installation of new steps. Provision of new footpath, car parking bay and vehicular barrier. Provision of soft landscaping. Land between 159 and 161 Blackburn Road, Haslingden, Rossendale

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

Application No. 14/99/013 - Proposed removal of boundary fence and wall. Erection of new 1.2 metre high stone wall and erection of new 1.8 metre high stone wall with steel railings. Provision of new access gates, re-surface car park and soft landscaping. Kens Garage, Hud Hey Road, Haslingden, Rossendale

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 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.
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, which-ever is the sooner; and any trees or plants which

within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

3. The development shall not begin until details of the finishes and colour of all surfacing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details and shall be so retained thereafter.
4. The development shall not begin until details of all walling, railings, gates and other means of enclosure have been submitted to and approved in writing by the local planning authority. The means of enclosure so approved shall then be installed in accordance with those approved details and shall be so retained there-after.

Application No. 14/99/012 - Proposed re-grading, boundary improvements comprising walling and timber fencing. Provision of new footpaths, new surface to garage colony, seating area and steel marker posts. Provision of soft landscaping. Former Glebe lands and garage colony, Lower Lane/Spring Lane, Haslingden, Rossendale

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

Application No. 14/99/016 - Proposed works comprising formalise car parking spaces, new surfacing, new signage, boundary treatment and soft landscaping. St. James Church Car Park, Church Street, Haslingden, Rossendale

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 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 the development.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
3. The development shall not begin until details of the finishes and colour of all surfacing materials shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details and shall be so retained thereafter.

4. The development shall not begin until details of all waymarkers, railings, walls, gates, signage and other street furniture have been submitted to and approved in writing by the local planning authority. The street furniture so approved shall then be installed in accordance with those approved details and shall be so retained thereafter.

Application No. 14/99/015 - Installation of natural stone walling with integral seating, yorkstone path and stone planter. Erection of ornate cast iron lamp and soft landscaping. Public open space on junction of Hud Hey Road and Blackburn Road, Haslingden, Rossendale

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

Application No. 14/99/011 - Proposed extension of existing tarmac car park and new tarmac playground. Provision of grassed area and erection of 1.8 metre high timber fence. Erection of 1.2 metre high timber fence and repairs to stone wall. St. James Nursery, Lower Lane, Haslingden, Rossendale

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 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.
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, which-ever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
3. The development shall not begin until details of the finishes and colour of all surfacing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details and shall be so retained thereafter.
4. The development shall not begin until details of all fencing, walling, gates and other means of enclosure have been submitted to and approved in writing to by the local planning authority. The means of enclosure so approved shall then be installed in accordance with the approved details and shall be so retained thereafter.
5. The overall height of the planter and plants adjacent to the highway shall not exceed one metre in height at maturity.

Application No. 14/99/009 - Demolition of 15 no. stone fronted terraced houses and 1 no. garage/workshop. Proposed terracing of site using natural stone faced walls. Installation of steps, metal guard rails and seating area. Provision of 12 no. car parking bays and soft landscaping. Land at Cross Street South near Station Road junction, Haslingden, Rossendale

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

Application No. 14/98/479 - Proposed detached dwelling with access, turning and stables. The development may affect the setting of Footpath No. 513. Land adjacent to Almshouses, Haslingden Road, Rawtenstall, Rossendale

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 the existing bedroom window on the eastern gable of the Almshouse at no. 140 Haslingden Road has been removed and installed in the southern elevation of the Almshouse in accordance with drawing no. 93/six hereby approved.
2. Prior to the commencement of the dwellinghouse hereby approved samples of the proposed coursed natural stone and natural blue slate shall be submitted to and approved by the local planning authority and the outer face of the dwellinghouse shall be not constructed other than with the approved materials.
3. Prior to the commencement of the stables hereby approved samples of the proposed natural stone and natural blue slate shall be submitted to and approved by the local authority and the outer face of the dwellinghouse shall be not constructed other than with the approved materials.
4. Before any development is commenced a fully detailed scheme of landscaping (such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary wall, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted 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 dwelling-house, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

6. 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, & E of Part 1 and Class A of Part 2 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. 14/98/472 - Change of use of side lean-to extension
to barn to use as shelter for horses and fodder store. Barn at Shadlock
Cote, Burnley Road East, Whitewell Bottom, Rossendale

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

1. The uses hereby permitted shall be carried on only by the occupiers of the dwellinghouse known as Shadlock Cote House.
2. Not to make any material alterations to the external appearance of the lean-to side extension to the barn which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

THE MEETING CLOSED AT 5.35 P.M.

APPENDIX 'F'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 17th February, 1998
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 14/98/426 - Proposed demolition of existing garage and erection of two storey side extension comprising garage and enlarged kitchen at ground floor and bedroom and WC at first floor. Provision of enlarged porch on front elevation. 36 Cherry Tree Way, Helmshore

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

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

Application No. 14/98/400 - Consultation from Lancashire County Council - Landfill and restoration of the northern part of Fletcher Bank Quarry by importing and depositing a full range of controlled wastes including special wastes. Fletcher Bank Quarry, Ramsbottom

Resolved that Lancashire County Council be advised that Rossendale Borough Council consider that this application should be refused as the existing level of provision in the sub-region is adequate and that the approval of additional landfill capacity would prejudice the completion and restoration of existing landfill sites.

Application No. 14/99/021 - Re-siting of caravan. Land off Lord Street, Crawshawbooth

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

1. The re-siting of the caravan authorised by this permission shall be for a period of four months beginning with the date of this permission and the caravan shall not remain anywhere within the application site following this period, unless a further planning permission for the same is obtained.

Application No. 14/99/005 - Erection of 3 no. detached dwellings. Guide
Saw Mills, Market Street, Edenfield, Ramsbottom

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, the siting, design and external appearance of the buildings and landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. No part of the housing 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 and completed to the satisfaction of the local planning authority in consultation with the highway authority.
3. The external walls of the proposed dwelling shall be constructed of local natural stone. The roofs to the dwellings shall be clad in natural blue slate or a suitable substitute acceptable to the local planning authority.
4. The existing flag-on-edge and natural stone boundary walls to the application site shall be repaired and retained within the proposed development. Details of any other additional proposed means of enclosure or boundary demarcation shall be the subject of submission for reserved matters approval.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/98/474 - Proposed office extension. Solomon Commercials
Limited, Knowsley Road, Haslingden

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

1. Before the building extension hereby approved is first occupied the amended car parking proposals and pedestrian link between the adjacent sites as shown on the amended site layout plan dated January 1999 scale 1/1000th and stamped 5th February 1999, shall be permanently surfaced, marked out and made ready for use.

2. No development shall take place until samples of the proposed profiled steel cladding and facing brickwork have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 14/99/004 - Erection of steel framed overhead canopy from factory unit to canteen entrance with polycarbonate roof. E. Sutton & Son, Riverside Mill, Newchurch Road, Bacup

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

1. Notwithstanding any details shown on the permitted plans, details of the roof cladding shall be submitted to and approved in writing by the local planning authority prior to the commencement of works. The roof cladding shall be installed in accordance with the details so approved and shall be so retained thereafter.

Application No. 14/99/023 - Demolition of vacant shop and terrace site. Installation of seating area and steps and handrail. Installation of bollards and up-grading of path. Provision of soft landscaping. Land at 166 Blackburn Road, Haslingden

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 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.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
3. The development shall not begin until details of all waymarkers, signage, seating and other street furniture have been submitted to and approved in writing by the local planning authority. The street furniture so approved shall be installed in accordance with those approved details and shall be so retained thereafter.

Application No. 14/99/024 - Proposed re-grading of land. Demolition of existing stone boundary wall. Installation of new stone walls and stone seating area. Proposed new car parking bays and soft landscaping. Land at junction of Rake Foot, Church Street and High Street, Haslingden

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 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.
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. 14/99/025 - Proposed repair of stone boundary wall and terrace site with stone walling. Installation of new car parking bays and knee rail. Proposed new footpath and road surface. Installation of steel market post and soft landscaping. Land at junction of Rake Foot and Rockhall Road, Haslingden.

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 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.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation.
3. The development shall not begin until details of all waymarkers, railings, walls, fencing, seating and other street furniture have been submitted to and approved in writing by the local planning authority. The street furniture so approved shall be installed in accordance with those approved details and shall be so retained thereafter.

Application No. 14/99/026 - Proposed regrading of land. Provision of new off street car parking and installation of knee rail and soft landscaping. Land at junction of Rake Foot and Hargreaves Street, Haslingden

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 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.
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. 14/99/027 - Proposed regrading of land. Provision of new stone boundary walls and access gates. Proposed new car parking bays, footpath, soft landscaping and knee rail. Land between West View and Spring Lane, Haslingden

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 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.
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. 14/98/437 - Outline - Erection of 2 No. detached dwellings. Land at Fairhill, Helmshore

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 14/98/366 - Construction of stable block. Land off Burnley Road, Bacup - Description of Development

Resolved that the application be deferred.

Grane Road A6177 (B6232) Haslingden - Proposed Speed Reduction Measures

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order imposing a 50 m.p.h. limit on Grane Road A6177 from the terminal point of the existing 30 m.p.h. limit in a westerly direction to the Borough Boundary, revoking the current national 60 m.p.h. existing limit.

Tenders - Demolition of 1-31 Cross Street South, Haslingden

Resolved that the Borough Engineer and Planning Officer be authorised to accept the lowest tender subject to arithmetical checks being completed and subject to E.P. funding approval being confirmed.

THE MEETING CLOSED AT 5.45 P.M.

A P P E N D I X 'G'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 24th February, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 14/99/002 - Proposed two storey extension incorporating garage/porch with bedroom above. 135 Newchurch Road, Rawtenstall

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 coursed natural stone and 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. Prior to the commencement of the development hereby approved, a scheme for the proposed access shall be submitted to and approved by the local planning authority and prior to the commencement of use of the garage hereby approved the approved scheme shall be fully implemented.

Application No. 14/99/033 - Proposed three storey side extension to provide garage, lounge and bedroom - 6 Daneswood Avenue, Whitworth

Resolved that the application be deferred.

Application No. 14/98/480 - Consultation from Lancashire County Council - Partial reclamation of Quarry for public amenity and limited access to specialist groups. Includes earthworks to frontage, tree planting and seeding, improvements to pedestrian circulation and interpretation of inherent features. Lee Quarry, Stacksteads, Bacup

Resolved that the Lancashire County Council be advised that this Council has no objections to the application.

Application No. 14/99/001 - Variation of condition nos. 2, 3 and 4 on planning permission 1197/392 in relation to hours of operation during weekends, parking and storage. Eureka Cornmill, off Northfield Road, Rising Bridge

Resolved that planning permission be granted to this application subject

to the standard time period condition and the following conditions:-

1. The use which is the subject of this permission shall only be carried out between the hours of 8.00 a.m. to 6.00 p.m. weekdays and Bank Holidays and 8.30 a.m. to 5.00 p.m. on Saturdays and Sundays.
2. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved parking layout plan REV DEC 98 one month of the date of this permission, and the car park shall be used henceforth solely for the parking and manoeuvring of vehicles.
3. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or within the confines of the day time storage/display area as shown on parking layout plan REV DEC 98.

Application No. 14/99/028 - Change of use from estate agency/insurance office (use class A2) to traditional tea shop (use class A3) 17 Burnley Road East, Waterfoot

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
2. The premises shall be used for a tea room and for no other purpose (including any other purpose in Class 2 : A.3 (food and drink) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Application No. 14/98/274 - Change of use of retail shop to hot food shop with takeaway facility. 250A Newchurch Road, Stacksteads, Bacup

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 14/98/430 - Erection of two storey industrial building to replace former building destroyed by fire. Union Works, Bacup Road, Waterfoot, Rossendale

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

1. 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.

2. No development shall take place until samples of the proposed natural coursed stone have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. No development shall take place until samples of the proposed colour/type of profile metal cladding to roof and verticals have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
4. No development shall take place until samples of the colour of all roller shutter and pedestrian access doors have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
5. The building which is the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the afore-mentioned Order).

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X ' H '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 3rd March, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 14/1999/031 - Erection of Conservatory on rear elevation.
12 Holden Wood Drive, Helmshore

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

1. The window in the eastern side elevation of the conservatory hereby permitted shall be glazed in obscure glass (in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority) prior to the first occupation of the conservatory and retained thereafter.
2. No development shall take place until samples of the proposed brick dwarf walls have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 14/1999/033 - Proposed Three Storey Side Extension to
Provide Garage, Lounge and Bedroom. 6 Daneswood Avenue,
Whitworth, Nr. Rochdale

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 bricks and 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. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 14/1999/030

Proposed Replacement of Existing Shop front, Fascia and Blind Box, and Entrance Door to Living Accommodation Above Shop.
40-42 Manchester Road, Haslingden.

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 the colour and finishes of all woodwork, including the fascia sign, have been submitted to and approved in writing by the Local Planning Authority.
2. No development shall take place until samples of the natural stone to be used in the new stallriser have been submitted to and approved in writing by the Local Planning Authority.

Application No. 14/1999/029 - Consultation from Burnley Borough Council -
Outline - Mixed Use Development to include Class B1 business space, ClassA1
food store, DIY store and garden centre, Class A/A3 units, refurbishment of
listed buildings, demolition of buildings, associated car parking, access and landscaping. Prestige Site, Colne Road, Active Way,
Burnley

Resolved that this Authority request Burnley Borough Council to take due account of the provisions of PPG6 in relation to the out of town location of the proposed new Sainsburys Store and more particularly to have regard for the impact upon vitality and viability of the development upon convenience shopping patterns within the existing town centres of Rossendale.

Application No. 14/1998/420 - Construction of Single Detached Dwelling
and Detached Garage. Land Adjacent to 6 Bridge End Close, Helmshore

Resolved that this application be refused for the following reasons:

1. The proposed development would, by reason of the cramped dimensions of the site, adverse change in ground levels and its heavily compromised spacial relationship to the adjacent Bungalow create an unsatisfactory form of development contrary to Policy DC.1 of the Rossendale District Local Plan which would be visually incongruous within the street scene and which would have an adverse impact upon the amenities of the occupiers of No. 1 Ogden Close by reason of loss of aspect.
2. The applicant has failed to provide the necessary technical assessment of existing ground conditions and risk assessment relative to the potential of the development to impact adversely upon ground stability and the structural integrity of the adjacent bungalow. As such the proposal is contrary to national planning policy guidance contained in PPG14 Development on Unstable Land.

Application No. 14/1998/366 - Construction of Stable Block. Land
off Burnley Road, Bacup

Resolved that the application be deferred.

Application No. 14/1999/006 - Proposed stripping of top soil from site area and re-use. Construction of a raised floodbank to form a defence structure using material recycled from channel deepening works on the adjoining River Irwell. Spreading of top soil over completed floodbank and grass seed area upon completion. The development may affect the setting of footpath no's 124 and 125. Land East and North of North Street, Strongstry, Ramsbottom

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

1. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development works.
2. Notwithstanding any details shown on the submitted plans, no alterations shall be made to the access arrangements to the Valley Way without the prior written approval of the Local Planning Authority.

THE MEETING CLOSED AT 5.20 P.M.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 10th May, 1999
at 7.00 p.m.

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

APOLOGIES: Councillor Harding

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1. Resolved that the Minutes of the meeting of the Committee held on 19th April, 1999 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

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

1. The Engineer and Planning Officer submitted a report upon the application referred to in Minute number * which gave details of the application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on the application.

Application Number 14/99/081

Erection of new classroom block
at: Rossendale School, Bamford Road, Turn Ramsbottom, Near Bury

1. 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 permission for the following reasons:

1. There is already an approved planning permission 1995/259 for a larger two storey building upon the same site.
2. If approved, the current proposal would have a lesser impact upon the openness of the area and would thus have less harm upon the Green Belt than the previously approved development.

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

iii) that subject to completion of the said Departure Procedure and to any decision of the Secretary of State for the Environment, the Borough Engineer and Planning Officer be authorised to approve the application subject to the standard time period condition and the following conditions.

2. No development shall take place until samples of the proposed natural facing stone and roof slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
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 die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
5. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
6. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.
7. The premises shall be used for educational purposes and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
8. The two temporary classrooms noted in the approved plans shall be removed before any portion of the building hereby approved is first brought into use in association with the school.

Engineering and Planning Sub-Committee

1. Resolved that the Minutes of the Engineering and Planning Sub-Committee held on 14th April, 21st April and 28th April, 1999 be noted. (For Minutes see Appendices A-C).

THE MEETING CLOSED AT 7.10 P.M.

APPENDIX 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 14th April, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham & Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/094A - Provision of internally illuminated
signage at 16 Kay Street, Rawtenstall, Rossendale

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

Application No. 1999/076 - Erection of 1 No. industrial unit
at The Sidings, New Line, Bacup

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 bricks and sheeting have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from that/those approved.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

4. No 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.
5. The building(s) which is/are the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned Order).

Application No. 1999/092 - Reclamation of a derelict quarry for public amenity, including minor engineering operations, erection of a stock proof fence, path improvements and landscaping. The development may affect the setting of footpaths 83 and 83 at Thurns Head Quarry, off Cow Clough Lane/New Road, Whitworth

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

Application No. 1997/503 - Outline - Erection of a retail food store comprising 1,765m² and associated car parking and service area to rear at Site of Irwell Mills and former Horace's Night Club buildings, together with adjacent car parks, bounded by Market Street, Lee Street, Gas Street, Bacup

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1997/504CA - Demolition of part of existing buildings known as Irwell Mills and the total demolition of the adjacent building, the former night club to facilitate the redevelopment of the two sites for the construction of a foodstore, car parking and service areas at Irwell Mills and former Night Club located at Lee Street, Bacup

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 12A to the Act.

Commercial Property improvements, Haslingden - Applications for Grant
30 Manchester Road, Haslingden

Resolved that a grant offer be made to W. & S. in the sum of £3,000 in respect of the lowest quotation for the eligible works as itemised for 30 Manchester Road, Haslingden subject to the approved grant criteria and conditions and also to the satisfactory completion of the works no later than 31st December, 1999.

THE MEETING CLOSED AT 5.12 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 21st April, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillor Cheetham

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/087 - Erection of first floor extension to
provide bedroom accommodation at 32 Rising Bridge Road, Haslingden,
Rossendale

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

1. No development shall take place until samples of the proposed natural stone, brick, pebbledash 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.

Application No. 1999/105 - Erection of concrete garage at plot of
land rear of 29 Union Street, Rawtenstall

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. The building which is the subject of this permission shall be used exclusively as a private lock-up garage and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the building.

Application No. 1998/425 - Erection of 1 No. detached dwellinghouse
(AMENDED PLAN) at Plot 3, land off Mill Row/Woodcroft Street,
Rawtenstall, Rossendale

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 artificial 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. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no 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.

Application No. 1999/060 - Outline - Erection of 1 detached
dwelling with integral garage at Land adjacent to 1 Dobbin
Close, Higher Cloughfold, Rossendale

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

Application No. 1999/080 - Variation of condition 5 on planning permission
14/85/110 and condition 3 on planning permission 14/85/250 to allow the
sale of pet foods at Focus Do It All, Bocholt Way, Rawtenstall,
Rossendale

Resolved that planning permission be granted subject to conditions previously approved under outline planning permission 14/85/110 and planning permission 14/85/250 except in respect of condition no. 5 of 14/85/110 and condition no. 3 of 14/85/250 which read as follows:

'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1972, the proposed retail use of the building shall be restricted to non-food sales.'

This shall be amended and reimposed as follows:

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the proposed retail use of the building shall be restricted to non-food sales save that pet food may be sold from an area not exceeding 200 sq. metres floor area within the building.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 12A to the Act.

Commercial Property improvements, Haslingden - Applications for Grant
3-5 Bury Road, Haslingden

Resolved that a grant offer be made to Mr. F. in the sum of £368 in respect of the lowest quotation for the eligible works as itemised for 3-5 Bury Road, Haslingden subject to the approved Grant Criteria and Conditions and also to the satisfactory completion of the works no later than 31st December, 1999.

A P P E N D I X ' C '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 28th April, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/091 - Construction of detached private garage/store at 105 Northfield Road, Rising Bridge, Accrington

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 facing and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. No trade or business (nor storage of goods or other articles in connection therewith) shall be carried on in or from the building hereby approved.

Application No. 1999/088 - Proposed conversion of shop and premises to dwellinghouse at 190 Newchurch Road, Stacksteads, Bacup

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

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

Application No. 1999/110LB - Proposed re-opening of a loading bay currently blocked up and the re-installation of a roller shutter door within this bay at Hall Carr Mill, Fallbarn Road, Rawtenstall, Rossendale

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

1. Prior to the installation of the roller shutter door hereby approved, the colour of this door shall be agreed in writing with the local planning authority and thereafter only a door of the agreed colour shall be installed.

Application No. 1999/103 - Reduction in height of 3 storey building to single storey and new roof - The development may affect the setting of footpath no. 451 at Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom

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 coursed natural stone have been submitted to and approved by the local planning authority and the outer face of the window openings to be stoned up shall not be constructed other than with the approved materials.
2. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from that/those approved.

Application No. 1999/109 - Change of use of building from manufacturing and distribution and associated re-opening of a loading bay and reinstatement within it of a roller shutter door, on the front elevation at Hall Carr Mill, Fallbarn Road, Rawtenstall, Rossendale

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

Application No. 1998/442 - Outline - Demolition of existing buildings. Erection of residential blocks providing 56 dwellings and 112 car parking spaces. Provision of access from Rochdale Road including pedestrian island at Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

Resolved that this application be refused for the following reasons:

1. The site lies within the approved Green Belt in the approved Lancashire Structure Plan wherein planning 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, for 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 and, inter alia, for the re-use, limited infilling or redevelopment of major developed sites identified in adopted local plans which may be permitted provided that:
 - i) development will not require unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
 - ii) it is in scale and keeping with the features of the landscape character tracts identified in Policy 25, and has regard to the interests of nature conservation, and the need to integrate the development with its surroundings;
 - iii) the environmental impact of any redevelopment will not be greater than that of existing development.

together with the following additional requirements

- i) the new buildings do not occupy a larger area or be of greater height than the buildings which they replace, unless a larger area would achieve a reduction in height which would be beneficial to visual amenity;

- ii) the appearance of the site as a whole is maintained, or is enhanced where it is currently poor;
- iii) any proposals for partial redevelopment are put forward in the context of a comprehensive long term plan for the site as a whole.

in order to

- i) check the unrestricted sprawl of large built-up areas
- ii) prevent neighbouring towns from merging into one another
- iii) assist in safeguarding the countryside from encroachment
- iv) preserve the setting and special character of historic towns
- v) assist in urban regeneration by encouraging the recycling of derelict and other urban land

The proposal falls outside certain of these specific categories in that the impact of the proposal by reason of its visually prominent access across open land does not preserve the openness of the Green Belt and the increased scale and height and uniform proportions and massing of the residential blocks would have a greater visual impact upon the landscape character of the Green Belt than the present development. Additionally, the increased traffic generation of the proposal would have a greater environmental impact than the existing pattern of development. Additionally there have been no very special circumstances established which justify an exception being made. The proposal would therefore cause demonstrable harm to the Green Belt and is contrary to development plan policy and PPG advice.

- 2. The proposed development would be contrary to the provisions of the approved and adopted District Plan for Rossendale which indicates that the application site is located within an area designated as being Green Belt where in accordance with the provisions of DoE Planning Policy Guidance Note 2 Green Belts (January 1995) planning permission will not be given for new development, except in very special circumstances, other than for the purposes of agriculture, forestry, or other uses appropriate to a rural area.
- 3. The proposed development, by reason of its scale, character, increased traffic generation, environmental impact and physical isolation from existing urban centres and services would represent an unsustainable form of development contrary to the provision of PPG1 and PPG13.

Application No. 1998/478 - Erection of a single detached dwellinghouse and private garage. The development may affect the setting of public footpath No. 240 (FURTHER AMENDED PLAN) at Land on Mount Street, Rawtenstall, Rossendale

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 facing and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

2. 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. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

4. No development shall take place 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 and retained thereafter.

5. Notwithstanding details shown on the submitted plans, before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls to the satisfaction of the local planning authority shall be erected from the gateposts to the existing highway boundary, such splays shall be 30 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 30 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (and any order revoking and re-enacting the order) no further windows or other openings shall be formed in the southern elevation without the prior written permission of the local planning authority.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraphs 9 and 10 of Part I of Schedule 12A to the Act.

Tenders for Reconstruction of Highway Retailing Wall on New Line. adjoining 32A New Line. Bacup

Resolved that the firms numbered 1, 2, 3, 4, 5 and 6 in the report of the Borough Engineer and Planning Officer be invited to tender for the above scheme.

Tenders for forming of earth embankment to provide support to existing
dry stone retaining wall along Roundhill Road, Haslingden adjoining
Spittens Farm

Resolved that the firms numbered 1, 2, 3, 4, 5 and 6 in the report of the Borough Engineer and Planning Officer be invited to tender for the above scheme.

THE MEETING CLOSED AT 5.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 14th June, 1999
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Challinor, Cheetham, Cruise, Driver, Easton, Fishwick (for P Hayler), Grogan,
Hancock, Neal and Pearson

APOLOGIES: Councillor P Hayler

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

78 . Resolved that the Minutes of the meeting of the Committee held on 10th May, 1999 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

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

78 . The Engineer and Planning Officer submitted a report upon the application referred to in Minute number 80 which gave details of the application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on the application.

Application Number 14/99/041

Change of use of garage to residential with single storey side extension
and raising of ridge line
Croftgate Garage, Martincroft Road, Haslingden, Rossendale

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

2. The proposed development would involve the demolition of an existing garage structure and the construction of a new dwelling on a site located outside the defined urban boundary and in an area designated as Countryside. Policy DS.5 of the Rossendale District Local Plan restricts development outside the urban boundary and the Green Belt to that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area, or the rehabilitation and re-use of existing buildings in accordance with Policy C6 neither of which apply in this case. Furthermore, the new dwelling would represent a 120% increase in size of building as compared to the existing garage and would be a wholly new structure. This would be contrary to Policy C.6 of the Rossendale District Local Plan which requires that rural buildings proposed for re-use or adaption are structurally sound and capable of conversion without the need for major alterations, or extension.

Application Number 14/99/096

Conversion of Bakery and Former Clothes Shop
to Bakery and Cafe (amended description and plan)
721/723 Bacup Road, Waterfoot, Rossendale

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

1. The shop at 721 Bacup Road, Waterfoot is presently vacant and over recent years has struggled to retain an enduring A.1 retail use. The neighbouring property at 723 Bacup Road, Waterfoot is a bakery which is run by the applicants and is an established business of many years standing.
2. The expansion of this business by means of the proposed cafe would be likely to provide 721 Bacup Road with an enduring use. Provided the cafe was run in conjunction with the bakery then it would be likely to contribute to the retention of the bakery within Waterfoot town centre. As the bakery includes a shop, its retention would be in accordance with the local and national policy objectives for town centres. Conditions imposed on a planning permission could ensure that on-going linkage between the bakery and cafe can be achieved.

Thus, this combined use of 721 and 723 Bacup Road, Waterfoot would contribute to the vitality and viability of Waterfoot town centre by providing a use for an existing vacant shop which would also assist the retention of an existing bakery shop.

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

2. The cafe hereby approved shall be operated in conjunction with and not separately from the bakery at 721/723 Bacup Road, Waterfoot.
3. The cafe hereby approved shall only be open to the public between the hours of 8.00 am and 6.00 pm daily.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

Application 14/98/398 - Change of Use to Takeaway
51 Burnley Road, Rawtenstall.

Dismissed (Refused).

Application 14/98/358 - Change of Use to Takeaway
17 Market Street, Edenfield.

Upheld (Granted) - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The use hereby permitted shall not be open to customers outside 9.00 to 22.30 hours daily.
3. Before the use hereby permitted first commences, details of the means of suppressing and directing smells from the premises, including details of the height, position, design and materials of any external chimney or extraction vent, shall be submitted to and approved by the local planning authority. The approved details shall be implemented in full before the use first commences.

Application No. 14/98/270 -
Two Storey In-Fill Extension to Form New Shop and Office
20 Manchester Road, Haslingden

Upheld (Granted) - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No development shall be begun until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
3. Before the commencement of any site works, details of all windows and their construction shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Enforcement Appeal - Land at Old Meadows Farm, Burnley Road, Bacup

An informal hearing took place in April 1999 into an appeal in respect of a breach of condition notice served in April 1998 connected with materials used in the erection of a stable on land at Old Meadows Farm, Burnley Road, Bacup.

The Enforcement Notice has been quashed.

Resolved that the report be noted.

Consent to carry out works to Protected Trees -
Part of Bacup Tree Preservation Order Number 2 of 1952

78 . The Borough Engineer and Planning Officer reported that in accordance with the Scheme of Delegation, he had issued a consent to carry out works to preserved trees in respect of the above mentioned Tree Preservation Order. The applicant for consent in this case, had asked for an amendment to the conditions attaching to the consent which required the replacement of certain trees by extra heavy standards. The applicant was now seeking an amendment to that condition.

The Committee discussed the matter.

Resolved that the conditions attaching to application number 20/T2/C be amended so as to provide for 10 feathered standards of not less than 1" in diameter measured 1.8 to 3 metres high to be planted in suitable locations on site chosen from a variety of species including Oak, Ash and Horse Chestnut, to be planted in the first planting season following felling of those trees to be removed; within a period of five years from their planting, any replacement trees dying or becoming diseased to be replaced in the next following planting season.

Traffic Regulation Orders

Shaw Street, Acre

78 .(a) The Borough Engineer and Planning Officer reported the receipt of an objection to the proposed order for the revocation of part of the total prohibition order on Shaw Street, Acre.

He advised that he had consulted local residents and the proprietor of the adjacent business and an amendment had been agreed with all parties which he now recommended to the Committee.

Resolved i) that the decision of the Committee relating to this order contained in Minute Number 86 of the June, 1998 meeting of the Committee be rescinded.

ii) that in accordance with the terms of the agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order on the south side of Shaw Street, Acre, revoking the total prohibition order from a point 7 metres east of the junction with Blackburn Road for a distance of 35 metres approximately in an easterly direction and replacing that with an Order prohibiting the waiting of vehicles between the hours of 9.00 am and 6.00 pm on Mondays to Sundays inclusive.

Manchester Road, Haslingden

84(b) The Borough Engineer and Planning Officer reported the receipt of a petition against the Order to remove the limited waiting on Manchester Road, Haslingden between Rifle Street and Hope Street.

He submitted details of the objection, together with his comments thereon.

Resolved that the Order be made as originally proposed.

Hazel Grove and Burnley Road, Rawtenstall

84(c) The Borough Engineer and Planning Officer reported the receipt of an objection to the proposed Order on Hazel Grove and Burnley Road, Rawtenstall.

Resolved that the Order proposed by Minute 86 of the June, 1998 meeting of the Committee be amended by the deletion of the restriction on the north side of Hazel Grove and on Burnley Road, north of the junction with Hazel Grove (retaining the No Waiting at Any Time on the southern side of Hazel Grove and into Burnley Road at the south side of the junction).

Standing Order No. 39(1)

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

Weight Restriction Order - Brandwood Road/Rakehead Lane, Stacksteads

78 . The Borough Engineer and Planning Officer reported that the Committee had previously decided to make a Weight Restriction Order on Brandwood Road/Rakehead Lane but this had been deferred because of the planning application for the extension of tipping at Rakehead Tip.

Resolved that in accordance with the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to proceed with a 7.5 tonne Weight Restriction Order, with exemptions for loading, unloading and public service vehicles on Brandwood Road and Rakehead Lane from the junction with Newchurch Road to the gable of number 31 Rakehead Lane.

Standing Order No. 39(1)

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

Sweeping of back streets and steps

78 . The Borough Engineer and Planning Officer submitted a detailed report on the terms of the street sweeping contract and advised that scheduled sweeping which had been included in the 1990-1994 Contract did not maintain back streets in a satisfactory condition and it was therefore decided to deal with them by using the environmental flying gang to respond to complaints, effectively targeting the sweeping resources at the areas of greatest need.

The Committee discussed the matter in detail and reference was made to the cost of street sweeping, in the order of £350,000.00 per year and the efforts made to target back streets and steps by use of the flying gang.

Resolved i) that the report be noted.

ii) that the Committee endeavour to deal with genuine complaints within a target period of five days subject to those complaints satisfying relevant criteria and being contained within the approved budget.

iii) that a report be presented to a future meeting of the Committee with recommendations on the criteria to be applied in respect of the use of the flying gang with a view to working towards the five day target.

Rawtenstall Family Fun Trail

78 . The Borough Engineer and Planning Officer reported that Miss S. Tolly, a local school pupil had developed a Town Trail as part of her Queens Guide Award. He advised that quotations had been obtained for carving the squirrel logo associated with the trail into a stone flag which could be inserted at each of the 10 locations at an estimated cost of £600.00. He suggested that it might be appropriate for the Council to arrange for professional printing and promotion of the Town Trail via its Leisure establishments and the Tourist Information Centre so as to supplement any promotion by East Lancashire Railway.

Resolved that the matter be referred to the Leisure, Recreation and Amenities Committee for consideration.

Action for Haslingden SRB - Traffic Calming at Northfield Road

78 . The Borough Engineer and Planning Officer reported on the funding arrangements associated with a proposed Traffic Calming scheme at Northfield Road. A plan of the scheme was on display at the meeting. He indicated that confirmation of prices was being sought from the DLO and the County Council.

Resolved i) that the scheme as indicated on the plan on display at the meeting be approved.

ii) that the Policy and Resources Committee be requested to allocate £24,700.00 from the 1999/2000 Capital Programme subject to the approval of SRB funding as indicated in the Report.

iii) that the Borough Engineer and Planning Officer be authorised to submit the scheme to the Action for Haslingden Partnership for their approval and

iv) that the Engineering and Planning Sub-Committee be given delegated authority to deal with the following issues;-

- a) The approval of minor scheme amendments arising from consultations and price negotiations with prospective contractors.
- b) The awarding of the contract to the Highways DLO in accordance with the term maintenance contract following the agreement of prices.
- c) To authorise the Borough Engineer and Planning Officer to award all works on Blackburn Road via the Special Maintenance Resurfacing Contract to be carried out by the County Council.
- d) To act in respect of Land Access Agreements and other matters necessary to secure progress of the scheme.

Weight Restriction on Weak Bridges

78 . The Borough Engineer and Planning Officer reported that owing to a lack of funding for bridge strengthening, the County Council were proposing to make into permanent orders, those temporary traffic regulation orders in respect of River Street Bridge, South Street Bridge and Irwell Terrace Bridge, all in Bacup.

He pointed out that the Newchurch Road Bridge at Rawtenstall had been included in the Bridge Strengthening Programme for 1999/2000.

Members expressed reservations about accepting the imposition of a permanent order in circumstances such as these where it was hoped that funds would be made available at some time in the future. Reference was made to the European Legislation in respect of the upgrading of the capacity of bridges to 40 tonnes.

Resolved i) that the County Council be advised that this Council reluctantly accepts the proposals for permanent Weight Restriction Orders in respect of the three bridges referred to in Bacup but that the County Council be advised of this Council's wish to see funds made available at the earliest opportunity to upgrade the bridges in the future.

ii) that the County Council be requested to advise on the application of the Legislation in respect of the 40 tonne limit.

Definitive Map Modification Order 1994 (Numbers 11, 12 and 13)

78 . The Borough Engineer and Planning Officer submitted a detailed report in which he reminded Members of the objections made by the Committee in respect of the claim to upgrade the paths to "bye-way" status. He advised of the basis upon which objections to such claims might be made and suggested that the views expressed by the Committee, whilst being significant, were not necessarily relevant in the terms of the basis upon which objections might be made.

The Committee discussed the matter in detail.

Resolved i) that the Borough Solicitor be authorised to withdraw the Council's objections to the claim.

ii) that following the normal consultation process in respect of claims, the Borough Engineer and Planning Officer be instructed to report the results of any public inquiry to the Committee.

Highway Maintenance 1999/2000

78 . The Borough Engineer and Planning Officer submitted details of petitions received from residents in Bacup and Haslingden expressing concern regarding the condition of their roads. He advised the Committee of the funding available for highway maintenance during 1999/2000 together with figures for previous years. The report highlighted the progressive reduction in the allocation for special maintenance which funded all roads and footway repairs from the filling of potholes to the resurfacing of roads. He further reported that the entire special maintenance budget had been targeted at emergency repairs to collapsed drainage systems and road and footway patching (with a small amount of surface dressing) in an attempt to retain the highways in a safe pothole free state.

The Borough Engineer and Planning Officer outlined the implications arising from limited funding for highway maintenance and the Committee discussed the matter in detail.

Resolved that an invitation be forwarded to the Chair and Members of the Highways and Transportation Committee to send Member Representatives to a meeting with the Members of the Engineering and Planning Sub-Committee so that the significant concerns highlighted in the report and shared by Members of the Committee may be explained and shown to the County Council Member Representatives.

Lee Mill Industrial Development Site

78 . The Borough Engineer and Planning Officer reported on the next steps in seeking to carry out the design of the site and infrastructure works in respect of the Lee Mill site.

Resolved that subject to the approval of funding by the North West Development Agency, the Borough Engineer and Planning Officer be authorised to advertise for consultant structural engineers to be included on a select list of tenderers for the design and supervision of bridges and other highway structures; to advertise for contractors to be included on select lists of tenderers of for construction of roads, sewers, earth works, highway structures and landscaping; and to undertake site investigation works subject to approval of a select list of specialist site investigation contractors by the Engineering and Planning Sub-Committee to be drawn from the Lancashire County Council Standing Select List.

Traffic Conditions on Millar Barn Lane, Waterfoot

78 . The Borough Engineer and Planning Officer reported on developments since the matter had previously been discussed at the Committee. He advised that an amendment to the suggestion put forward by a Member was currently being considered and that investigations into the effects of the scheme were still being undertaken.

Resolved that the Borough Engineer and Planning Officer be requested to present a detailed report to the next ordinary meeting of the Committee.

Lower Clowes Road, Rawtenstall
Request for Private Street Works

78 . The Borough Engineer and Planning Officer reported the receipt of a petition signed by two residents of Lower Clowes Road, Rawtenstall requesting that the Council undertake temporary repairs to the private street. He outlined the options available to the Council to deal with the street together with his observations in the matter.

Resolved that no action be taken in respect of the request for urgent repairs to be undertaken at Lower Clowes Road, Rawtenstall.

Borough Lighting and Improvements Budget 1999/2000

NB. Councillor Lee declared an interest in the following item of business (Hall Carr Traffic Calming Scheme). He took no part in the discussion or voting thereon.

Hall Carr Traffic Calming Scheme

78 . (a) The Borough Engineer and Planning Officer submitted details of the consultations he had carried out regarding the installation of speed cushions on Fallbarn Road, Hardman Avenue, Hall Carr Road and Yarraville Street. A plan outlining the scheme was on display at the meeting. He submitted his comments on the responses and advised of the estimated cost of the scheme.

Resolved i) that the Hall Carr Traffic Calming Scheme as indicated on the plan on display at the Committee be approved and that £15,000 be allocated to the scheme from the Borough Lighting and Improvements Budget for 1999/2000.

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

iii) that the Borough Engineer and Planning Officer report to the next ordinary meeting of the Committee on the feasibility of the introduction of a 20 mile per hour speed limit in association with this scheme, and other comparable schemes.

Standing Order No. 39(1)

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

Brandwood Road, Stacksteads

97(b) The Borough Engineer and Planning Officer reported the receipt of a request for a Traffic Calming Scheme at Brandwood Road, Stacksteads. He submitted details of the estimated cost of a road hump scheme and advised of the accident record for this location.

Resolved that this scheme be not added to the 1999/2000 programme.

Newchurch Road, Rawtenstall

97(c) The Borough Engineer and Planning Officer reported the receipt of a request from a Member for the introduction of a scheme at Newchurch Road, Rawtenstall, of a type similar to that introduced on the approaches to Weir Village in Bacup. He submitted details of the accident record for the road and indicated that if a scheme met the cost benefit threshold figure then it might qualify for funding but he advised that the County Council budget for 1999/2000 was already fully allocated.

The Borough Engineer and Planning Officer advised that further investigation was to take place and would be the subject of a further report to the Committee.

Resolved i) that the scheme be not added to the 1999/2000 programme at present

ii) that a report on the result on the further investigations into the scheme be presented to the next ordinary meeting of the Committee.

Booth Road, Stacksteads

97(d) The Borough Engineer and Planning Officer reported that he had been requested by a Member to consider the introduction of a calming scheme on Booth Road between Fearn Moss and Toll Bar. He submitted details of the accident rate and suggested that it was unlikely that the location would qualify for inclusion in the programme. A Member suggested that the situation might be improved by the introduction of better signing and pointed out that there were two schools along this particular length of road.

Resolved i) that the proposal be not added to the 1999/2000 programme at present

ii) that the Borough Engineer and Planning Officer be requested to write to the Police to seek their assistance in targeting this length of highway for speed and safety checks.

Haslingden Area

97(e) The Borough Engineer and Planning Officer reported in respect of requests for calming schemes and petitions in respect of three locations within Haslingden.

The Borough Engineer and Planning Officer pointed out that a package of Traffic Calming Schemes had been submitted to the Action For Haslingden Partnership by the Committee for SRB funding and there was the possibility of difficulties in the implementation of certain of the schemes which might result in the availability of further funding within the Haslingden area.

Resolved that the Wells Street area, East Bank Avenue and Roundhill Lane, Haslingden be treated as a list of reserve Traffic Calming Schemes for the Action for Haslingden SRB Traffic Calming Project 1999/2001 and that the Borough Engineer and Planning Officer report to a future meeting of the Committee regarding progress on the Traffic Calming Package and prioritisation of the reserve schemes.

Outstanding Social Lighting and Improvement Schemes

97(f) Resolved that the Engineering and Planning Sub-Committee be given delegated authority to consider and award priorities to those schemes to be funded from the remainder of the Social Lighting and Improvement Budget including those referred to in the list annexed to his report.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

Residential Development off Cowm Park Way South, Whitworth

78 . (a) Resolved that the residential development off Cowm Park Way South, Whitworth be named Riversedge.

A56 Link Road at Edenfield

98(b) Resolved that the A56 Link Road at Edenfield be named Wood Lane.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Proposed diversion of Public Footpaths 59 and 67, Rawtinstall

78 . The Borough Engineer and Planning Officer reported the receipt of a request for the diversion of the above mentioned footpaths from the owners of Higher Waughs Cottage. He submitted a plan indicating the route of the proposed diversion.

The Borough Engineer and Planning Officer pointed out that part of the diversion of footpath 59 followed the route of a track which was the subject of a claim for "bye-way" status. A public inquiry into this matter was to be held in July.

Resolved that following the determination of the public inquiry referred to in the report, the Borough Solicitor be authorised to make the necessary orders diverting public footpaths 59 and 67.

Requests for bus shelters

78 . Resolved that the Engineering and Planning Sub-Committee be given delegated authority in respect of the siting of bus shelters.

Local Transport Plan - Submission by Rossendale Borough Council

78 . The Borough Engineer and Planning Officer reported that the Local Transport Plan was to be drawn up by the Highway Authority and should include a demonstration by District Councils of their commitment to the policies in the plan and an explanation of how they would propose to ensure effective implementation of the plan. He submitted a document in draft form.

Resolved that the Draft Local Transport Plan contribution by Rossendale Borough Council be approved for submission to the County Council subject to the inclusion of reference to the need within the Plan to protect the rights of horse riders on the highway.

Weeds in Bacup Town Centre

78 . The Borough Engineer and Planning Officer advised that the Bacup Town Centre Sub-Committee had referred the problem of weeds in Bacup Town Centre to this Committee for consideration. He advised of the current arrangements in respect of the treatment of weeds.

Resolved i) that the following car parks be added to the list for routine weed treatment; Bank Street car park, Bacup, and Rochdale Road car park, Bacup.

ii) that a quotation be sought from the Highways DLO to give an indication of the cost of weed clearing in Bacup Town Centre.

Request for Traffic Regulation - Tonacliffe Road, Whitworth

78 . The Borough Engineer and Planning Officer reported the receipt of a request from a Member for the removal of an existing Traffic Regulation Order in front of properties on Tonacliffe Road, near to its junction with Market Street, Healey, Whitworth.

Resolved that the Borough Engineer and Planning Officer be authorised to consult the Chief Constable and the Lancashire County Council regarding this request and that a further report be presented to a future meeting of the Committee.

Collapsed Parapet Walls - Lea Brook Road, Rawtenstall

78 . The Borough Engineer and Planning Officer reported on the action he had taken in the interests of public safety to erect a "semi permanent" barrier on Lea Brook Road, Rawtenstall following the collapse of the parapet walls near to the southern junction with Burnley Road, Rawtenstall.

Resolved that the action of the Borough Engineer and Planning Officer in this matter be authorised but that no further action be taken to rebuild the masonry parapet walls at the present time.

SECTION 'B' - FUNCTIONS DELEGATED

Footpath Diversion Order

78 . The Chief Executive Officer reported that an Order diverting the above mentioned footpath had been made on the 27th April, 1999 and no objections had been received thereto.

Resolved that the Borough of Rossendale (part of public footpath 394, Haslingden) Public Path Diversion Order 1999 be confirmed as an unopposed order.

Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

78 . Resolved that the Minutes of the meeting of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held 26th May, 1999 be approved and adopted (for minutes see Appendix A).

Engineering and Planning Sub-Committee

78 . Resolved that the Minutes of the meetings of the Engineering and Planning Sub-Committee held 14th April, 21st April, 28th April, 5th May, 12th May, 19th May and 26th May be noted (for minutes, see Appendices B, C, D, E, F, G and H).

Exclusion of the Public and Press

78 . Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 8 of Part I of Schedule 12A to the Act.

Appointment of Retail Planning Consultant

78 . The Borough Engineer and Planning Officer reported that in connection with a planning application on the Lower Mill site at St. Mary's Way and the application for retail development involving the Town Hall, Police Station, Bus Depot and DIY Store in Rawtenstall Town Centre, it would be necessary to appoint an Independent Retail Consultant to undertake audits of the retail impact assessments associated with those applications. He submitted details of 4 companies who had been approached and submitted details of the charges made by those Companies.

Resolved i) that Cheetham and Mortimer be appointed to undertake the audit of the Retail Impact Assessments in respect of the applications referred to in accordance with the charges now reported to the Committee.

ii) that Policy and Resources Committee be requested to exercise their delegated authority in confirming this decision in view of the urgency of the matter.

THE MEETING CLOSED AT 9.30 P.M.

APPENDIX 'A'

BACUP AND RAWTENSTALL CONSERVATION AREA PARTNERSHIP SUB-COMMITTEE

held 26th May, 1999
at the rising of the Engineering and Planning Committee (5.45 pm)

PRESENT: Councillors Cheetham, P. Hayler and Pilling

Appointment of Chair

1. Resolved that Councillor Pilling be appointed Chair of the Sub-Committee.

COUNCILLOR PILLING IN THE CHAIR

Bacup and Rawtenstall CAP

2. The Borough Engineer and Planning Officer reported that the Bacup and Rawtenstall CAP had terminated in March, 1998 but that outstanding grant aided repairs were to be completed and accounted for by the end of March, 2000. He advised that whilst the Partnership could not accept new applications, it was possible in appropriate circumstances to redirect funds between Grant Aided Projects within the committed budget. He indicated that the latest estimate of the sum available for reallocation in this way was currently in the order of £17,000. He indicated that there was the possibility of funds being allocated to a scheme at 81-83 Bank Street.

The Borough Engineer and Planning Officer reported on the completion of Grant Aided repairs at 56 Bank Street, Rawtenstall, 71 Bank Street, Rawtenstall and 30/32 Bank Street and he further advised that work was currently in progress at 25 Market Street, Bacup and 58 Bank Street, Rawtenstall.

The Borough Engineer and Planning Officer reported that work was yet to commence at 91 Bacup Road, Rawtenstall and 82 Bank Street, Rawtenstall.

Resolved i) that the report be noted.

ii) that the applicants in respect of 91 Bacup Road and 82 Bank Street, Rawtenstall be encouraged to commence repairs forthwith.

Whitworth Square Conservation Area Progress Report

3. The Borough Engineer and Planning Officer submitted a progress report on schemes within the Whitworth Square CAP and indicated that work had commenced in April, 1998. He submitted details of the work at Calf Hey Lane which was now completed and pointed out that the standard of work undertaken by the Highways DLO had been exemplary.

The Borough Engineer and Planning Officer reported on works to the Stott-Milne Tomb in the St. Bartholomew Churchyard and advised of problems which had been encountered. He indicated that works were almost completed and he suggested that the contractors in this case, Bowsquare Construction were to be congratulated on the orderly completion of the contract in extremely difficult working conditions.

The Borough Engineer and Planning Officer reported that additional Capital Programmes included within the Action Plan had not yet commenced and he submitted details thereof.

Resolved that the report be noted.

Taylors' Tomb, St. Bartholomews Churchyard

4. The Borough Engineer and Planning Officer reported that because of severe wet weather and ground conditions, the contractor had been unwilling to commence the delicate earth works associated with this scheme. He advised that the contractor had given an anticipated start date for the scheme of 7th June and would be completed within twelve weeks of the start date.

Resolved that the report be noted.

Retaining Wall to Whitworth Square

5. The Borough Engineer and Planning Officer reported that the Action Plan included the reconstruction of the retaining wall to the square and he suggested that it would be appropriate to invite the views of local residents on the design of the scheme. He reminded Members that an earlier Sub-Committee meeting had suggested that the views of a local forum should be invited where appropriate.

Resolved that the Borough Engineer and Planning Officer be authorised to liaise informally with an ad hoc local forum upon the design of the retaining wall to the square.

Repairs to St. Bartholomews Churchyard

6. The Borough Engineer and Planning Officer reported that quotations had been sought for repairs to sixteen grave stones and monuments within the church yard. He submitted details of the estimated cost and of the lowest quotation received. He pointed out that the lowest quotation exceeded the estimated cost and exceeded the threshold figure whereby tenders rather than quotations were usually invited. Since the estimated cost had been below the threshold figure for invitation of tenders, he had proceeded in this case and awarded the contract to the Company which had submitted the lowest quotation.

Resolved i) that the report be noted.

ii) that the action of the Borough Engineer and Planning Officer in this matter be confirmed.

Steps adjacent to Whitworth Cottage/Taylors' Tomb

7. The Borough Engineer and Planning Officer reported that the Action Plan included the reconstruction of the steps adjacent to Whitworth Cottage and the repair of the retaining walls to the approach to Taylor's Tomb. There was currently insufficient capacity within the department to undertake the design of this scheme and he submitted details of the costs of appointing a structural engineer to design the scheme.

Resolved that the Borough Engineer and Planning Officer be authorised to appoint a structural engineer referred to in his report to prepare a proposal for the scheme.

Exclusion of the Public and Press

8. 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 5 of Part I of Schedule 12A to the Act.

71 Bank Street, Rawtenstall

9. Resolved that additional CAP grant in the sum of £30.80 be paid to the applicant in respect of paint work as now reported.

30-32 Bank Street, Rawtenstall

10. The Borough Engineer and Planning Officer reported on the history associated with the grant in respect of the premises 30/32 Bank Street. He reported that the applicant had undertaken roof repairs and reported on the cost of those repairs. He suggested that the roof repair work was of a poor quality and that any retrospective application for grant in respect of those repairs should not be granted.

The Borough Engineer and Planning Officer advised the Sub-Committee that it was now proposed that the reslating should be completely re-done by the original contractor but under the surveyors supervision to English Heritage specification. In the circumstances, he suggested that it might be appropriate for the Sub-Committee to consider a grant in respect of this element of the reslating work. The Borough Engineer and Planning Officer reported on additional costs associated with a higher specification for window joinery and paintwork.

The Sub-Committee considered the matter.

Resolved that additional grant in the sum of £2,961.00 covering the items as indicated in the report be made in respect of the premises 30/32 Bank Street.

St. John the Evangelist Church, Bacup

11. The Borough Engineer and Planning Officer reported on additional funding which had been secured by the church for a full scheme of repairs to be undertaken. He indicated that a tender had been accepted for the extensive works to the church.

The Borough Engineer and Planning Officer reported that the Parochial Church Council was now seeking full CAP grant which exceeded the Councils delegated limit and accordingly would be dealt with by English Heritage.

Resolved that the report be noted.

Red Lion Public House, Whitworth Square

12. The Borough Engineer and Planning Officer reported the receipt of an application from the owners of the Red Lion Public House for grant assistance in respect of eligible works including repointing chimney stacks, renewal of lead work and rain water goods, new doors, replacement sliding sash windows, limited reslating and renewal of railings to the rear yard. He submitted details of the costs of eligible works which totalled £10,844.00 exclusive of the VAT.

Resolved that a grant of 40% in respect of the eligible works in the sum of £4,337.60 be approved subject to the usual conditions.

St. Bartholomews Church

13. The Borough Engineer and Planning Officer reported the receipt of a grant application from the vicar of Whitworth in respect of eligible repairs to the bell tower. He submitted details of the necessary works and the estimated cost thereof.

Resolved that grant in the sum of £653.30 being 40% of the estimated cost of the work at £1,633.25 be made in respect of repairs to the sounding chamber at St. Bartholomews Church subject to the usual conditions.

THE MEETING CLOSED AT 7.15 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 14th April, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham & Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/094A - Provision of internally illuminated
signage at 16 Kay Street, Rawtenstall, Rossendale

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

Application No. 1999/076 - Erection of 1 No. industrial unit
at The Sidings, New Line, Bacup

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 bricks and sheeting have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from that/those approved.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

4. No 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.
5. The building(s) which is/are the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned Order).

Application No. 1999/092 - Reclamation of a derelict quarry for public amenity, including minor engineering operations, erection of a stock proof fence, path improvements and landscaping. The development may affect the setting of footpaths 83 and 83 at Thurns Head Quarry, off Cow Clough Lane/New Road, Whitworth

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

Application No. 1997/503 - Outline - Erection of a retail food store comprising 1,765m² and associated car parking and service area to rear at Site of Irwell Mills and former Horace's Night Club buildings, together with adjacent car parks, bounded by Market Street, Lee Street, Gas Street, Bacup

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1997/504CA - Demolition of part of existing buildings known as Irwell Mills and the total demolition of the adjacent building, the former night club to facilitate the redevelopment of the two sites for the construction of a foodstore, car parking and service areas at Irwell Mills and former Night Club located at Lee Street, Bacup

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 12A to the Act.

Commercial Property improvements, Haslingden - Applications for Grant
30 Manchester Road, Haslingden

Resolved that a grant offer be made to W.& S. in the sum of £3,000 in respect of the lowest quotation for the eligible works as itemised for 30 Manchester Road, Haslingden subject to the approved grant criteria and conditions and also to the satisfactory completion of the works no later than 31st December, 1999.

THE MEETING CLOSED AT 5.12 P.M.

A P P E N D I X ' C '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 21st April, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillor Cheetham

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/087 - Erection of first floor extension to
provide bedroom accommodation at 32 Rising Bridge Road, Haslingden,
Rossendale

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

1. No development shall take place until samples of the proposed natural stone, brick, pebbledash 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.

Application No. 1999/105 - Erection of concrete garage at plot of
land rear of 29 Union Street, Rawtenstall

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. The building which is the subject of this permission shall be used exclusively as a private lock-up garage and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the building.

Application No. 1998/425 - Erection of 1 No. detached dwellinghouse
(AMENDED PLAN) at Plot 3, land off Mill Row/Woodcroft Street,
Rawtenstall, Rossendale

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 artificial 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. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no 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.

Application No. 1999/060 - Outline - Erection of 1 detached
dwelling with integral garage at Land adjacent to 1 Dobbin
Close, Higher Cloughfold, Rossendale

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

Application No. 1999/080 - Variation of condition 5 on planning permission
14/85/110 and condition 3 on planning permission 14/85/250 to allow the
sale of pet foods at Focus Do It All, Bocholt Way, Rawtenstall,
Rossendale

Resolved that planning permission be granted subject to conditions previously approved under outline planning permission 14/85/110 and planning permission 14/85/250 except in respect of condition no. 5 of 14/85/110 and condition no. 3 of 14/85/250 which read as follows:

'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1972, the proposed retail use of the building shall be restricted to non-food sales.'

This shall be amended and reimposed as follows:

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the proposed retail use of the building shall be restricted to non-food sales save that pet food may be sold from an area not exceeding 200 sq. metres floor area within the building.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 12A to the Act.

Commercial Property improvements, Haslingden - Applications for Grant
3-5 Bury Road, Haslingden

Resolved that a grant offer be made to Mr. F. in the sum of £368 in respect of the lowest quotation for the eligible works as itemised for 3-5 Bury Road, Haslingden subject to the approved Grant Criteria and Conditions and also to the satisfactory completion of the works no later than 31st December, 1999.

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 28th April, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and Mooney

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/091 - Construction of detached private garage/store at 105 Northfield Road, Rising Bridge, Accrington

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 facing and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. No trade or business (nor storage of goods or other articles in connection therewith) shall be carried on in or from the building hereby approved.

Application No. 1999/088 - Proposed conversion of shop and premises to dwellinghouse at 190 Newchurch Road, Stacksteads, Bacup

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

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

Application No. 1999/110LB - Proposed re-opening of a loading bay currently blocked up and the re-installation of a roller shutter door within this bay at Hall Carr Mill, Fallbarn Road, Rawtenstall, Rossendale

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

1. Prior to the installation of the roller shutter door hereby approved, the colour of this door shall be agreed in writing with the local planning authority and thereafter only a door of the agreed colour shall be installed.

Application No. 1999/103 - Reduction in height of 3 storey building to single storey and new roof - The development may affect the setting of footpath no. 451 at Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom

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 coursed natural stone have been submitted to and approved by the local planning authority and the outer face of the window openings to be stoned up shall not be constructed other than with the approved materials.
2. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from that/those approved.

Application No. 1999/109 - Change of use of building from manufacturing and distribution and associated re-opening of a loading bay and reinstallation within it of a roller shutter door, on the front elevation at Hall Carr Mill, Fallbarn Road, Rawtenstall, Rossendale

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

Application No. 1998/442 - Outline - Demolition of existing buildings. Erection of residential blocks providing 56 dwellings and 112 car parking spaces. Provision of access from Rochdale Road including pedestrian island at Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

Resolved that this application be refused for the following reasons:

1. The site lies within the approved Green Belt in the approved Lancashire Structure Plan wherein planning 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, for 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 and, inter alia, for the re-use, limited infilling or redevelopment of major developed sites identified in adopted local plans which may be permitted provided that:
 - i) development will not require unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
 - ii) it is in scale and keeping with the features of the landscape character tracts identified in Policy 25, and has regard to the interests of nature conservation, and the need to integrate the development with its surroundings;
 - iii) the environmental impact of any redevelopment will not be greater than that of existing development.

together with the following additional requirements

- i) the new buildings do not occupy a larger area or be of greater height than the buildings which they replace, unless a larger area would achieve a reduction in height which would be beneficial to visual amenity;

- ii) the appearance of the site as a whole is maintained, or is enhanced where it is currently poor;
- iii) any proposals for partial redevelopment are put forward in the context of a comprehensive long term plan for the site as a whole.

in order to

- i) check the unrestricted sprawl of large built-up areas
- ii) prevent neighbouring towns from merging into one another
- iii) assist in safeguarding the countryside from encroachment
- iv) preserve the setting and special character of historic towns
- v) assist in urban regeneration by encouraging the recycling of derelict and other urban land

The proposal falls outside certain of these specific categories in that the impact of the proposal by reason of its visually prominent access across open land does not preserve the openness of the Green Belt and the increased scale and height and uniform proportions and massing of the residential blocks would have a greater visual impact upon the landscape character of the Green Belt than the present development. Additionally, the increased traffic generation of the proposal would have a greater environmental impact than the existing pattern of development. Additionally there have been no very special circumstances established which justify an exception being made. The proposal would therefore cause demonstrable harm to the Green Belt and is contrary to development plan policy and PPG advice.

- 2. The proposed development would be contrary to the provisions of the approved and adopted District Plan for Rossendale which indicates that the application site is located within an area designated as being Green Belt where in accordance with the provisions of DoE Planning Policy Guidance Note 2 Green Belts (January 1995) planning permission will not be given for new development, except in very special circumstances, other than for the purposes of agriculture, forestry, or other uses appropriate to a rural area.
- 3. The proposed development, by reason of its scale, character, increased traffic generation, environmental impact and physical isolation from existing urban centres and services would represent an unsustainable form of development contrary to the provision of PPG1 and PPG13.

Application No. 1998/478 - Erection of a single detached dwellinghouse and private garage. The development may affect the setting of public footpath No. 240 (FURTHER AMENDED PLAN) at Land on Mount Street, Rawtenstall, Rossendale

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 facing and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

2. 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. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

4. No development shall take place 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 and retained thereafter.

5. Notwithstanding details shown on the submitted plans, before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls to the satisfaction of the local planning authority shall be erected from the gateposts to the existing highway boundary, such splays shall be 30 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 30 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (and any order revoking and re-enacting the order) no further windows or other openings shall be formed in the southern elevation without the prior written permission of the local planning authority.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraphs 9 and 10 of Part I of Schedule 12A to the Act.

Tenders for Reconstruction of Highway Retailing Wall on New Line. adjoining 32A New Line. Bacup

Resolved that the firms numbered 1, 2, 3, 4, 5 and 6 in the report of the Borough Engineer and Planning Officer be invited to tender for the above scheme.

Tenders for forming of earth embankment to provide support to existing
dry stone retaining wall along Roundhill Road, Haslingden adjoining
Spittens Farm

Resolved that the firms numbered 1, 2, 3, 4, 5 and 6 in the report of the Borough Engineer and Planning Officer be invited to tender for the above scheme.

THE MEETING CLOSED AT 5.30 P.M.

A P P E N D I X ' E '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 5th May, 1999
at 5.00 p.m.

PRESENT: Councillor Mooney (in the Chair),
Councillors Cheetham and Hancock

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/054 - Proposed single storey rear extension (amended plan) at 321 Grane Road, Haslingden, Rossendale

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

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

Application No. 1998/425 - Erection of 1 No. detached dwellinghouse (AMENDED PLAN) at Plot 3, land off Mill Row/Woodcroft Street, Rawtenstall, Rossendale

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 artificial 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. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no 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.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of A & E of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/102 - Change of use of barns to form single dwelling with single storey link and conservatory. The development may affect the setting of footpath no. 250 at Calf Hey Lane, Haslingden, Rossendale

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

1. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
2. Before the use which is the subject of this permission is first instituted the car parking facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made available for use, and thereafter retained for those purposes.
3. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D, E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (and any order revoking or re-enacting the order) no further openings shall be formed in any elevation or in any of the roofs without the prior written permission of the Local Planning Authority.
5. No development shall take place until samples of the proposed natural infill and facing materials and natural stone roofing 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.
6. Before the first occupation of the building all external timber boarding shall be treated with a dark coloured preservative or paint and shall be so retained thereafter.

7. Any development of this site must be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewers and any clean uncontaminated surface water should be connected to the surface water systems.

Application No. 1999/081 - Erection of new classroom block at
Rossendale School, Bamford Road, Turn, Ramsbottom, Nr. Bury

Resolved that the application be deferred to the Engineering and Planning Committee for determination at the request of a Member.

THE MEETING CLOSED AT 5.10 P.M.

APPENDIX 'F'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 12th May, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/125 - Erection of conservatory at
rear of 8 Alden Close, Helmshore, Rossendale

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

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

Application No. 1999/128 - Reserved Matters - Erection of detached
dwellinghouse at Site of Mission Hall, Bury Road, Rawtenstall, Rossendale

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 development of the garage, a scheme providing elevational details of the garage shall be submitted to and approved by the local planning authority and thereafter the garage shall be erected in accordance with the approved scheme.
2. The dwelling and garage hereby approved shall be faced in natural stone under a slate clad roof.
3. Before any work on the development hereby approved is commenced, that part of the access road located within the site edged red and extending from the highway boundary to the rear of the site shall be appropriately paved in tarmacadam, concrete, block pavements or other approved materials.

4. Before the development hereby permitted becomes operative, the hedge located on the highway frontage of the site shall be completely removed and shall not henceforth be replaced by a new hedge.

Application No. 1999/135 - Proposed first floor extension over existing study and garage at 18 Waingap View, Whitworth

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

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

Application No. 1999/123 - Erection of 1 No. detached dwelling at Land opposite the junction of Burnley Road/Heald Lane, Weir, Bacup

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 tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. The proposed access from the site to Burnley Road shall be constructed to a minimum width of 4 metres at the back of footway position.
4. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45 degrees to the centre line of the access.

The gates shall open away from the highway. Should the access remain ungated 45 degree splays shall be provided measured 5m back from the nearside edge of the carriageway.
5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no material change of elevation, change

of use of alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/124 - Erection of 1 No. 5 bed dwelling at
Infill plot between 41 and 43 Longacres Drive, Whitworth, Nr. Rochdale

Resolved that the application be deferred to a future meeting due to objections received.

Application No. 1999/131 - Change of use of shops to habitable accommodation
and elevational alterations comprising removal of shop front and rebuilding
front wall, including within it a pair of windows and door at 260 Haslingden
Road, Rawtenstall, Rossendale

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

Application No. 1999/134 - Elevational amendments to main entrance
and elevation. Proposed use of units 1 and 3 as employment agency at
Hurstdale House, Hurst Lane, Rawtenstall, Rossendale

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

1. No development shall take place until samples of the proposed pre-finished external cladding panels have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/041 - Change of use of garage to residential
with single storey side extension and raising of ridge line at
Croftgate Garage, Martincroft Road, Haslingden, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1998/454 - Change of use of agricultural land with
store building to residential garden curtilage and garage. The
development may affect the setting of footpath No. 55 at Land
opposite 2 Sherfin Side, Rising Bridge, Accrington

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 (or any Order revoking or re-enacting that Order) no development falling within Class E of Part 1 of Schedule 2

of the said Order shall be carried out within the red edge of the approved garden curtilage without the grant of formal express planning permission by the Local Planning Authority.

2. The building which is the subject of this permission shall be used exclusively as a private lock-up garage and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the building.

THE MEETING CLOSED AT 5.40 P.M.

A P P E N D I X ' G '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 19th May, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/120 - Proposed single storey kitchen extension
at 114 Chatterton Road, Stubbins, Edenfield

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

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

Application No. 1999/121 - Proposed two storey side extension to provide
kitchen on ground floor and 2 no. bedroom at first floor (amended
description) at 3 Curven Edge, Helmshore, Rossendale

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 facing brick and concrete roofing tiles to match the existing have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The two parking spaces indicated on the approved plans shall be retained for the future use of the dwelling unless otherwise agreed in writing by the Local Planning Authority.

Application No. 1999/133 - Proposed first floor side extension to form
bedroom and bathroom at 27 Dean Road, Haslingden, Rossendale

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

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

Application No. 1999/136 - Proposed rear extension at 61 Tonacliffe Road, Whitworth, Rochdale

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

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

Application No. 1999/116A - Provision of illuminated advertising panels incorporated within the structure of a bus shelter at Bury Road, Rawtenstall, opposite Fire Station, opposite 264 Bacup Road, opposite 214 Bacup Road and adjacent Burnley Road/Short Clough Lane, Rawtenstall, Rossendale

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

- 1. The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3 Part II of the Town and Country Planning Act (Control of Advertisements) Regulations 1992.

Application No. 1999/117A - Provision of illuminated advertising panels incorporated within the structure of a bus shelter at Bus shelter off Bacup Road opposite Willow Street, Waterfoot, Rossendale

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

- 1. The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3 Part II of the Town and Country Planning Act (Control of Advertisements) Regulations 1992.

Application No. 1999/118A - Provision of illuminated advertising panels incorporated within the structure of a bus shelter at Bus Shelters opposite 554 Burnley Road, Crawshawbooth and opposite 811 Burnley Road, Loveclough

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

- 1. The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3 Part II of the Town and Country Planning Act (Control of Advertisements) Regulations 1992.

Application No. 1999/119A - Provision of illuminated advertising panels incorporated within the structure of a bus shelter at Bus shelter located at Bury Road, Edenfield adjacent to Rawstron Arms, Edenfield, Rossendale

..... Resolved that planning permission be granted to this application

to the standard time period condition and the following condition:-

1. The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3 Part II of the Town and Country Planning Act (Control of Advertisements) Regulations 1992.

Application No. 1999/142A - Proposed illuminated advertising panels incorporated within the structure of a bus shelter at Bus Shelter off Manchester Road/Beech Drive, Haslingden, Rossendale

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

1. The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3 Part II of the Town and Country Planning Act (Control of Advertisements) Regulations 1992.

Application No. 1999/071 - Construction of 2 No. semi detached 2 car garages (additional information) at Plot 3 and 4, land off Goodshawfold Road, Loveclough, Rossendale

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. The ridge level of the garages hereby approved shall not exceed 2m above the ground floor level of the dwellinghouse at 956 Burnley Road, Loveclough.

Application No. 1999/140 - Consultation from Lancashire County Council - Application to vary conditions 1, 2, 3 and 4 (time limits, phasing of landfill and restoration) of planning permission 14/94/315 at Horncliffe Quarry, Bury Road, Rawtenstall, Rossendale

Resolved that the Lancashire County Council be advised of this Council's objection to this application on the grounds of unjustified continuing detriment to the residential amenities of the locality.

Application No. 1999/112 - Outline - Erection of 1 No. dwelling at Land adjacent to 28 Ronaldsway Close, Bacup, Lancashire

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, external appearance, means of access and landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased,

dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

2. The layout of the development should include provisions to enable vehicles to enter and leave the highway in a forward gear and the vehicular turning space should be laid out and be available for use before the development is brought into use.
3. No development shall take place until samples of the proposed facing and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/095 - Proposed re-roofing existing flat roof with
new pitched roof construction at St. Veronicas RC Primary School, Raven
Avenue, Helmshore, Rossendale

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

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

Application No. 1999/050 - Proposed swimming pool at Land adjacent to the
Leisure Hall, Burnley Road, Bacup, Lancashire

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. No development shall take place until samples of the proposed natural coursed stone, blockwork masonry, natural blue slate, external pre-formed cladding and aluminium roof decking have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Application No. 1999/096 - Conversion of bakery and former clothes shop
to bakery and cafe (amended description and plan) at 721/723 Bacup
Road, Waterfoot, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X ' H '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 26th May, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/155A - Proposed installation of internally illuminated shop sign and externally illuminated projecting sign at 30 Manchester Road, Haslingden, Rossendale

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

1. The projecting sign hereby permitted shall have a minimum vertical clearance to the footway of 2.5 metres.

Application No. 1999/148 - Renewal of outline planning permission reference 1995/209 for the erection of single detached dwelling. The development may affect the setting of footpath 360 and 361 at Land fronting Todmorden Road, Bacup

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, external appearance of the building, the means of access 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. No development shall take place until samples of the proposed natural coursed stone facing and natural blue slate roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear; details of such provisions and of facilities for vehicular parking within the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development on site, and the vehicular turning space shall be laid out in accordance with the provisions so approved and be available for use by vehicles before the development hereby permitted is brought into residential occupation.

4. Any gatepost erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gate posts to the existing highway boundary; such splays shall be at 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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

Application No. 1999/082 - Outline - Erection of extension (680 m²) to existing delivery storage facility, to provide a covered unloading/storage facility.
(This extension would replace an existing portal building (216 m²) at Stoneholme Road, Crawshawbooth, Rossendale

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) 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 Class B of Part 3 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/084 - Variation of condition 7 of planning permission
ref. 1998/261 to provide hotel facilities at Holden Vale Works, Holcombe
Road, Helmshore, Rossendale

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 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.

Application No. 1999/104 - Retention and re-roofing of two stables at Western end of existing stable block at Lee
Farm, Stubbylee Lane, Bacup, Lancashire

1. The re-roofing of the two stables at the western end of the existing stable block hereby approved shall occur within 3 months of the date of this permission. Such re-roofing shall use Farmer Brown artificial stone slabs or such other artificial stone slabs as shall be approved by the local planning authority in writing.

Application No. 1999/137 - Variation of condition 4 on planning permission
ref 1993/490 to allow 15 instead of 10 children to use the basement play
area. (A maximum of 16 children would use the nursery instead of the
existing 21) at 4 Milne Street, Irwell Vale, Ramsbottom

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

1. The formation of a play area in the basement hereby approved shall be used by a maximum of 15 school aged children.

2. The total number of children using the ground floor nursery at 4 Milne Street, Irwell Vale and the play area in the basement hereby approved shall not exceed 31.

Application No. 1999/124 - Erection of 1 No. 5 bed dwelling at
Infill plot between 41 and 43 Longacres Drive, Whitworth, nr Rochdale

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 artificial stone and tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/093 - Change of use of private dwelling to hotel
at 403 Holcombe Road, Helmshore, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed off-street parking facilities are too remote from the site to be practical and as a result the proposed development would not allow adequate provision within the site for the parking of vehicles in connection with the proposed use. This would result in increased vehicle manoeuvring and the parking of vehicles in the highway, to the detriment of the safe and free flow of traffic on Holcombe Road and, as such, would be contrary to Policy T.4 of the adopted Rossendale District Local Plan.

THE MEETING CLOSED AT 5.45 P.M.

**MINUTE EXCERPT OF THE ENGINEERING AND PLANNING COMMITTEE HELD ON 14TH JUNE 1999 AS
CONFIRMED BY COUNCIL ON 7TH JULY 1999**

Brandwood Road, Stacksteads

97(b) The Borough Engineer and Planning Officer reported the receipt of a request for a Traffic Calming Scheme at Brandwood Road, Stacksteads. He submitted details of the estimated cost of a road hump scheme and advised of the accident record for this location.

Resolved that this scheme be not added to the 1999/2000 programme.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 12th July, 1999
at 7.00 p.m.

PRESENT: Councillor P. Hayler (in the Chair)
Councillors Challinor, Cheetham, Cruise, Driver, Easton, Fishwick
(for Neal), J. Forshaw (for Pilling), Grogan, Hancock, Lee and
McManus (for Pearson)

APOLOGIES: Councillors Neal, Pearson and Pilling

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

214. Resolved that the Minutes of the meeting of the Committee held on 14th June, 1999 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

214. The Engineer and Planning Officer submitted a report upon the application referred to in Minute numbers 216 to 220 which gave details of the application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on the application.

Application Number 14/99/132
Proposed Two Storey Rear Extension Comprising Kitchen
on Ground Floor and Bedrooms on First Floor (amended plans)
31 Holmeswood Park, Rawtenstall, Rossendale

214. Resolved that planning permission be refused for the following reasons.

1. The proposed two storey rear extension to the dwellinghouse at 31 Holmeswood park would be the full length and height of this dwelling house. Accordingly habitable room windows in the existing rear elevation would be lost and so substitute windows in the north eastern elevation of the existing dwelling house would be required. These windows would overlook neighbouring properties and so would jeopardise neighbour privacy to the detriment of the residential amenities of the locality.
2. The proposed two storey rear extension would, due to its scale, mass and close proximity to the dwellinghouse at 33 Holmeswood Park, be overbearing in relation to this dwelling house resulting in a sense of enclosure to the rear of that dwelling being heightened, to the detriment of the visual and residential amenities of its occupiers.

Application Number 14/99/189

Proposed First Floor Side Extension and Front and Rear Dormers
16 Dearden Fold, Edenfield, Ramsbottom

214. Resolved that planning permission be granted to this application subject to the standard time period condition and the following condition:
2. No development shall take place until samples of the proposed facing brick and roofing tiles to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 14/99/178

Outline - Residential Development
Site of Former Rossendale Works, Whitewell Bottom, Rossendale

214. Resolved i) that notwithstanding the policies contained in the Rossendale District Local Plan and the recommendation of the Borough Engineer and Planning Officer, the Committee are minded to grant planning permission for the following reasons:-
1. Government Policy currently favours the redevelopment of brownfield sites for housing.
 2. The majority of the applications site is designated an employment area in the Rossendale District Local Plan rather than an employment site. The former designation simply refers to the former use of the site while the latter would represent a positive identification of the site for employment use.
 3. The objections to employment use raised by supporters of this application rightly emphasise the remoteness of the site from the motorway network and thus its relative inaccessibility and also the presence of surrounding residential areas that would in amenity terms benefit from housing on the site rather than employment uses.
- ii) that outline planning permission be granted subject to the standard time condition and the following conditions:-
2. Before any development is commenced, approval shall be obtained from the local planning authority with respect to the reserved matters, namely, siting, design, means of access, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

3. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed by the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

Application Number 14/99/107

Proposed Single Storey Lounge Extension and Proposed Two and Three Storey Extension
Comprising 24 no Bedrooms
and Staff Changing/Rest Rooms
all to the rear of the existing Nursing Home (additional plans)
Turfcote Nursing Home, Helmshore Road, Haslingden, Rossendale

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

2. No development shall take place until samples of the proposed natural stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. Before any development is commenced, a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local Planning Authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application Number 14/99/199

Change of use of vacant land to Beer Garden
223/225 Haslingden Road, Rawtenstall, Rossendale

214. Resolved that this application be refused for the following reasons:-
 1. The public house would in extending its use into the land at the rear, including the existing patio develop the use to an unacceptable degree having regard to the residential amenity of occupiers of surrounding properties. The noise which would result from the use of this area, more usually during summer months, would impact on adjoining residents and the residents to the rear of this property till late evening.

Engineering and Planning Sub-Committee

214. Resolved that the Minutes of the Engineering and Planning Sub-Committee held on 2nd June, 9th June, 16th June, 23rd June and 30th June, 1999 be noted (for Minutes see Appendices A-E).

THE MEETING CLOSED AT 7.22 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 2nd June, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/127 - Erection of two storey side extension
at 200 Pennine Road, Bacup, Lancashire

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

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

Application No. 1999/154 - Erection of conservatory to rear at 3
Heycrofts View, Edenfield, Ramsbottom

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 stone dwarf wall to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/156 - Erection of porch and conservatory at Great
Hey House, Church Lane, Edenfield, Ramsbottom

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 facing stone to porch and dwarf wall to conservatory and roofing slates to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/157 - Siting of domestic central heating oil storage tank and creation of hard landscaped area within dwellinghouse enclosure. The development may affect the setting of footpath Nos. 134, 151 and 163 at Hoyle Dean Farm, Coal Pit Lane, Waterfoot, Lancashire

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 construction of the hardstanding hereby approved, a sample of stone cobble setts to be used in surfacing this hardstanding shall be submitted to and approved by the local planning authority and thereafter the hardstanding shall only be surfaced in the approved setts.

Application No. 1999/161 - Erection of pitched roof dormer on front elevation at 1 Holme Terrace, Rawtenstall, Rossendale

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

Application No. 1999/164 - Retrospective application for the installation of a new shop front and replacement windows at 703 Bacup Road, Waterfoot, Rossendale

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

Application No. 1999/129 - Change of use of Torrfoot Cottage from dwelling to dwelling with bed and breakfast accommodation at Torrfoot Cottage, Park Road, Helmshore, Rossendale

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

Application No. 1999/152 - Construction of an enlarged single storey detached function room, toilets and servery, including the formation of an entrance in and alteration of a boundary wall to the rear of Horncliffe Mansion and associated landscaping and access road, Horncliffe Mansion, Bury Road, Rawtenstall

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 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.

and that in respect of application 14/99/153LB - listed building consent be granted subject to the standard time period condition and the following:-

1. No development shall begin in respect of the formation of an opening or removal or 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 lintels have been submitted to and approved by the local planning authority and the wall shall not be reconstructed other than with the approved materials.

Diocese of Blackburn Petition for Faculty No. 44 of 1999 Church
of St. James, Haslingden

1. The Borough Engineer and Planning Officer reported that several Church denominations enjoyed exemption from Listed Building Control in respect of buildings used for ecclesiastical purposes. These denominations have their own, internal system of control. The Church of England has the "Faculty" system.

The Blackburn Diocesan Registrar has, however, consulted the Council, upon the instruction of the Chancellor, in regard of a petition for Faculty for works proposed to the Grade II listed Church of St. James, Haslingden.

Resolved that the Council raise no objection to the Diocese of Blackburns Petition for Faculty No. 44 of 1999.

THE MEETING CLOSED AT 5.30 P.M.

A P P E N D I X 'B'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 9th June, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/130 - Erection of security fencing 2.4 m in height
at Lancashire Sock Manufacturing Co. Ltd., New Line, Bacup, Lancashire

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

1. Notwithstanding details shown on the approved plans this approval does not relate to the razor wire which is to be omitted from the proposals.

Application No. 1999/168A - Proposed internally illuminated projecting
sign at 67 Dearden Gate, Haslingden, Rossendale

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

1. The advertisement hereby granted consent shall provide for a clearance of 2.4m over the footway.

Application No. 1999/138 - Erection of first floor front extension and
porch, 23 Pendleton Avenue, Rawtenstall

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 artificial stone, render and tiles have been submitted to and approved by the local planning authority and the outer face of the first floor extension shall not be constructed other than with the approved materials.
2. No development shall take place until samples of the proposed artificial stone, boarding and tiles have been submitted to and approved by the local planning authority and the outer face of the porch shall not be constructed other than with the approved materials.

3. The window to the first floor extension shall be obscure glazed and clear glazed in accordance with drawing no 99/221A.

Application No. 1999/101 - Erection of conservatory to rear of existing dwelling, 7 The Cloisters, Waterfoot

Resolved that this application be refused for the following reasons:

1. The proposed conservatory would be sited close to a lime tree protected under Tree Preservation Order T2/98. The construction of the conservatory would damage the root system of the tree and, if the tree survived the construction period, its subsequent proximity to the tree would be likely to generate on-going conflict between the use of the conservatory and the objective of retaining the tree. Accordingly, the proposed conservatory would result in the loss of a protected tree and as such would be contrary to policy E.4 of the Rossendale District Local Plan, which states that "The Council will encourage the conservation of existing.....individual trees..... and will control development so that significant examples of each are protected from unnecessary damage or destruction", and the amenities of the locality.

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

3. The proposed conservatory would, by reason of its conventional design, be out of character with the highly distinctive design of the existing dwelling at 7 The Cloisters and as such detrimental to the visual amenities of the locality.

Application No. 1999/144 - Renewal of planning permission reference 1994/201 for the conversion of a barn to a dwelling. The development may affect the setting of footpath Nos. 136 and 142 at Elton Banks Farm, Burnley Road, Edenfield, Ramsbottom

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant /developer by species of a similar type and size.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C,D and E of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/150 - Change of use of 271 and 273 Haslingden Old Road formerly used as an 11 no. bed hotel to 2 no. dwellings - "Highcroft", 271 and 273 Haslingden Old Road, Rawtenstall

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 use hereby approved, a scheme showing two off street parking spaces and accompanying turning facilities for each of the two dwellings shall be submitted to and approved by the local planning authority and prior to the commencement of the use hereby approved, or at such other time as may be agreed in writing with the local planning authority, the approved scheme shall be fully implemented and thereafter retained for the duration of the approved use.

Application No. 1999/111 - Change of use to taxi booking office at Unit 7 Throstle Mill, Market Street, Bacup, Lancashire

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

1. The three parking spaces shown on the approved plans shall be laid out and made available for use within 2 months of the date of this permission and shall be retained thereafter.

Application No. 1999/167 - Proposed installation of an external automatic till machine at 67 Deardenqate, Haslingden, Rossendale

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

Application No. 1999/169 - Change of use of part of ground floor of Rosebank House to office space for a period of five years at Rosebank House, Bolton Road North, Stubbins, Ramsbottom

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

1. The use authorised by this permission shall be discontinued at the end of a period of five years beginning with the date upon which the use is first commenced, unless a renewal of permission is obtained.

Application No. 1999/113 - Proposed single storey building to provide winter shelter and lambs and ewes, Cowpe Hall Farm, Cowpe Road, Waterfoot

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, Yorkshire boarding and fibre cement roofing have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

THE MEETING CLOSED AT 5.30 P.M.

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 16th June, 1999 at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cruise and Cheetham

APOLOGIES: Councillor Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/147 - Erection of two storey side extension and the erection of a conservatory at 262 Newchurch Road, Rawtenstall, Rossendale

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, render, natural blue slate and red clay ridge tiles have been submitted to and approved by the local planning authority and the outer face of the two storey side extension shall not be constructed other than with the approved materials.
2. The windows in the eastern elevation of the conservatory hereby approved shall be glazed in obscure glass.

Application No. 1999/175 - Erection of conservatory to rear at 33 Crawshaw Grange, off Burnley Road, Rawtenstall

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

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

Application No. 1999/176 - Erection of conservatory on rear elevation at 2 Wiswell Close, Rawtenstall, Rossendale

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

Application No. 1999/177 - Erection of first floor extension to provide enlarged bathroom at 197 Haslingden Old Road, Rawtenstall, Rossendale

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

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

Application No. 1999/182 - Proposed single storey extension to provide kitchen and study at 2 Hardman Close, Waterfoot, Rossendale

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 reconstructed stone facing and concrete tiles to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/184 - Proposed single storey extension to provide shower and utility room at rear and erection of porch on front elevation at 98 New Line, Bacup, Lancashire

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

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

Application No. 1999/195 - Erection of 1 no. single detached concrete garage at Plot 10 Garage colony off Booth Road, Waterfoot, Rossendale

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. The building which is the subject of this permission shall be used exclusively as a private lock-up garage and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the building.

Application No. 1999/098 - Proposed extension to dwelling, erection of conservatory and alterations to existing garaqing facilities at 2 Chatterton, Stubbins, Ramsbottom

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 facing and stone slates to match the existing building (including the dwarf wall to the conservatory) have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The development hereby permitted shall not begin until details of the design, materials, treatment and or colour of the garage doors have been submitted to and approved in writing by the local planning authority. The garage doors shall then be installed in accordance with the approved details and so retained thereafter.
3. The roof area of the garage hereby permitted, apart from the walkway shaded blue on the approved plans, shall not be used as a balcony, roof garden, or similar amenity area without the grant of further express permission of the local planning authority. To this end additional railings shall be erected to the northern edge of the walkway to a minimum height of 1.0 metre before the garage is first brought into use and retained thereafter.

Application No. 1999/132 - Proposed two storey rear extension comprising kitchen on ground floor and bedrooms on first floor (Amended Plans) at 31 Holmeswood Park, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/163 - Renewal of planning permission 14/94/219 for one dwelling at Land adjacent to York House, York Street, Crawshawbooth, Rossendale

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 no development which would otherwise be permitted by virtue of the provisions of Part 1 of the Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
2. No development shall take place until samples of the proposed Part 1 have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
4. 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.
5. No development shall take place until details of the shared access and vehicular crossing have been submitted to and approved by the local planning authority and the dwelling hereby permitted shall not be occupied until the access and crossing have been constructed in accordance with those plans.
6. The existing trees within the application site shall be retained 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 given written consent to any variation.

Application No. 1999/114 - Proposed galvanised mild steel fire escape on side elevation (Additional Information) at Station Hotel, 505 Helmshore Road, Helmshore, Rossendale

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

1. Before the development hereby permitted is first brought into use details showing the proposals to protect the structure from vehicular impact shall be submitted to and approved in writing by the local planning authority and retained thereafter.

Application No. 1999/160 - Change of use of storage area to offices and re-roofing of part of existing roof at Underbank Mill, Burnley Road, Bacup, Lancashire

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

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

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 23rd June, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and J. Forshaw (for P. Hayler)

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1998/363 - Proposed revision to plot Nos. 200-212
at Plots 200-212, land off Hollin Way, Rawtenstall, Rossendale

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

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

1. No part of the development hereby approved shall commence until a scheme for the provision of off site works of highway improvement at the junction of Hollin Way (North) with Burnley Road has been submitted to, and approved by the local planning authority in consultation with highway authority.
2. No part of the development, hereby approved, shall be occupied until the approved highway scheme referred to in Condition 2 has been implemented and completed to the satisfaction of the local planning authority in consultation with the highway authority.
3. No part of the development hereby approved, shall be occupied until the proposed 3m wide public footway and cycleway link has been implemented and completed to the satisfaction of the local planning authority.
4. None of the buildings hereby approved shall be occupied until the improvements to the highway as indicated in the submitted plans have been constructed in accordance with those plans.

5. The footpath/cycleway links to the north, south and west of the site as indicated in the submitted plans shall be constructed before any of the buildings hereby approved are occupied.

6. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
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 a similar size and species, unless the local planning authority gives written consent to any variation.
8. Prior to the commencement of any excavation or construction works or the entry of vehicles or plant into the site, all the existing trees, shrubs and hedges on and adjacent to the site shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause by effective protective fencing of a type to be agreed by the local planning authority which shall contain the branch spread of each tree and such fencing shall be maintained for the duration of the development operations. Within this fencing no development construction shall be treated or replaced with trees of such size and species as may be agreed by the local planning authority, before occupation of any of the dwellings/premises hereby approved, or such longer period as the local planning authority may allow having regard to tree planting seasons.
9. Those trees that are the subject of the tree preservation orders on the site will be protected in accordance with Condition number 9. The only trees that may be removed have been indicated in blue on the submitted landscape plan reference 53114C, the trees marked orange on the said plan will be treated subject to details to be submitted and approved by the local planning authority in order that their condition does not become worse.
10. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with the details to be submitted to and approved by the local planning authority.
11. The 60 foot mean belt of trees as indicated on the approved plan 53114C, will be implemented within the first available planting season following commencement of development and any trees or plants which within a period of five years from the completion of 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.

12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any Order revoking and re-enacting that order), 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 aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.
14. No development shall take place until samples of the proposed facing material and roof material 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.
15. The proposed materials of construction of the footways, roads, access ways and rumble strips or verges should be submitted to and approved by the local planning authority, such access ways must be constructed in a different material to that on the main roadways. The footways, roads, access ways and rumble strips on verges shall not be constructed other than with the approved materials.
16. The development shall be carried out in stages of not more than 50 houses per stage. Stages shall be identified by the developer and agreed by the Planning Department before commencement of that stage.
7. At least 75% of dwellings in one phase should be occupied or ready for occupation before the next stage is commenced.

Application No. 1999/193 - Enlargement of existing detached garage
at 640 Newchurch Road, Higher Cloughfold, Rossendale

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

1. No development shall take place until samples of the proposed brick, render, timber 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.

Application No. 1999/196 - Erection of conservatory on rear
elevation
at 4 Greave Close, Bacup, Lancashire

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

Application No. 1999/198 - Demolition of existing extension and construction of new single storey extension to rear at 15 Plantation Street, Cloughfold, Rossendale

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

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

Application No. 1999/201 - Proposed kitchen extension at rear at 1275 Burnley Road, Loveclough, Rossendale

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

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

Application No. 1999/203 - Replacement of flat roof with traditional pitched roof incorporating first floor living room at 25 St. Thomas's Road, Crawshawbooth, Rossendale

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

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

Application No. 1999/165A - Erection of an internally illuminated shop sign at 250A Newchurch Road, Stacksteads, Bacup

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

Application No. 1999/189 - Proposed first floor side extension and front and rear dormers at 16 Dearden Fold, Edenfield, Ramsbottom

Resolved that the application be deferred.

Application No. 1999/181A - Erection of internally illuminated double sided free standing advertisement display unit at Land outside Co-op entrance, off King Street, Bacup, Lancashire

Resolved that this application be refused for the following reason:

1. The proposed free standing advertisement display unit, seen in conjunction with existing signs on the premises and other street furniture, would result in a clutter of advertisement material which

would detract from the appearance of the site thereby failing to preserve or enhance the character of Bacup Town Centre Conservation Area and thus would be detrimental to the visual appearance of the area. The proposal would therefore be contrary to Policy DC.5 of the adopted Rossendale District Plan, which requires that advertisement proposals be determined having regard to issues of amenity and public safety and generally in the interests of maintaining attractive urban townscape devoid of unnecessary clutter.

Application No. 1999/186 - Construction of speculative industrial unit
at Land at Commerce Street, Haslingden, Rossendale

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 facing brick and roof cladding have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The premises hereby permitted shall only be used for purposes falling within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.
3. 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.
4. The parking/servicing area shall not be constructed until details of the surface water drainage from these areas have been submitted to and approved in writing by the local planning authority. The parking/servicing area shall then be constructed in accordance with the details so approved and shall be so retained thereafter.
5. With the exception of any trees specifically shown on the permitted plans to be felled, or as many otherwise be agreed in writing by the local planning authority, no trees on the site shall be lopped, topped, uprooted, felled, wilfully damaged or destroyed. Any tree so damaged, felled or destroyed without such approval within 5 years of the completion of the development shall be replaced before the end of the following planting season with a tree/trees of a size and species, in a position to be approved in writing by the local planning authority, which shall be so retained thereafter.

Application No. 1996/410 - Change of use of retail shop to Pizza hot
food take-away at 110 Bury Road, Rawtenstall, Rossendale

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

1. The use which is the subject of this permission shall only be carried out between the hours of 16.00 hours to 23.00 hours Monday to Sunday.

THE MEETING CLOSED AT 5.30 P.M.

A P P E N D I X 'E'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 30th June, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/185LB - Installation of replacement timber windows on front and side elevation at 29 Manchester Road, Haslingden, Rossendale

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

1. The development hereby permitted shall not begin until details of the materials, design and treatment and/or colour of the window frames have been submitted to and approved in writing by the local planning authority. The window frames shall then be installed in accordance with the approved details and so retained thereafter.

Application No. 1999/202 - Proposed two storey side extension and front dormers, detached garage and drop crossing together with change of use of unused land to garden area at Crammond, Goodshawfold Road, Loveclough, Rossendale

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 bricks and tiles have been submitted to and approved by the local planning authority and the outer face of the garage shall not be constructed other than with the approved materials.
2. No development shall take place until samples of the proposed bricks and tiles have been submitted to and approved by the local planning authority and the outer face of the two storey side extension shall not be constructed other than with the approved materials.
3. No development shall take place until samples of the proposed tiles have been submitted to and approved by the local planning authority and the outer face of

the roofs and cheeks to the dormers shall not be constructed other than with the approved materials.

4. Prior to the commencement of use of the driveway hereby approved, the driveway shall be provided with a seal surface.

Application No. 1999/115 - Erection of two storey building for use as motor trade dealership, vehicles sales and retail parts sales/storage at Site of Union Works, Bacup Road, Waterfoot, Rossendale

The Borough Engineer and Planning Officer reported that the above application had been withdrawn from the Agenda.

Application No. 1999/179 - Modification of condition 7 on planning permission 1997/292 to allow the southern site access point to remain unaltered and the middle one to be widened to 6 metres. The development may affect the setting of footpath No. 217 at Clarkholme Mill, Burnley Road East, Waterfoot, Rossendale

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

1. Within 3 months of the date of this permission, the middle site access point to Burnley Road shall be widened to provide a minimum width of 6m in accordance with the approved site plan (drawing no. 79/02E). Reason:

Application No. 1999/173 - Proposed external fire escape on side elevation at 69 Burnley Road East, Waterfoot, Rossendale

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

1. The gate from the fire escape hereby approved shall be sited in accordance with the amended site plan dated 18th June 1999.

Application No. 1999/192 - Change of use from school to community centre with provision of access road and parking at Haslingden Community Link, Bury Road, Haslingden, Rossendale

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
2. There shall be no vehicular access to the rear service street of Piccadilly Street or South View.
3. The access should be widened to 5.5 metres.
4. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

Application No. 1999/206 - Proposed refurbishment of porch, reinstatement of railings and erection of timber cross affixed to gable end. Provision of pedestrian access at Hallfold United Reform Church, Hall Street, Whitworth, near. Rochdale

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

1. No development shall take place until samples of the proposed bricks and slates have been submitted to and approved by the local planning authority and the outer face of the porch shall not be constructed other than with the approved materials.

Application No. 1999/180 - Erection of 1 No. detached dwelling at Plot 39 on land adjacent to 6 Bridge End Close/Station Road, Helmshore, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed development would, by reason of the cramped dimensions of the site, adverse change in ground levels and its heavily compromised spacial relationship to the adjacent bungalow create an unsatisfactory form of development contrary to Policy DC.1 of the Rossendale District Local Plan, which would be visually incongruous within the street scene of which would have an adverse impact upon the amenities of the occupiers of No. 1 Ogden Close by reason of loss of aspect and light.
2. The proposed development is considered to have a potentially damaging impact upon ground stability and the structural integrity of the adjacent bungalow. As such the proposal is contrary to national planning policy guidance contained in PPG14 Development on Unstable Land.

THE MEETING CLOSED AT 5.30 P.M.

The undermentioned minutes were submitted to and approved by the Council on the 8th September and are printed here for record purposes only

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 6th September, 1999
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Challinor, Cheetham, Cruise, Driver, Easton, Grogan, Hancock, P. Hayler, Lee, Neal and Pearson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

409. Resolved that the Minutes of the meeting of the Committee held on 16th August, 1999 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

409. The Engineer and Planning Officer submitted a report upon the applications referred to in Minutes numbered 411 - 413 which gave details of the applications, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on the applications.

Application Number 14/1999/236

Change of use of storage building approved under reference 1996/242
to factory shop.
E. W. Sharp, Plantation Mill, Market Street, Bacup

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

1. The use of the site for retail purposes, which is beyond the boundary of the town centre, would be unrelated to the established pattern of shopping areas in the district and would undermine the vitality and viability of Bacup town centre. For these reasons the proposal would be contrary to Planning Policy Guidance Note 6 (Town Centres and Retail Developments) and Policy S1 of the Rossendale District Local Plan.
2. The site is allocated for employment purposes in the Rossendale District Local Plan and the proposed change of use would prejudice the use of this area for these purposes by reason of removing from the districts stock of industrial/commercial premises a modern unit which is suitable for adaption to a number of employment uses.
3. The closure of the existing access to Market Street and the proposed parking layout does not allow adequate provision for commercial vehicles to turn around within the site. The insufficient operational space to service the proposed and existing units will result in increased vehicle manoeuvring in the highway to the detriment of the safe and free flow of traffic, and as such would be contrary to Policy DC.1 of the Rossendale District Local Plan.

Application Number 14/1999/183

Proposed first floor extension over existing garage
to provide additional bedroom accommodation
86 Cherry Crescent, Rawtenstall.

409. Resolved i) that consideration of this application be deferred and

ii) that the applicant be requested to consider an alteration to the design of the proposed extension, particularly in respect of the roof detail so as to reduce the impact of the development on the adjacent property number 84 Cherry Crescent and to render the application more acceptable.

Application Number 14/1999/194

Erection of 1 no 4 bed detached dwelling
The development may affect the setting of footpath no 166
Land adjacent to 849 Burnley Road East, Lumb, Rossendale

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

1. The proposed residential development would be contrary to the provisions of the adopted Rossendale District Local Plan, wherein the site is shown to be located within a designated Countryside Area, in which there is a presumption under policy DS.5 of the Local Plan, against the erection of dwellinghouses. As the proposed dwellinghouse would not constitute infill development and is not justifiable on the grounds of special circumstances, this presumption holds good and so the application site should remain undeveloped in the interests of retaining its natural character and the contribution which this makes to the visual amenities of the locality.
2. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well planned development.

THE MEETING CLOSED AT 7.07 PM

ENGINEERING AND PLANNING COMMITTEE

held 27th September, 1999
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Challinor, Cheetham, Cruise, Easton, Fishwick (for P. Hayler) Hancock, Lee, Pickup
(for Neal) Pearson, Steen (for Driver) and Talukdar (for Grogan)

APOLOGIES: Councillors Driver, Grogan, P. Hayler and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

466 . Resolved that the Minutes of the meeting of the Committee held on 6th September, 1999 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

466 . The Acting Planning Manager submitted a report upon the following application which gave details of the consultations which had been carried out and where appropriate details of objections and representations received together with his observations.

NOTE: The Borough Engineer and Planning Officer declared an interest in Application number 14/1999/188. He indicated that he had not been involved in the consideration of the application at Officer level and had not been involved in the preparation of the report. He withdrew from the meeting during the discussion and voting on the application.

Application Number 1999/188

Proposed two storey extension to provide lounge on ground
floor and 2 no bedrooms on first floor + detached single garage.
1 Moor View, Cowpe Road, Waterfoot, Rossendale

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

1. The site which is the subject of this application is shown to be located beyond the Urban Form Boundary in the approved and adopted District Plan for Rossendale - the Urban Form Boundary delineating the area within which it is anticipated that the majority of new development within the Borough will be accommodated during the Plan period: development beyond the urban boundary will generally be strongly resisted.
2. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well-planned development.

3. The formation of the proposed access onto Cowpe Road is considered unacceptable on highway safety grounds particularly in relation to the lack of visibility at the road junction and the possibility of obstruction of the highway and, as such, would be contrary to policy DC.1 of the Rossendale District Local Plan.

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

466 . The Borough Engineer and Planning Officer submitted a report upon the following application which gave details of the consultations which had been carried out and where appropriate details of objections and representations received together with his observations.

Application Number 14/1999/299

Proposed boundary alterations to Weir Lane and change of use
of vacant land to provide increased garden curtilage to plots 21 and 22
Nicola Close, Weir. Land at Weir Lane and Nicola Close, Weir, Bacup, Lancashire

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

1. The development hereby approved as such including the erection of the proposed stone faced retaining/boundary wall adjacent to Weir Lane and the permanent surfacing of the turning area shall be fully implemented within a period not exceeding nine months from the date of this consent.

ii) that the Borough Engineer and Planning Officer request the developer to provide advisory signs and/or road markings designed to discourage parking in the turning area.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

14/98/414 - 2 Storey Side Extension to Provide a Living Room
on Ground Floor and Bedroom and Bathroom on First Floor.
Rake Farm, Whitworth Rake, Whitworth.

466 . Appeal Dismissed.

14/98/477 - Change of Use to Hot Food Shop.
546 Burnley Road, Crawshawbooth.

466 . Appeal granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The use hereby permitted shall not be open to customers outside the following times:-

0900-2300 hours Sunday to Thursday
0900-2330 hours Friday and Saturday.

3. Before the use hereby permitted commences, a scheme for suppressing and directing cooking smells and odours from the premises shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the premises open for business and shall be retained and operated thereafter in accordance with the manufacturer's instructions.

Resolved that the report be noted.

Improving Rights of Way
Consultation from the DETR

466 . The Borough Engineer and Planning Officer submitted a Consultation Paper from the Department of the Environment, Transport and the Regions which contained the proposals of the Department for legislation to improve the Rights of Way system.

The report summarised the Consultation Document and indicated the Governments belief that a case existed for legislation in eight main areas as indicated below:-

- (a) Encouraging the creation of new routes including more provision for cyclists and pedestrians.
- (b) Encouraging completion of the historical record.
- (c) Improving procedures for recording, changing and developing the rights of way network and dealing with the needs of land management.
- (d) Measures to include environmental safeguards.
- (e) Measures to assist in crime prevention, and to rationalise certain diversion and closure powers.
- (f) Removal of obstructions from rights of way.
- (g) Measures to improve access to the rights of way network for disabled people.
- (h) Improving the quality of the legal record and availability of information to the public.

The Borough Engineer and Planning Officer pointed out that a number of the proposals within the consultation document were to be commended but he pointed out the potential for increased administrative and legal costs which would fall both on the Council and the County Council.

The Committee discussed the matter.

Resolved that the Department of the Environment, Transport and the Regions be informed that this Council broadly welcomes the proposals in the Consultation Paper but would wish to be assured that the final proposals would not place additional financial burdens upon Local Authorities or alternatively, that the Standard Spending Assessments would be adjusted accordingly.

Delegation of Urgent Items of Business

466 . The Borough Engineer and Planning Officer submitted a comprehensive report outlining proposals for a change in the Scheme of Delegation in respect of urgent items within the Terms of Reference of the Engineering and Planning Committee. The report outlined the frequency of meetings and contained his reasons for suggesting that the need existed for greater delegation, particularly to respond to the needs of customers, and to respond to spirit of the Best Value process.

The Committee discussed the matter.

Resolved that no action be taken by this Committee to amend the current Scheme of Delegation at the present time.

Best Value - Potential to introduce improvements to Development Control
Systems and Procedures in advance of Best Value Performance Review

466 . The Borough Engineer and Planning Officer submitted a detailed preliminary report which contained proposals for the introduction of changes aimed at improving the efficiency and effectiveness of the Development Control Performance and Service Delivery. He circulated to Members, a copy of a report on the Development Control function which had been considered at the June meeting of the Standards and Monitoring Committee.

The Borough Engineer and Planning Officer in his report focused particularly on three issues - Neighbour Consultation Policy and Press Notices, Site Inspections Protocol and Quarterly Monitoring Reports which he suggested might benefit from certain improvements, details of which were contained in his reports.

In addition, the Borough Engineer and Planning Officer made reference to the impending review of the District Local Plan which was programmed to commence in January, 2000 and the Scheme of Delegation in respect of planning issues.

The Committee discussed the matter.

Resolved i) that the report be noted.

ii) that in addition to householder and minor applications which are currently the subject of individual neighbour notification, the Borough Engineer and Planning Officer be authorised to extend individual householder notification by letter (to replace site notices) to other categories of application, where, in his opinion, the number of consultees is within manageable proportions.

iii) that the introduction of a twice weekly press notice system be adopted and that the Rossendale Free Press and the Rossendale Express be used for this purpose.

iv) that in respect of site inspections prior to Committee, these consist simply of an inspection by Members, accompanied by an Officer but that representations from objectors or supporters of the application, including the applicant be not entertained during the site visits.

v) that the introduction of quarterly monitoring reports as outlined in the report be approved.

vi) that a report be presented to a future meeting of the Committee on the advantages/disadvantages of a system whereby both applicants and objectors would be given the opportunity to make representations in respect of planning applications at meetings of the Committee.

Secured Car Parks

466 . The Borough Engineer and Planning Officer submitted a report following the receipt of a letter from Paul Boateng, MP, Home Office Minister regarding the Secured Car Parks Scheme which sought the renewed commitment of the Council to the Scheme with a view to assisting in meeting the Governments Vehicle Crime Reduction Target.

The Borough Engineer and Planning Officer suggested that it would be appropriate for an assessment to be carried out of the car parks within the Council's ownership or under the control of the Council to determine the extent of car crime and to estimate the degree to which works would be necessary to qualify for Secured Car Park status under the Scheme. He indicated that he would arrange to undertake these preliminary investigations and submit a more detailed report to the next ordinary meeting of the Committee.

Resolved i) that the contents of the Home Office Minister's letter be noted.

ii) that the Council confirms its commitment to the principles of the scheme.

iii) that following consultation with the Police, a more detailed report be submitted to the next ordinary meeting of the Committee together with options for progressing a Secured Car Parks Initiative.

Traffic Calming - Newchurch Road, Rawtenstall

466 . Further to Minute number 290 of the September meeting of the Committee, the Borough Engineer and Planning Officer submitted a report on investigations undertaken so far in connection with the possible introduction of a Traffic Calming scheme on Newchurch Road, Rawtenstall. The Report indicated that speed enforcement checks had been undertaken by the Police over a three week period. The question had been discussed at the Traffic Engineers Liaison Meeting attended by Officers of the Borough Council, the County Council and the Police. The Borough Engineer and Planning Officer pointed out that strengthening works to the bridge at Newchurch Road/Millgate were included in the Lancashire County Council programme for the current financial year and he pointed out that this would cause certain disruption to traffic on Newchurch Road.

The Borough Engineer and Planning Officer outlined the options for traffic calming on Newchurch Road and concluded that the most appropriate form of traffic calming would be build out or central refuges, both of which were in excess of the Highways Engineering Services Budget for the current year.

The Borough Engineer and Planning Officer reported that the County Council Safety Engineering Group proposed to undertake a more detailed analysis of accident details in the area but he pointed out that this would need to be programmed into their existing commitments. In addition, the Police had undertaken to install a speed measuring device to obtain an accurate speed profile and he advised that progress would be reviewed at the next Traffic Liaison Meeting on 19th October when Borough schemes would be submitted to the County Council for assessment for inclusion in their local safety schemes improvement programme for 2000/2001.

Resolved i) that Newchurch Road (Dobbin Lane) to (Burnley Road) be submitted to the County Council as a potential local safety scheme and

ii) that further consideration of this matter be deferred pending determination of their 2000/2001 local safety scheme programme by the County Council.

Traffic Regulation Orders

Bacup Road, Rawtenstall

466 . (a) The Borough Engineer and Planning Officer suggested that in order to remove long term parking and facilitate a turnover of vehicles, it was proposed that an order be introduced to allow parking for on hour on Bacup Road outside numbers 85 - 93 Bacup Road. In addition, to improve the site line for vehicles emerging from Markcross Street into Bacup Road it was proposed to prohibit parking for a distance of 9 metres approximately along Bacup Road from the Markcross Street junction.

Resolved that in accordance with the terms of agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make the following orders:-

i) Prohibiting the waiting of vehicles on the south side of Bacup Road between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive from its junction with Markcross Street for distance of 9 metres approximately in an easterly direction

ii) Restricting the waiting of vehicles to one in hour in any two hours between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive on the south side of Bacup Road from a point 9 metres east of the junction with Markcross Street for a distance of 25.5 metres approximately in an easterly direction.

Blackburn Road, Haslingden

477(b) The Borough Engineer and Planning Officer reported the receipt of a request for the committee to consider amending the existing traffic order on Blackburn Road, Haslingden between Station Road and Hud Hey Road whereby vehicles were currently subject to a thirty minute parking restriction. He indicated that the revocation of the existing order would not compromise safety and would improve the facility for residents to park.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive Officer be authorised to make an order revoking the order currently in force on the western side of Blackburn Road, Haslingden from its junction with Station Road to its junction with Hud Hey Road.

Disabled Parking Bays

477(c) The Borough Engineer and Planning Officer reported that following consultation with the local residents, County Council and the police five parking bays were proposed, details of which he submitted to the Committee.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive Officer be authorised to make orders establishing disabled parking bays on the highway at the following locations:-

1. 24 Rudd Street, Haslingden
2. 107 Newchurch Road, Bacup
3. 28 South Street, Bacup
4. 3 Sunnybank Street, Haslingden
5. 650 Bacup Road, Waterfoot

Provisional Local Transport Plan - Consultation Draft

466 . The Borough Engineer and Planning Officer submitted a report on the Provisional Local Transport Plan which has prepared by the County Council for consultation purposes. He pointed out that the plan served two purposes, the first being the five year local transport plan for submission to the government in July 2000 and secondly, the plan constituted the County Councils bid for capital funding for the financial year 2000 to 2001.

The Borough Engineer and Planning Officer pointed out that the following bids for funding had been included within the plan for 2000/2001:-

- (a) A Quality Bus Partnership for the Accrington-Rawtenstall-Rochdale route.
- (b) Cycle Parking
- (c) The Rossendale Cycleways and Bridleways Project.

In addition he submitted details of the four highways maintenance schemes within Rossendale which formed part of the list of priorities of 70 highways maintenance schemes within the plan, as follows:-

A671 Rochdale Road, Bacup (Pennine Road to New Line)(Priority No.7)

A671 Market Street, Shawforth (New Line to Millgate Baptist Church (Priority No.8)

A671 Market Street, Shawforth (Millgate Baptist Church to Whitworth Reform Club) (Priority No.18)

A682 Burnley Road, Rawtenstall (Haslingden Old Road to Forest Bank Road) (Priority No.42)

Resolved that the Lancashire County Council be informed that this Council broadly supports the Provisional Local Transport Plan 2000/2001 - 2005/2006

Engineering and Planning Sub-Committee Report Formatting

466 . The Borough Engineer and Planning Officer submitted a report in which he advised members of difficulties associated with three particular applications considered by the Engineering and Planning Sub-Committee. He pointed out that the applications has been resubmitted to the Sub-Committee as a result of minor defects in the way the reports on the applications had been produced for the Sub-Committee. He pointed out that the errors had arisen from a combination of problems arising from the way in which the computer software package for dealing with planning applications produced information and this was compounded in part by holidays and unfamiliarity of new staff with the system.

Resolved that the report be noted.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets and Numbering of Dwellings

466 . Resolved that the highway in the course of construction off Grane Road, Haslingden be named Holden Place.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Environmental Housekeeping

466 . The Borough Engineer and Planning Officer referred to the joint report prepared by himself and the Borough Housing and Environmental Health Officer which has been considered by the Environmental Health and Control Committee at the meeting on 20th September.

The report indicated that there was a need to develop an environmental housekeeping strategy with the aim of keeping the Borough clean.

The Environmental Health and Control Committee had resolved to establish a joint Sub-Committee of the Environmental Health and Control Sub-Committee and the Engineering and Planning Sub-Committee to prepare an environmental housekeeping strategy and appropriate action plan.

Resolved i) that this Committee recommends the establishment of a Joint Environmental Health and Control Sub-Committee and Engineering and Planning Sub-Committee to meet before the Borough Council meeting on 20th October, 1999 to prepare an Environmental Housekeeping Strategy and an appropriate action plan, and

ii) that, subject to approval by the Borough Council on 20th October, 1999, the Joint Sub-Committee be delegated authority to progress this matter.

Engineering and Planning Sub-Committee

466 . Resolved that the minutes of the Engineering and Planning Sub-Committee held on 11th August, 18th August, 25th August, 1st September, 8th September and 15th September 1999 be noted (for minutes see appendices A to F).

THE MEETING CLOSED AT 8.40 PM

A P P E N D I X ' A '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 11th August, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Beavan (for Cheetham) and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/247 - Erection of conservatory on rear elevation
at 45 Cherry Tree Way, Helmshore, Rossendale

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

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

Application No. 1999/254 - Erection of 5 no. garages at Land
at Pendle Avenue, Bacup, Lancashire

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

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

Application No. 1999/256 - Proposed single storey rear extension to
dwelling for use as photographic studio at 23 Dalesford,
Haslingden, Rossendale

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 facing brick and render and concrete roof tiles to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

2. The extension hereby approved shall only be occupied in connection with and incidental to the occupation of the existing dwelling and no trade or business shall be carried on in or from the extension.

Application No. 1999/249 - Renovation of shop front at 8-10
Blackburn Road, Haslingden, Rossendale

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

Application No. 1999/253 - Erection of security fencing 2.4m in height
approximately 16.5 metres long across new loading bay entrance and
to extend existing green chain link fence to meet it on bungalow side
of entrance at Lancashire Sock Manufacturing Co. Ltd., New Line,
Bacup, Lancashire

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

Application No. 1999/233 - Consultation from Burnley Borough Council -
Minewater treatment scheme to collect and clarify minewater by means of
a surface borehold and prevent discharge to Black Clough at Land at
former Deerplay Colliery site, off Burnley Road, Deerplay,
Burnley, Lancashire

Resolved that the Burnley Borough Council be advised that this Council has no objections to the application.

Application No. 1999/207 - Consultation from Burnley Borough Council - Outline -
Demolition of existing buildings and erection of class A1 foodstore, petrol
filling station together with associated car parking, servicing and landscaping
at Land off Centenary Way, Burnley, Lancashire

Resolved that this Council respectfully urges Burnley Borough Council to give due consideration to the provisions of PPG6 particularly with regard to the location of the application site relative to the Retail Shopping Core of the town, and to the potentially adverse impact of the development upon convenience shopping patterns within existing town centres of Rossendale. In addition, this Council expresses concern as to the over provision of car parking spaces to serve the development which is contrary to the maximum provision level of the adopted County parking standard for retail development and would urge Burnley Borough Council to continue to apply consistently the County Parking standard in relation to this retail proposal.

Application No. 1999/245 - Change of use from 2 no. dwellings and retail/manufacturing to 3 no. residential flats at 85 Burnley Road
East,
Waterfoot, Rossendale

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

1. None of the flats hereby approved shall be occupied until such time as the car parking as indicated on the submitted plan has been provided, laid out and surfaced in permanent construction in accordance with those plans.

2. None of the flats hereby approved shall be occupied until such time as the bin store has been constructed in accordance with details to be submitted to and approved by the local planning authority before the commencement of development.

3. The flat to which the integral garage relates shall not be occupied until such time as the aforesaid garage has been constructed and made ready for use and the garage shall be retained thereafter.

Application No. 1999/262 - Change of use of B1 (Business use) to A2 (financial and professional services) at 48/50
Manchester Road, Haslingden, Rossendale

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

THE MEETING CLOSED AT 5.30 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 18th August, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors P. Hayler and Birtwell (for Cheetham)

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/250 - Proposed increase in size of existing conservatory at 12 Sunnybank Close, Helmshore, Rossendale

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

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

Application No. 1999/269 - Proposed single storey extension and conservatory at 2 Woodbank Cottages, Sunnybank Road, Helmshore, Rossendale

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

1. No development shall take place until samples of the proposed natural coursed stone and roof slates to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/273 - Erection of conservatory on rear elevation at 10 Ainsdale Drive, Whitworth, near Rochdale

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

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

Application No. 1999/257 - Construction of detached private single garage, Sunnyfield, Lench Road, Waterfoot

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

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

Application No. 1999/258A - Erection of externally illuminated signage and free standing non illuminated directional signage at Unit 14, Bentwood Road, Haslingden, Rossendale

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

1. The proposed free standing sign shall be sited in a position at least 2.3 metres from the kerbline.

Application No. 1999/282A - Installation of internally illuminated advertising panels incorporated within the structure of a bus shelter, land adjacent to 209 Market Street, Shawforth, adjacent to the Civic Hall, and adjacent to the Council Offices, Market Street, Whitworth

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

Application No. 1999/259 - Proposed new entrance porch, additional parking and external storage at Unit 14 Bentwood Road, Haslingden, Rossendale

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

1. The car park shall be surfaced and car parking spaces and manoeuvring areas marked out in accordance with the approved plan before it is brought into use.

Application No. 1999/267 - Proposed sub-division of existing shop to 2 no. shops including new shop front at 81-83 Bank Street, Rawtenstall, Rossendale

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

1. Prior to the painting of the new shop front, a colour scheme shall be submitted to and approved by the local planning authority, and the shop front shall not subsequently be painted other than in accordance with the approved colour scheme.

Application No. 1999/236 - Change of use of storage building approved
under reference 1996/242 to factory shop at E.W. Sharp, Plantation
Mill, Market Street, Bacup

Resolved that the application be referred to the Engineering and Planning Committee for determination.

THE MEETING CLOSED AT 5.35 P.M.

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 25th August, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors P. Hayler and Cheetham

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/223 - Proposed construction of pitched
roof over existing flat roof extension at 9 New Road, Waterfoot,
Rossendale

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

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

Application No. 1999/255 - New single storey rear extension (resubmission)
at 15 Plantation Street, Cloughfold, Rossendale

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

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

Application No. 1999/274 - Construction of white UPVC conservatory at
rear at 194 Booth Road, Stacksteads, Bacup

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

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

Application No. 1999/183 - Proposed first floor extension over existing garage to provide additional bedroom accommodation at 86 Cherry Crescent, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/151 - Construction of 1 no. detached dormer bungalow with integral 2 car garage at Land off Greendale Avenue, Newchurch, Rossendale

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 artificial stone and tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Prior to first occupation of the dormer bungalow hereby approved, the existing access track to the application site shall be provided with a sealed surface.
4. 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.

Application No. 1999/268 - Renewal of planning application reference No. 1994/279 in relation to the proposed conversion of barn to dwelling including the rehabilitation of existing structure and installation of new window openings and formation of new detached garage, pump house, septic tank, biological filter, distribution pipework and site landscaping. The development may affect the setting of footpath No. 277 at Lower Park House Barn, Park Road, Helmshore, Rossendale

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 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. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 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.

Application No. 1999/122 - Partial demolition, restoration, elevational
changes and new vehicular access from Bacup Road at Albion Mill,
Bacup Road, Rawtenstall, Rossendale

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 of the units (denoted as 2-9 inclusive) are first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. No development shall take place until a scheme for the provision, layout and surfacing of car parking, servicing and manoeuvring facilities within the application site has been submitted to and approved by the local planning authority, and none of the units (denoted as 2-9 inclusive) shall be occupied until the car parking, servicing and manoeuvring facilities have been provided, laid out and surfaced in accordance with the scheme.

3. Prior to the commencement of the development hereby approved, a scheme providing details of the colour of paint to be used on the eastern elevation of the two storey building shall be submitted to and approved by the local planning authority and thereafter only the approved scheme shall be implemented prior to the commencement in use of the adjacent yard area.
4. Prior to the commencement of the development hereby approved, samples of the natural stone to be used in the parapet wall on the western elevation of the two storey building shall be submitted to and approved by the local planning authority and thereafter only the approved stone shall be used in this respect.
5. Prior to the commencement of the development hereby approved, a scheme providing details of the colours of all the proposed new pedestrian doors, plastic coated corrugated steel sheeting, galvanised steel roller shutter doors and aluminium fascias shall be submitted to and approved by the local planning authority and thereafter only the approved scheme shall be implemented prior to first occupation of any of the units (denoted as 2-9 inclusive).
6. Prior to the commencement of the development hereby approved, a scheme providing details of the colours of all the new window and door joinery in the western elevation of the two storey building shall be submitted to and approved by the local planning authority and thereafter only the approved scheme shall be implemented prior to the commencement in use of the adjacent car park.
7. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Application No. 1999/270 - Change of use of vacant land to beer garden
and external alterations to public house at The Moulders Arms
Public House, Bacup Road, Waterfoot, Rossendale

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 details of the proposed means of enclosure have been submitted to and approved by the local planning authority, and thereafter the means of enclosure 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 development shall take place until samples of the proposed paving have been submitted to and approved by the Local Planning Authority, and thereafter the proposed paved area shall not be laid other than with the approved material.

Application No. 283 - Change of use of retail shop to office to provide
a drop in advice centre for housing and environmental matters at
12 Burnley Road, Bacup, Lancashire

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/263 - Change of use of retail shop to solarium
and gymnasium at 37 Market Street, Bacup, Lancashire

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

1. The premises shall be used for as a solarium and gymnasium D2 and for no other purpose (including any other purpose in Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Application No. 1999/264 - Proposed covered storage area at Stubbins
Lane Vale Mill, Stubbins Lane, Stubbins, Ramsbottom

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

1. No roof cladding operations shall begin until details of the cladding and any edge trims, which shall be of a dark colour, have been submitted to and approved in writing by the Local Planning Authority. The cladding shall then be installed in accordance with the details so approved and shall be retained thereafter.

SRB Scheme - Northfield Road

Further to Minute No 90 of the meeting of the principal Committee held 14th June 1999, the Borough Engineer and Planning Officer reported that consultation with local residents had resulted in the submission of a letter signed by 20 persons giving their concerns on several matters and in particular the likely obstruction by vehicles parked near the junction of Northfield Road and Back Lane. Other local residents had strongly indicated the need for a return to the original proposals for two flat top humps. The flat top humps had not been included in the amended scheme because of the likelihood of noise and vibration from vehicles of the type that would be using Northfield Road. In addition, one of the flat top humps would require a more extensive repair of the river wall and funding was not available to include the additional wall repair at that location.

The Borough Engineer and Planning Officer further reported that following subsequent discussions with officers of the County Council he proposed that the scheme be amended to alleviate some of the residents' concerns by deleting construction of one "pinch-point" near Back Lane, replacing it with road markings. He further proposed that playground signs be erected at two locations on Northfield Road.

The Borough Engineer and Planning Officer informed the Sub-Committee that construction works were proposed in two phases. The mini-roundabout on Blackburn Road would be constructed by the County Council Highways Consultancy in accordance with maintenance contract rates - £8,536 and the remainder of the works at Northfield Road including street lighting by Rossendale Highways DLO in accordance with the Term Maintenance Contract - £56,635 plus preliminaries of £3,400. In addition, items of investigation, design and land easements were £5,000. The costs were in accordance with overall funding approvals of Rossendale Borough Council, the County Council, Action for Haslingden Partnerships and a contribution by a private developer.

The Sub-Committee considered a plan of the scheme and discussed the amendments to the original scheme.

Resolved (i) that the scheme details be approved and recommended to Action for Haslingden Partnerships and the County Council for their acceptance, and

(ii) that construction cost and rates submitted by Rossendale Highways DLO (56,635 plus preliminaries £3,400); Lancashire Highways Consultancy (£8,536) and investigation, design and land costs (£5,000) be approved.

THE MEETING CLOSED AT 6.05 P.M.

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 1st September, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/280 - Change of use of upper floor to Beauty Salon at 703 Bacup Road, Waterfoot, Rossendale

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

Application No. 1999/211 - Reclamation of a derelict quarry and colliery for public amenity including landscaping and erection of a stock proof fence.

The development may affect the setting of a number of footpaths including the following : 279,287,303,280,281,282,285,305 and 306 at Quarry, off Burnley Road, Weir, Bacup (amended description)

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

Application No. 1999/244 - Proposed reclamation of derelict quarry for public amenity, principally by planting of dwarf shrubs with small areas of tree planting and extensive path improvements.
The development may affect the setting of footpath nos 276,294,595,597 and 600 at Cragg Quarry, Cowpe Road, Waterfoot, Rossendale

Application No. 1999/281 - Retrospective application for change of use of vacant land to garden area at 7 Hardsough Fold, Irwell Vale, Edenfield, Ramsbottom

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

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 Part 1, Classes A and E of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/284 - Installation of additional antennae at 26 metres above ground level on existing 30 metre mast with new equipment cabin located in existing car parking space at Rawtenstall Police Station, Lord Street, Rawtenstall, Rossendale

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

Application No. 1999/297 - Proposed replacement of existing 17.5 metre tower with new 20 metre structure and installation of antennae and telecommunications equipment at Haslingden Police Station, Manchester Road, Haslingden, Rossendale

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

Application No. 199/151 - Construction of 1 no. detached dormer bungalow with integral 2 car garage at Land off Greendale Avenue, Newchurch, Rossendale

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 artificial stone and tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Prior to first occupation of the dormer bungalow hereby approved, the existing access track to the application site shall be provided with a sealed surface.
4. 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.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A 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. 1999/194 - Erection of 1 no 4 bed detached dwelling. The development may affect the setting of footpath no 166 at Land adjacent to 849 Burnley Road East, Lumb, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/122 - Partial demolition, restoration, elevational changes and new vehicular access from Bacup Road at Albion Mill, Bacup Road, Rawtenstall, Rossendale

This application was approved at the Sub-Committee meeting of 25th August, 1999 subject to a number of conditions. Regrettably one condition was omitted from the agenda and the first two standard conditions were not reworded slightly to correspond to the specific circumstances of the proposed development. My purpose in representing this application is to have this condition included and the first two modified.

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 of the units (denoted as 2-9 inclusive) are first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. No development shall take place until a scheme for the provision, layout and surfacing of car parking, servicing and manoeuvring facilities within the application site has been submitted to and approved by the local planning authority, and none of the units (denoted as 2-9 inclusive) shall be occupied until the car parking, servicing and manoeuvring facilities have been provided, laid out and surfaced in accordance with the scheme.
3. Prior to the commencement of the development hereby approved, a scheme providing details of the colour of paint to be used on the eastern elevation of the two storey building shall be submitted to and approved by the local planning authority and thereafter only the approved scheme shall be implemented prior to the commencement in use of the adjacent yard area.
4. Prior to the commencement of the development hereby approved, samples of the natural stone to be used in the parapet wall on the western elevation of the two storey building shall be submitted to and approved by the local planning authority and thereafter only the approved stone shall be used in this respect.
5. Prior to the commencement of the development hereby approved, a scheme providing details of the colour of all the proposed new pedestrian doors, plastic coated corrugated steel sheeting, galvanised steel roller shutter doors and aluminium facias shall be submitted to and approved by the local planning authority and thereafter only the approved scheme shall be implemented prior to first occupation of any of the units (denoted as 2-9 inclusive).

6. Prior to the commencement of the development hereby approved, a scheme providing details of the colour of all the new window and door joinery in the western elevation of the two storey building shall be submitted to and approved by the local planning authority and thereafter only the approved scheme shall be implemented prior to the commencement in use of the adjacent car park.
7. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.
8. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.

Application No. 1999/239 - Erection of building to accommodate fish hatchery and generator housing at Twine Valley Fishery, Riding Head Lane, Turn, Ramsbottom

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 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 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.
3. The building hereby approved shall be used solely as a fish hatchery and to house a generator.

Application No. 1999/240 - Proposed earthworks to form new fishing water at Twine Valley Fishery, Riding Head Lane, Turn, Ramsbottom

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

Application No. 1999/246LB - Application for listed building consent for the cleaning of the exterior walls and surrounding walls to Sunnyside House including gateposts at Sunnyside House, Burnley Road, Crawshawbooth, Rossendale

Resolved that this application be refused for the following reason:

1. The proposed stone cleaning of Sunnyside House, the stated justification for which is to 'create consistency with the more recent extension' would result in a visual loss in the external character of the building which is a product of the architectural character of the building, and the weathering and darkening of its external surface which serve to give the building a unique sense of period and place within its landscaped setting. Its mellow appearance would be lost by the proposed cleaning process which would also have the effect of reducing the ability to 'read' the various periods of building construction. In consequence it is considered that the proposed stone cleaning would not result in a major improvement in appearance and therefore would be contrary to the provisions of PPG15 Planning and the Historic Environment.

THE MEETING CLOSED AT 5.50 P.M.

APPENDIX 'E'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 8th September, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair),
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/291 - Change of house type at Site of former
Croft Hey Rest Home, off Bolton Road North, Ramsbottom, Near Bury

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 facing brickwork and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. 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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out within Plot 3 without the grant of formal express planning permission in that behalf by the local planning authority.
4. Before Plots 2 and 3 are occupied, the screen wall as detailed on the additional plan dated 10th November, 1998 shall be provided in accordance with that plan and thereafter retained.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of plots 1 to 4, forward of any walls of that dwellinghouse.

6. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.
7. The development shall not begin nor shall any construction materials, plant or machinery be brought onto the site until fencing, details of which are to be submitted to and approved in writing by the local planning authority, has been erected in a continuous length at least 1 metre beyond the outer edge of the crown spread of the tree(s). This fencing shall be retained until the completion of the development and no materials, plant or machinery/equipment shall be stored, no bonfires lit nor any building or excavation works of any kind shall take place within the protective fencing.
8. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.
9. No development shall take place until an accurate site survey showing all existing trees and hedges, indicating the positions, crown spreads and approximate height of all trees within and adjacent to the site has been submitted to the Local Planning Authority. Each tree on the site has shall be shown numbered. Trees and hedges to be retained and those proposed to be removed shall be clearly marked accordingly. The survey plan(s) shall also show the siting of the proposed building(s), hard surfaced areas and the position and depth of all existing and proposed sewers, drains and services. The survey should be accompanied with details of the measures to be taken to protect the retained trees during the development works. Such measures are to be approved in writing by the Local Planning Authority and once approved the measures shall be carried out in accordance with those details.

Application No. 1999/288 - Change of use of ground floor shop premises to provide additional residential accommodation at 8 New Street, Haslingden, Rossendale

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/290 - Change of use from warehousing to manufacturing of sheet metal and fabrication work at Unit 4, Underbank Way, Haslingden, Rossendale

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

Application No. 1999/295 - Proposed rebuilding of rear extension for ground floor WC. Enclosed stair access to first floor and re-roofing of premises with a dormer in attic on rear elevation. New shop front in traditional style at 38 Deardengate, Haslingden, Rossendale

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

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

Application No. 1999/298 - Proposed demolition of rear two storey extension
to form further car parking spaces to adjoining restaurant at 253 Bacup
Road, Rawtenstall, Rossendale

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

1. Before the parking spaces hereby approved are first brought into use a scheme for the treatment/refacing of the walls of the adjoining properties exposed by the demolition, shall be submitted to and approved by the local planning authority, and the approved scheme shall be implemented before the parking spaces are first brought into use.

Application No. 1999/238 - Application for determination as to whether
detailed approval is required to erect a portal frame hay/straw storage
barn at Land at Leys End Farm, Grane Road, Haslingden

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

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

Application No. 1999/300LB - Construction of staircase on front elevation
and the provision of 2 No. additional car parking spaces at St. Mary's
Chambers, Haslingden Road, Rawtenstall, Rossendale

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

1. The stone coping of the proposed staircase wall shall match the existing saddleback coping detail of the adjoining building plinth.
2. Before the development hereby approved is first implemented a sample of the proposed cast railing detail shall be submitted to and approved by the local planning authority and thereafter the railing shall only be installed in accordance with the approved detail.

Application No. 1999/301 - Construction of staircase on front elevation and
the provision of 2 no. additional car parking spaces at St. Mary's Chambers,
Haslingden Road, Rawtenstall, Rossendale

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

1. The stone coping of the proposed staircase wall shall match the existing saddleback coping detail of the adjoining building plinth.

2. Before the development hereby approved is first implemented a sample of the proposed case railing detail shall be submitted to and approved by the local planning authority and thereafter the railing shall only be installed in accordance with the approved detail.

Application No. 1999/170 - Erection of 1 no. agricultural building to house beef cattle comprising 165.6m² (amended) at Land off Grane Road, Haslingden, Rossendale

Resolved that this application be refused for the following reasons:

1. The applicant has failed to demonstrate to the satisfaction of the local planning authority that there is currently any justification in terms of the operational requirements of the agricultural unit to warrant a departure from established planning policy which indicates that new agricultural buildings should be reasonably necessary for the purposes of agriculture on the agricultural unit they are to serve and that they relate well to existing farm buildings and as such the proposal would be contrary to policy C.7 in the adopted Rossendale District Local Plan.
2. The site lies within an attractive rural area and, in the opinion of the local planning authority, the proposed agricultural building would adversely affect the special character of the area to the detriment of visual amenity due to its prominent location. New development is strongly to be resisted in the interests of safeguarding the natural beauty and landscape character of the locality.
3. The application, if approved, would be contrary and prejudicial to policies contained in the Development Plan and would set an adverse precedent by the introduction of a form of sporadic development which might encourage the submission of other similar applications in the future which would then be difficult to resist.

Application No. 1999/246LB - Application for listed building consent for the cleaning of the exterior walls and surrounding walls to Sunnyside House including gateposts at Sunnyside House, Burnley Road, Crawshawbooth, Rossendale

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

1. No works of cleaning of Sunnyside House shall be undertaken pursuant to this consent until such time as a sample clean of the stonework of the Listed Building has been undertaken to establish both the method and appropriate amount of cleaning of the building, and thereafter the cleaning of the building shall not be undertaken other than in accordance with the approved details.

Consultants advice on planning application reference no. 1990/220 for the proposed wind farm development on land between Tooter Hill and Hogshead Law Hill to the east of Bacup

The Borough Engineer and Planning Officer reported that Members would be aware of the above application which included an environmental statement. The statement assessed the likely effects of the proposed development over a number of subject areas. In accordance with standing orders he had decided to obtain the advice of consultants on two of the areas - those of landscape and visual assessment and ecological assessment.

He reported that the environmental statement's section entitled landscape and visual assessment included a cumulative assessment which examined the visual impact of the proposed wind farm at Hogshead in conjunction with the proposed wind farm at Great Hill in Rochdale and the existing wind farms at Coalclough and Ovendon Moor. In the circumstances, along with officers from Rochdale MBC and Calderdale MBC, he had decided to appoint consultants on a joint basis to advise the Council on the submitted landscape and visual assessment. Six companies had been approached of which three had submitted tenders. The tender submitted by CBA in the sum of £4,800 had been chosen. The Council's contribution would be £1,680.

The Borough Engineer and Planning Officer further reported that he had decided to seek specialist advice on the environmental statement's section entitled ecological assessment, the fee for which would be £1,000.

Resolved that the report be noted.

Blackburn Road, Haslingden
Environmental Improvement Package

The Borough Engineer and Planning Officer reported that Members would be aware of plans for environmental improvements along the Blackburn Road corridor. He reminded Members that during February the Council had resolved to implement Phase I for which funding had been obtained and had given the Engineer and Planning Sub-Committee delegated authority to approve options for both funding and implementing further elements of work within the improvement package.

The Borough Engineer and Planning Officer informed the Sub-Committee that where applicable the majority of private landowners had both granted licenses and made contributions with relation to all appropriate sites. A revised package of schemes for Phase 1B had been prepared and a funding package of £210,000 from the Action for Haslingden Partnership, private landowners and Lancashire Environment Fund had been obtained. The Highways DLO had submitted a quotation for the work based on the Term Maintenance Contract and the quotation was within the estimated cost. He submitted a plan showing the sites included within Phase 1B.

Resolved (i) that the works to the sites included within Phase 1B be implemented subject to each site owner both granting the appropriate licence and paying the appropriate contribution, and

(ii) that subject to the agreement of the funding partners, the contract be awarded to the Highways DLO under the Term Maintenance Contract.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraphs 7 and 10 of Part I of Schedule 12A to the Act.

8 - 10 Blackburn Road

The Borough Engineer and Planning Officer submitted details of a scheme for commercial property improvements at 8 - 10 Blackburn Road together with an application for grant aid.

Resolved that a grant offer be made to Mr ZK in the sum of £3,000 in respect of the lowest quotation for the eligible works as reported, subject to the approved Grant Criteria and Conditions and also to the satisfactory completion of the works by no later than 29th February 2000.

THE MEETING CLOSED AT 5.30 P.M.

APPENDIX 'F'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 15th September, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/271 - Proposed porch on front elevation and conservatory
to rear at Turn Hill Barn, Dean Lane, Lumb, Rossendale

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

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

Application No. 1999/279 - Change of house type from Higher Winton to
Arbury at Plots 78 and 79, Kirkhill Avenue, Haslingden, Rossendale

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 bricks and tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

4. 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.

Application No. 1999/308 - Proposed kitchen extension at rear with bedroom
over at 33 Whittle Street, Rawtenstall, Rossendale

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

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

Application No. 1999/313 - Erection of garage/store at Green Acre,
Green Lane, off Todmorden Road, Bacup, Lancashire

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 blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The garage hereby approved shall only be used as incidental to the dwellinghouse and no trade or business shall be carried on in or from (nor any storage of goods or other articles in connection therewith) the garage.

Application No. 1999/319 - Construction of detached garage at 284
Rochdale Road, Britannia, Bacup

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

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

Application No. 1999/325 - Proposed replacement of existing conservatory
at The Coach House, Holme Lane, Rawtenstall, Rossendale

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

Application No. 1999/327 - Proposed two storey rear extension at
Hurst Platt, Waingate, Rawtenstall, Rossendale

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

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

Application No. 1999/333 - Proposed first floor side extension at
9 Daneswood Close, Whitworth, near Rochdale

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

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

Application No. 1999/227A - Erection of shop sign, canopies and window
display signage at 3, 3a and 5 Market Place, Edenfield, Ramsbottom,
near Bury

Resolved that advertisement consent be granted to this application subject to the standard advertisement consent conditions, and the following condition.

1. Notwithstanding any details shown on the approved plans, details of the materials of the proposed canopies and the colour scheme for the proposed advertisements shall be submitted to and approved by the Local Planning Authority, and the development shall be carried out in complete accordance with the details so approved and shall thereafter be so retained.

Application No. 1999/162 - Erection of 1 no. detached dwelling at Land
adjacent to 207 Haslingden Old Road, Rawtenstall, Rossendale

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 blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Prior to the first occupation of the dwellinghouse hereby approved, the driveway and turning head shown on the site plan received by the local planning authority on 2nd September 1999 shall be fully constructed.
3. Prior to the commencement of the development of the dwellinghouse hereby approved, the proposed two car parking spaces to the rear of the dwellinghouse at 207 Haslingden Old Road, Rawtenstall, shall be provided.

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. 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.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A & E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes B, C & D of Part 1 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. 1999/292 - Erection of 1 no. split level bungalow with
access off Highfield Street at Plot 2 rear of The Bungalow,
Highfield Street, Haslingden, Rossendale

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, artificial stone and slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 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.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes B, C and D of Part 1 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. 1999/293 - Erection of 1 no. split level bungalow with
access of Highfield Street at Plot 1 rear of The Bungalow, Highfield
Street, Haslingden, Rossendale

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, artificial stone and slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 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.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A and E or Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes B, C and D of Part 1 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. 1999/304 - Retrospective application to fenestration in domestic extension. Change of use of former shippon to domestic extension and removal of lean to shed. Construction of conservatory at 21 Stone Fold Village, Rising Bridge, Accrington

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

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

Application No. 1999/307 - Proposed access ramp for disabled people at Sion Baptist Church, Newchurch Road, Higher Cloughfold, Rossendale

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

1. No development shall take place until samples of the proposed natural stone and block paviments have been submitted to and approved by the local planning authority and the outer face of the ramped access shall not be constructed other than with the approved materials.

Application No. 1999/276 - Conversion of empty shop and flat over to hair and beauty salon at 3, 3a and 5 Market Place, Edenfield, Ramsbottom near Bury

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

Application No. 1999/310 - Proposed new shop front at 35/37 Deardengate, Haslingden, Rossendale

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

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

Application No. 1998/150 - Reinstatement of two cottages. Conversion of one barn to workspace with ancillary residential accommodation and conversion of one barn to garaging. ADDITIONAL INFORMATION COMPRISING A TRAFFIC IMPACT ASSESSMENT. The development may affect the setting of footpaths at: Lower Fold, Cowpe, Bacup, Lancashire

- i) That the previous recorded decision of the Engineering and Planning Sub- Committee be revoked.
- ii) That the Sub-Committee are minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990, to relinquish agricultural permitted development rights as defined by Part 6 of Schedule 2 to Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, the completion of which shall be delegated to the Borough Solicitor, and
- iii) That on completion of such Section 106 Agreement, the Borough Engineer and Planning Officer be authorised to approve the said application subject to the standard time period condition and the following conditions:-
 1. The development hereby approved shall only be carried out in accordance with the recommendations of the Structural Survey of Peter Smith Associates dated 10th November, 1997 and supplementary method statement.
 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. None of the conversion/reinstatement works hereby approved shall commence until such time as the access road has been constructed in accordance with the approved details as shown on drawing no. P99/014/01REVA.
 4. Prior to the commencement of the development hereby approved samples of the proposed natural stone and natural stone slabs to be used in the conversion and refurbishment of the cottages and barn shall be submitted to and approved by the local planning authority and the outer face of these buildings shall not be repaired other than with the approved materials.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 no development which otherwise would be permitted by virtue of the provisions of Classes A,B,C,D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
7. The workscape hereby approved shall only be used in conjunction with the occupation of the adjoining dwellinghouse.
8. 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 boundary, other than within the workspace area of barn E as shown on approved plan 329/20B and 329/21A.
9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the local planning authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight classes must be located within the bound. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 no development which otherwise would be permitted by virtue of the provisions of Class A of Part 2 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 permission in that behalf by the local planning authority.

Application No. 1999/089 - Change of use of vacant bingo hall to
combined non food retail/leisure use (75% for non-food retail and
25% for leisure) at The Pavilion, Queens Square, Bury Road,
Rawtenstall, Rossendale

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

1. The retail use hereby approved shall not commence until such time as the service doors situate on the Parramatta Street frontage of the premises have been installed, and thereafter loading and unloading shall not take place other than from Parramatta Street.

Blackburn Road Corridor - Environmental Improvement Package
SRB Project 109A Special Seating Area, Hud Hey Road, Haslingden

The Borough Engineer and Planning Officer reported that the scheme had been identified as a Gateway Site which attracted a separate funding package. He submitted a plan showing the higher standard of treatment and indicated the funding sources.

Resolved that subject to the receipt of a suitable quotation being within the available financial resources the contract for this scheme be awarded to the Highways DLO under the Term Maintenance Contract.

THE MEETING CLOSED AT 6.00 P.M.

EXCERPTS FROM THE MINUTES OF THE ENGINEERING AND PLANNING COMMITTEE HELD 27TH SEPTEMBER 1999 APPROVED BY COUNCIL ON 20TH OCTOBER 1999)

Traffic Regulation Orders

Bacup Road, Rawtenstall

466 . (a) The Borough Engineer and Planning Officer suggested that in order to remove long term parking and facilitate a turnover of vehicles, it was proposed that an order be introduced to allow parking for on hour on Bacup Road outside numbers 85 - 93 Bacup Road. In addition, to improve the site line for vehicles emerging from Markcross Street into Bacup Road it was proposed to prohibit parking for a distance of 9 metres approximately along Bacup Road from the Markcross Street junction.

Resolved that in accordance with the terms of agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make the following orders:-

i) Prohibiting the waiting of vehicles on the south side of Bacup Road between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive from its junction with Markcross Street for distance of 9 metres approximately in an easterly direction

ii) Restricting the waiting of vehicles to one in hour in any two hours between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Saturdays inclusive on the south side of Bacup Road from a point 9 metres east of the junction with Markcross Street for a distance of 25.5 metres approximately in an easterly direction.

Blackburn Road, Haslingden

477(b) The Borough Engineer and Planning Officer reported the receipt of a request for the committee to consider amending the existing traffic order on Blackburn Road, Haslingden between Station Road and Hud Hey Road whereby vehicles were currently subject to a thirty minute parking restriction. He indicated that the revocation of the existing order would not compromise safety and would improve the facility for residents to park.

Resolved that in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive Officer be authorised to make an order revoking the order currently in force on the western side of Blackburn Road, Haslingden from its junction with Station Road to its junction with Hud Hey Road.

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 25th October, 1999

at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Beavan (for Grogan), Challinor, Cheetham, Cruise, Driver, Easton, Hancock, P. Hayler, Lee, Neal and Wright (for Pearson)

APOLOGIES: Councillors Grogan and Pearson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

584 . Resolved that the Minutes of the meeting of the Committee held on 27th September, 1999 be signed by the Chair as a correct record subject to the amendment to Minute Number 482 insofar as that minute relates to the proceedings of the Engineering and Planning Sub Committee held on 1st September, 1999, by the deletion of the minute relating to application 1999/246LB.

SECTION 'B' - FUNCTIONS DELEGATED

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

584 . The Borough Engineer and Planning Officer submitted a report upon the applications referred to in Minute numbered 586 - 590 which gave details of the application, the consultations which had been carried out and where appropriate details of objections and representations received together with his observations on the application.

Application Number 1999/209

Conversion of building from manufacturing, storage and warehouse to storage, distribution and wholesaling and a museum with a factory shop (amended description) at: Greenbridge Works, Fallbarn Road, Rawtenstall, Rossendale

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

2. No works shall take place on the site until the applicant, or their agent or successors in the title, has secured the implementation of a programme of building recording. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.
3. Before the ground floor uses which are subject of this permission are first instituted the car parking facilities as indicated in the site plan shall be provided, surfaced, laid out and made available for use and thereafter retained for those purposes.

4. The factory shop hereby approved shall only operate whilst the museum use hereby approved is in operation.
5. The factory shop hereby approved shall be sited in that part of the building denoted as 'retail' on drawing no. 03A and shall not exceed 372m² of gross retail floorspace.
6. The factory shop hereby approved shall only sell products resource by the Lambert Howarth Group of Companies (excluding food items except for those provided in the cafe) and items incidental to the operation of the museum.

Application Number 1999/224

Construction of 4 bed detached dwellings with integral
2 car garage at: Land adjacent to Tooter Cottages,
Goodshawfold Road, Loveclough, Rossendale

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

1. The proposed development would, by reason of its size, elevated position and proximity to adjacent dwellinghouses to the east, be detrimental both to the visual and residential amenities at present enjoyed by and reasonable to be expected to continue to be enjoyed by the occupiers of these dwellinghouses. Such detriment would arise from the overbearing relationship which the proposed development would lead to a loss of neighbour privacy and the use of the proposed driveway during antisocial hours would additionally be unneighbourly in terms of noise and the glare of headlights.
2. The application site lies within the Goodshawfold Conservation Area. Consequently proposals for development within this area should preserve or enhance the character or appearance of this area. The design of the proposed dwellinghouse incorporates traditional and modern features in a manner which is somewhat unconvincing and leads to certain visual anomalies, such as a front porch at the upper ground floor level and an unconventional pattern of window sizes and alignments. Accordingly, this design would fail to respect the character of Goodshawfold conservation Area.
3. The proposed site access would pass immediately to the west of a mature specimen deciduous tree. The proximity of the proposed access to this tree would be such that the retention of the tree in its present condition may not be achievable. This tree contributes to the character of Goodshawfold Conservation Area and so its loss or damage would be contrary to the amenities of this area and Policy HP.1 of the Rossendale District Local Plan which seeks the retention of such trees.

Application Number 1999/335

Retention and continuation of use of 20' x 10' wooden stable block on
present garden curtilage. The development may affect the setting of
footpath nos 152 and 167 at: Land at 3 Chapel Terrace, Whitewell Bottom,

Rossendale

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

1. The retention of the stable in its present location, adjacent to single aspect residential property would have an unacceptable adverse impact upon the residential amenities previously enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of the aforementioned dwellinghouses by reason of odour, noise and attraction of flies associated with the accommodation of horse(s).

Application number 1999/336

Retrospective application for change of use of land to garden curtilage. The development may affect the setting of footpath nos 152 and 167 at: Land to the front of 3 Chapel Terrace, Whitewell Bottom, Rossendale

- 584 . Resolved that planning permission be granted.

Application number 1999/321

Proposed conversion of barn to dwellings. The development may affect the setting of footpath numbers 45 and 46 at: Buckden Barn, Stubbins Vale Road, Ramsbottom near Bury

- 584 . Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions.
2. No development shall take place until samples of the proposed natural stone and natural stone roofing slates to match the existing barn have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
 3. Before the use which is the subject of this permission is first instituted the car parking facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made available for use, and thereafter retained for those purposes.
 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development which would otherwise be permitted by virtue of the provisions of 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 of the local planning authority.
 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (and any order revoking or re-enacting the Order) no further windows or other openings shall be formed in any elevation or the roof without the prior written permission of the local planning authority.
 6. The room window(s) in the south western gable elevation of the dwelling hereby permitted shall be glazed in obscure glass prior to the first occupation of the dwelling and retained thereafter.

7. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Application number 1999/309
Change of use of vacant shop to cafe (resubmission)
at: 51 Burnley Road, Rawtenstall, Rossendale

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

2. The use which is the subject of this permission shall only be carried out between the hours of 5.00 pm and 11.00 pm Monday to Sunday inclusive.
3. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 or any order revoking or re-enacting this Order), the land and/or building shall be used only as a restaurant/cafe and for no other purpose, including the sale of hot food to be consumed off the premises or any other permission of the Local Planning Authority.
4. Before the use of the premises hereby permitted begins, details of the means of suppressing and directing smells from the premises, including details of the height, position, design of and materials used in any external chimney or extraction vent, shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall then be implemented in full before the use first commences and shall be so retained thereafter.

THE MEETING CLOSED AT 7.40 P.M.

SPECIAL MEETING OF THE ENGINEERING AND PLANNING COMMITTEE

held 10th November, 1999
at 6.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Challinor, Cheetham, Cruise, Driver, Fishwick (for Hancock) Grogan, P. Hayler,
Lee, and Pearson

APOLOGIES: Councillors

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

591 . Resolved that the Minutes of the meeting of the Committee held on 25th October, 1999 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Standing Order No. 39(1)

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

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

591 . The Borough Engineer and Planning Officer submitted a report upon the application referred to in Minute number which gave details of the application, the consultations which had been carried out and details of objections and representations received together with his observations on the application.

Application Number 1999/219

Proposed extension to work shop (amended plan) at
Unit 1, Stoneholme Industrial Estate, Stoneholme Road, Crawshawbooth, Rossendale

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

2. No development shall take place until samples of the proposed plastic coated steel sheeting have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. 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 extension hereby permitted is first occupied for the purpose of this permission, and shall thereafter be retained solely for car parking (or servicing) purposes.

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

SECTION 'A' - FUNCTIONS NOT DELEGATED

Haslingden Town Centre Sub-Committee

591. Resolved that the minutes of the meeting of the Haslingden Town Centre Sub-Committee be approved and adopted (for minutes, see Appendix 'A').

THE MEETING CLOSED AT 6.20 P.M.

APPENDIX 'A'

HASLINGDEN TOWN CENTRE SUB-COMMITTEE

held 21st October, 1999
at 7.00 p.m.

PRESENT: Councillor Cruise (in the Chair)
Councillors Birtwell, P. Hayler, Lee,
McManus, Pilling, Smith and Thorne.

Mr. T. Fisher and Mrs. K. Riding - Haslingden and District
Civic Trust.

Update on SRB Schemes for Haslingden

1. The Borough Engineer and Planning Officer presented a verbal report upon a number of projects currently being undertaken as part of the SRB Scheme for Haslingden. He reminded Members that the funding from the SRB Scheme was in total a fraction under £11 million, spread out proportionately over a five year period from 1st April, 1996. Therefore the current financial year was the 4th year of the SRB Programme. The Borough Engineering and Planning Officer submitted details of projects which had started or were due to commence during 1999/2000, and also details of projects it was hoped would begin in 2000/2001. He gave details of the financial situation as it presently stood, adding that £2.8 million had been allocated for Year 5, 2000/2001.

One of the Schemes currently being progressed was the proposal to develop tennis facilities, in partnership with Rossendale Tennis Club, at Haslingden Sports Centre. Approximately £250,000 of SRB funds had been allocated to this project. The project was currently the subject of a bid for National Lottery funding. The outcome of this bid, in respect of the tennis facilities would not be known until December, 1999 at the earliest. The Engineering and Planning Officer added though that if the National Lottery bid was rejected, the proposal would have to be abandoned, although the funds allocated for this project could be redeemed, and allocated elsewhere.

The Borough Engineering and Planning Officer reported on plans which the SRB team were preparing for when the SRB Project wound up in March, 2001. An asset register would need to be kept for a minimum of ten years after the SRB Scheme was completed.

The Borough Engineering and Planning Officer added that a number of issues relating to this point would need to be addressed, not least the future of staff employed as part of the SRB Team. These staff were all employed on fixed contracts, expiring no later than 31st March, 2001.

Members discussed the Borough Engineering and Planning Officer's report and asked various questions thereon.

Resolved i) that the Action for Haslingden Partnership Limited be requested to present a written report to the next meeting of the Sub-Committee on 10th February, 2000, outlining past, present and future schemes to be committed under the SRB programme for Haslingden, together with details of costs and other relevant financial information, and

ii) that representatives of Action for Haslingden Partnership Limited be invited to attend the next meeting of the Sub-Committee on 10th February, 2000.

Commercial Property Improvements,
Haslingden Grant Criteria and Conditions for Key Buildings

2. The Borough Engineering and Planning Officer reported that at the last meeting of the Sub-Committee held 9th June, 1998 had approved the grant criteria and conditions for new Shopfronts/commercial frontages, and these had been referred to when reporting grant applications to the Engineering and Planning Sub-Committee.

The Borough Engineering and Planning Officer reported that provision had been made for 1999/2000 and 2000/2001 to provide grant assistance for the improvement of what were to be considered to be key buildings in Haslingden, and it was hoped that three buildings would have been improved by the end of the SRB Project.

Key Buildings were those buildings which made a considerable architectural contribution to the street scene and in some instances form part of the gateway approaches to the town. There were a number of buildings in Haslingden that could be deemed to be included in this category and it was considered important to encourage the repair and refurbishment by offering grant assistance.

The Borough Engineering and Planning Officer outlined the revised conditions and criteria for key buildings, including the proposed amendments as follows:-

- a) Stonework repairs and roof repairs (or replacement with appropriate materials.
- b) V.A.T. added as an eligible item if not reclaimable.
- c) The maximum grant be increased to £35,000 or 15% of the cost of the eligible works, whichever is the lowest.

Resolved that the Haslingden Town Centre Sub-Committee strongly recommends to the Engineering and Planning Committee that it approves the amendments to the Haslingden Grant Criteria and Conditions for Key Buildings detailed in a, b, and c above.

Disabled Parking

3. A member of the Sub-Committee referred to the low ratio of designated disabled Car Parking bays in Haslingden; only 3 out of 140 spaces.

Resolved that the Borough Engineering and Planning Officer present a report to the next meeting of the Sub-Committee, on 10th February 2000, upon the provision of disabled car parking in Haslingden.

THE MEETING CLOSED AT 8.00 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 22nd November, 1999
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Challinor, Cheetham, Cruise, Driver, Easton, Grogan, Hancock, P. Hayler, Lee, Neal
and Pearson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

657. Resolved that the Minutes of the meeting of the Committee held on 10th November, 1999 be signed by the Chair as a correct record.

East Lancashire Roadsafe

657. The Chair welcomed Dr. S. Morton from the East Lancashire Health Authority who proceeded to give a short presentation on the work of East Lancashire Roadsafe. Dr. Morton reported on both current and former practices in respect of road safety initiatives, pointing out that traditional approaches such as traffic engineering had had significant success. The East Lancashire Roadsafe was a partnership involving a number of public and private sector bodies.

Dr. Morton reported on accident statistics for the East Lancashire region which highlighted certain areas where the region had a poor record when compared to the national average, particularly in accidents relating to two groups, the elderly and young children. He pointed out the contributions which might be made to the partnership by employing organisations in such matters as training for professional drivers and the introduction of methods, including technological developments which would reduce the need for excessive occupational driving.

Dr. Morton proceeded to answer questions raised by Members and he then withdrew.

Resolved that Dr. Morton be thanked for his presentation.

SECTION 'B' - FUNCTIONS DELEGATED

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

657. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod.660 to 665 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 the applications.

Application Number 14/99/318

Conversion of agricultural store/garage to habitable dwelling
Carter Place Farm, Blackburn Road, Haslingden, Rossendale

657. Resolved that planning permission be refused for the following reason.

1. The building which is proposed to be converted to a four bedroomed dwellinghouse with associated curtilage was constructed in 1993 and ultimately granted retrospective planning permission in 1995 as domestic garaging and storage associated with the residential occupation of Carter Place Farmhouse. Its proposed conversion to separate residential use will divest the farmhouse of its recently acquired garaging and storage facility which may ultimately lead to pressure for replacement garaging, the cumulative impact of which would be to increase materially the scale and number of residential/domestic buildings at Carter Place Farm which is situated within designated Green Belt as defined by the approved and adopted Rossendale District Local Plan. The cumulative impact and consequences of granting planning permission in this instance would be contrary to National Green Belt Policy as expressed by Planning Policy Guidance Note 2.

Application Number 14/99/382

Modification of condition 6 on planning permission no 1998/248
to allow the function room to be used between 11 am and 12 midnight
on Monday to Saturday and 12 noon to 11.30 pm on Sundays
in line with existing premises
2-4 Burnley Road, Rawtenstall, Rossendale

657. Resolved that planning permission be granted to this application subject to the standard time period condition and the following modified condition to replace condition number 6 on planning permission number 1998/248:

6. The function room hereby approved shall only be used between the hours of 11am and 12midnight on Mondays to Saturdays and between the hours of 12noon and 11.30pm on Sundays.

Application Number 14/1999/316

Change of use of detached garage block to dwelling
The Manse, Hallfold, Whitworth, Near Rochdale

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

2. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

NOTE: In accordance with Standing Order 28(2), it is hereby recorded that Councillor Neal voted against the resolution.

Application Number 14/99/366

Change of use of dwellinghouse to a proposed home
for 6 no children aged 8-19 with staff in attendance
at: Far Brex Farm, Coal Pit Lane, Waterfoot, Lancashire

657. Resolved that the application be refused for the following reasons.

1. Coal Pit Lane is a narrow road, being of single lane width over the greater portion of its length. The road has no formal passing places along this length apart from one junction comprising a number of access points. It is also subject to an increase in gradient and a number of bends which restrict visibility on either side.

Policy DC.1 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 by the emergency services, are material planning considerations.

2. The proposed use of the farmhouse at Far Brex Farm would be likely to generate more traffic movements on Coal Pit Lane than the continued use of this farmhouse as a dwelling and other domestic accommodation. Given the narrowness and gradient of this lane, such additional traffic movements would be contrary to road safety.

Application Number 14/99/339

Retention of rear porch which replaces a former porch on this site
at: Far Old Meadows Farm, Dog Pits Lane, Bacup, Lancashire

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

2. Within three months of the date of this decision the ducting arrangements shown on drawing no. 273/01A shall be fully implemented.

Application Number 14/99/391

Proposed rear extension to lounge area
at: The Roebuck 93 Deardengate, Haslingden, Rossendale

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

2. No development shall take place until samples of the proposed natural stone and blue slate to match the existing details have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. The extension shall not be brought into use until the noise attenuation scheme detailed in the agent's letter of the 3rd November 1999 has been installed. The scheme so installed shall be retained thereafter.

Rawtenstall Town Centre - Retail Development Proposals
Statement of Case on Appeal in respect of planning application 14/99/166

For the erection of a Retail Foodstore of 60,000 Square Feet
with petrol filling station and associated car parking, service
area, landscaping, internal access road and new access junction
on St. Mary's Way, Lower Mill, Rawtenstall

657. The Chair advised the Committee that the appeal in respect of the above mentioned application had been withdrawn by the applicant.

Resolved that the report be noted.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Planning Appeal Decisions

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

Application Number 14/99/181A
Erection of internally illuminated double sided free standing
advertisement display unit
Land outside Co-op entrance, off King Street, Bacup. (Written Representations

Appeal Dismissed.

Application Number 14/98/442 - outline
Demolition of existing buildings, erection of residential blocks
providing 56 dwellings and 112 car parking spaces,
access from Rochdale Road, Lodge Mill, Lodge Mill Lane, Turn
Written Representations)

Appeal Dismissed.

14/99/35 - retrospective application for change of use of
land outside the curtilage of the dwelling known as "The Smithy"
to residential curtilage and retention of a stable block
on part of said land, The Smithy, Cowm Top Farm, High Barn Lane, Whitworth

E1/99/04/2 - appeal against an enforcement notice served in respect of
the construction of a concrete base, erection thereon of
a timber building comprising four stables and a tack room
The Smithy, Cowm Top Farm, High Barn Lane, Whitworth

The Borough Engineer and Planning Officer reported that whilst this appeal had been allowed, an application for costs against the Council was dismissed.

The Inspector's decision was to quash the enforcement notice and grant planning permission on the application deemed to have been made under S.177(5) of the amended Act for the development already carried out, subject to the following conditions:-

1. The development hereby permitted shall be used for domestic purposes only.
2. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters whether direct or via soakaways.

Resolved that the report be noted.

Training for Members

657. The Borough Engineer and Planning Officer submitted a report on training courses for Members together with details of costs. He sought the views of the Committee on the choice of training provider, the timing, whether weekend, week day or evening and the extent to which Members other than planning committee Members should be invited to attend. He indicated that the funding for training was available from a central budget which was controlled by the Policy and Resources Committee.

Members discussed the options and the view was expressed that all Members of the Council should be given the opportunity to express a view on the timing and scope of the training.

Resolved i) that the Borough Engineer and Planning Officer be requested to write to all Members of the Council advising them of the options for training and inviting their views, and that these views be presented to the next meeting of the Policy and Resources Committee.

ii) that the Policy and Resources Committee be requested to determine the nature and extent of training for Members in planning.

Regional Planning Guidance

657. The Borough Engineer and Planning Officer submitted a comprehensive report on a consultation document from the North West Regional Assembly which outlined the strategic options for the development of new regional planning guidance (RPG) for the North West. The consultation sought responses to two questions, details of which were contained in the report and the Borough Engineer and Planning Officer indicated responses which the Committee were invited to consider.

Resolved that the North West Regional Assembly be informed of the Council's observations on the consultation document as indicated below.

The aim of reducing from 4% to 3% the vacant dwellings in the regions housing stock by targeting those housing areas which fail to meet current aspirations in terms of quality housing and residential neighbourhood for community regeneration will be especially important in Rossendale like much of East Lancashire, where 22% of the housing stock is unfit and there are pockets of surplus unpopular dwellings.

The indicative policy in the Regional Strategies promotes large scale opportunities for recreational developments within and around the major cities and towns to maximise access for large numbers of people. We assume that this also relates to the NWDA proposals to form regional parks (Policy E2.5). As the size and distribution of these parks will have a significant spatial impact and land requirement we are surprised to find that they are not included in any of the alternative spatial options subsequently outlined in the Review. We would consider that the E.L.P. vision for a network of Urban Greenways and ELwood would be a prime example of such a facility.

Whilst we recognise and support the importance of the need to use brownfields in preference to greenfield sites, in the more densely developed old urban parts of Rossendale, as in much of industrial East Lancashire, for reasons of achieving a holistic sustainable solution it may be necessary to require the greening of some "brown" sites in exchange for green sites which are better located to public transport corridors.

We support the indicative policies to prioritise investment in public transport and to develop sustainable integrated and multi-modal solutions to transport problems.

It is considered that whilst none of the options totally reflects the needs of Rossendale East Lancashire or the Region as a whole, Spatial Option 4 - Key Transport Corridors with amendments set out below could be acceptable.

In response to the two specific questions posed in the Consultation Document we accept Vision F (Balanced Growth) is the most appropriate with the comments/amendments identified in paragraphs 4.3, 4.4, 4.5 and 4.6 referred to in the report of Borough Engineer and Planning Officer and secondly we Prefer Spatial Development Option 4 with the points raised paragraph 5.3 referred to in the report of Borough Engineer and Planning Officer and the following specific comments:-

1. That East Lancashire is a key transport corridor. The allocation of land and resources will be directed to these corridors. We must ensure that East Lancashire is recognised as a Key Trans-Pennine link.
2. That East Lancashire has a special housing problem which may require additional new housing development beyond past completions.
3. The urban renewal needs of East Lancashire need to be recognised as a whole and not as individual towns. Collectively, the sub-region's renewal requirement should be considered alongside Merseyside and Greater Manchester.
4. The potential for a regional park to assist with our concept of the Green Corridors for East Lancashire which are a key element in a strategy to renew our sub-region.
5. Recognition that suitable sites need to be made available in East Lancashire to assist the conversion to a higher value, higher income generating economy.

Re: Highway Maintenance

657. The Borough Engineer and Planning Officer reported on the response to the Councils request for a Member level meeting to discuss highway maintenance allocations. The County Council had noted requests from District Councils for meetings but decided not to pursue individual meetings but had proposed that the issue be dealt with at the local transport plan forums.

The Committee discussed the matter and reference was made to the relationship between the accident figures for the region and the potential effects thereon of reduced highway maintenance.

Resolved i) that the County Council be advised that given the unique situation in Rossendale, this Council insists on a meeting at Member level to be held at Rawtenstall to discuss the particular circumstances which apply to road maintenance within the Borough.

ii) that Dr. Morton of the East Lancashire Health Authority be requested to provide relevant supporting statistical information.

iii) that Doctor Morton be invited to attend that meeting.

East Lancashire Partnership - Request for financial contribution

657. The Borough Engineer and Planning Officer reported the receipt of a request from East Lancashire Partnership for a financial contribution in the order of £3,000.00 towards a proposed East Lancashire Freight Transportation Study. He advised that the East Lancashire Partnership Transportation Strategy Group had taken the view that to increase the understanding and potential to improve the movement of freight in the area, there was a need to commission such a study; all partners and other potential beneficiaries and freight companies were being approached for funding. He outlined the Draft Terms of Reference of the study but pointed out that budgetary restrictions would make it difficult for a contribution to be made.

The Borough Engineer and Planning Officer also reported that since the preparation of his report, a further approach had been received from the Partnership for a contribution towards a Rapid Transit System Study.

Resolved that the requests be referred to the Policy and Resources Committee for decision but that they be advised that this Committee is unable to support a contribution to the Freight Transportation Study.

Secured Car Parks Scheme

657. The Borough Engineer and Planning Officer submitted a report on the improvements which would upgrade a number of car parks to Secured Car Parks status.

The Borough Engineer and Planning Officer submitted details of the current criteria for secured status and advised that the provision of CCTV systems would be necessary as well as improved street lighting and fencing. He pointed out particularly that the need to reduce the number of pedestrian access points was an issue which was not easily dealt with within the existing statutory framework relating to rights of way. As such, the financial implications were considerable in terms of both capital cost and their consequential revenue implications associated with monitoring, maintaining and upgrading surveillance systems.

Resolved that the report be noted.

Traffic Regulation Orders

657. The Borough Engineer and Planning Officer submitted a report outlining proposals for Traffic Regulation Orders and detailing the results of investigations into requests for Traffic Regulation Orders.

Revocation of waiting restrictions
139 - 147 Tonacliffe Road

673(a) The Borough Engineer and Planning Officer reported that the site had been inspected with representatives of the Police and the County Council. Parking restrictions at this location ensured adequate road width at the junction with the A671 (Market Street) and the Police would not support a Revocation Order.

Resolved that no action be taken to revoke the existing order at this location.

NOTE: In accordance with Standing Order 28(2), it is hereby recorded that Councillor Neal voted against the resolution.

Rear of 245 - 251 Bacup Road, Rawtenstall

673(b) The Borough Engineer and Planning Officer reported that an Order prohibiting waiting had been made in response to difficulties of access to industrial premises at 253 Bacup Road. He advised that circumstances had now changed at this location and the new owner of the premises had requested that the order be revoked.

Resolved that in accordance with the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order revoking the existing Waiting Order on the north and south sides of the back street at the rear of 245 - 251 Bacup Road.

Charles Lane, Haslingden

673(c) The Borough Engineer and Planning Officer reported that following the construction of the Carrs Link Road, he had received a request from residents of Townsend Street for action to be taken to restrict the volume of traffic through that residential area.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order to prohibit vehicular traffic along Charles Lane at a point 10 metres west of its junction with South Shore Street.

Extension of 30 mph Speed Limit, Todmorden Road, Bacup

673(d) The Borough Engineer and Planning Officer reported that in response to concerns for the safety of pedestrians in the vicinity of Sharney Ford County Primary School, it was proposed to extend the 30 mile per hour limit in a north easterly direction.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order extending the 30 mile per hour speed limit from the existing terminal point to a point 52 metres south west of the gable end of number 268 Todmorden Road.

Market Street/Rockcliffe Road, Bacup

673(e) The Borough Engineer and Planning Officer recommended the introduction of an Order on Market Street, Bacup so as to improve visibility at the junction with Rockcliffe Road.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the eastern side of Market Street, Bacup from its junction with Rockcliffe Road for a distance of 15 metres in a southerly direction.

St. Crispin's Way, Haslingden

673(f) The Borough Engineer and Planning Officer advised of problems caused by on street parking on the inside of a bend on St. Crispin's Way. He advised of further problems on this road which had yet to be considered.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the western side of St. Crispin's Way from a point 200 metres approximately north of its junction with Grane Road for a distance of 78 metres in a northerly direction.

St. Peter's Avenue, Haslingden

673(g) The Borough Engineer and Planning Officer reported on problems caused by vehicles parked on St. Peter's Avenue at the access to industrial premises. He advised of a recent meeting at which it was agreed that his original proposals to introduce a Traffic Regulation Order might be improved by amendment.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles between the hours of 8.00 am and 6.00 pm on Mondays to Saturdays inclusive on the south side of St. Peter's Avenue from a point 10 metres from its junction with Manchester Road for a distance of 36.5 metres approximately in a south westerly direction.

Turton Hollow Road/Stoneholme Road, Crawshawbooth

673(h) The Borough Engineer and Planning Officer suggested the introduction of a Traffic Order to facilitate access to industrial premises in the Stoneholme Road industrial area by the removal of obstructions caused by parked cars.

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 at the following locations.

- a) On the southern side of Turton Hollow Road from its junction with Stoneholme Road in an easterly direction so as to continue the existing Order which terminates at a point 14 metres approximately from the junction with Burnley Road.
- b) On the northern side of Turton Hollow Road from its junction with Stoneholme Road for a distance of 5 metres approximately in an easterly direction.
- c) On the eastern side of Stoneholme Road from the north west corner of number 15 Stoneholme Road in a south easterly direction for a distance of 25 metres approximately.

Millar Barn Lane

673(i) The Borough Engineer and Planning Officer suggested that no action be taken to introduce Traffic Regulation measures on Millar Barn Lane at the present time.

The Committee discussed the matter.

Resolved that the Borough Engineer and Planning Officer be requested to arrange for this matter to be discussed at a meeting with the Chair, Vice Chair and Opposition Spokesperson of the Committee and ward Councillors for the Whitewell ward before a final decision is reached in the matter.

Footpath Crossing - A56 Haslingden By Pass

657. The Borough Engineer and Planning Officer reported on the proceedings of a meeting with representatives from the Highways Agency, Janet Anderson MP, Greg Pope MP, Mr. P. Fisher of Action for Haslingden Partnership and representatives of the Council at which consideration had been given to the problems associated with the crossing by pedestrians of the A56 at Carrs Industrial Estate and the Rising Bridge roundabout. The number of pedestrian movements on the by pass had decreased to 31 per day and there had been no accidents in recent years. Given that the cost of a footbridge would be in the order of £250,000.00, it was felt that this solution could not be justified in terms of usage or accident reduction and that the matter should be resolved in some other way.

The Borough Engineer and Planning Officer reported that so far as the Rising Bridge roundabout was concerned, this would be the subject of a detailed study by the Highways Agency during the year 2000 to 2001 and would be the subject of a further report in due course.

Resolved that the Borough Solicitor and the Borough Engineer and Planning Officer be requested to present a report to the next ordinary meeting of the Committee regarding the viability of seeking an Order to divert footpath 171 (Haslingden) so as to restrict pedestrian crossing movements to Carrs Industrial Estate across the A56 trunk road, together with a report upon the physical works necessary (and their likely cost) to facilitate implementation of such an Order.

Grane Road Traffic Calming Scheme

657. The Borough Engineer and Planning Officer reported the receipt of a letter of consultation from the Environment Director of Lancashire County Council on proposed improvements to Grane Road, Haslingden under the local Safety Scheme Programme 1999/2000. The scheme which covered the length of Grane Road from the Holden Arms to Belthorn was intended to highlight bends and prevent loss of control accidents. It was proposed to introduce high visibility chevron signs, marker posts on bends, improved warning signing and additional "SLOW" markings and to extend double white lines at three locations. In addition, progress was currently being made on the introduction of a 50mph speed limit on those lengths of the road which were currently unrestricted. Information signs indicating hazardous bends and the number of accidents on the road were also proposed. The local police had designated Grane Road as a high priority for speed enforcement and the Highways Agency were proposing to remove the sign indicating "Blackburn South" from the Haslingden By Pass so as to encourage vehicles to proceed via the Accrington By Pass.

The Borough Engineer and Planning Officer reported on additional safety measures which had been investigated but were presently unlikely to proceed for the reasons he outlined.

The Chair pointed out that the campaign for improvements to Grane Road had been supported widely and he complemented the local press (Lancashire Evening Telegraph and Rossendale Free Press) for their endeavours in the matter.

Resolved i) that the Lancashire County Council be advised that this Council supports the current measures proposed as the initial basis for seeking to improve road safety on Grane Road.

ii) that they also be advised that the scheme should be adopted as its top priority for completion, such that the proposals are implemented immediately.

iii) that the County Council be asked to submit reports to this Council six months and twelve months after completion of the scheme detailing the effect on accident rates and bringing forward additional proposals in the event that a significant improvement in accident rates is not achieved.

Adoption of road works - Alden Road, Helmshore

657. The Borough Engineer and Planning Officer reported that the proposal to adopt Alden Road, Helmshore had been advertised and no objections had been received. Accordingly, Alden Road from its junction with Helmshore Road for a distance of 60 metres, excluding retaining wall structures had now become an adopted highway.

Resolved that the report be noted.

Hall Carr Estate Traffic Calming - Progress Report

657. The Borough Engineer and Planning Officer reminded Members of the scheme for Fallbarn Crescent, Hall Carr Road, Hardman Avenue and Yarraville Street which involved the introduction of speed "cushions" similar to those within the scheme at Staghills Road. He reminded the Committee that normal round topped humps were not approved for use on bus routes.

The Borough Engineer and Planning Officer reported that water main replacement works were originally planned by North West Water Limited to commence in November, 1999 but that their scheduled implementation had been deferred until January 2000. He indicated that he was reluctant to commence the scheme until the mains replacement programme and reinstatements had been completed.

The Borough Engineer and Planning Officer reported on concerns which had been expressed by the Traffic Police regarding the effectiveness and safety of speed cushions and in addition, he had received feed back from Members to the effect that local residents were not wholly in favour of speed cushions.

The Borough Engineer and Planning Officer submitted a revised estimate for the scheme providing for flat topped humps which were suitable for use on bus routes and he submitted details thereof. The cost of the revised scheme was £1,570.00 greater than the original and given existing commitments would result in an overspend from the Highways Engineering Services budget of £990.00; he suggested that this shortfall could be met by virement from the Boundary and Special Signs allocation. He pointed out however, that the allocation for street name plate maintenance which came within the Highways Engineering Services budget was likely to be overspent during the current financial year.

The Committee discussed the matter.

Resolved i) that the road hump specification be amended to flat topped humps as detailed in the report subject to consultation with Rossendale Transport and the owners/occupiers of properties fronting the proposed humps.

ii) that the revised estimate of £16,570.00 be approved.

iii) that £900.00 be vired from the Boundary and Special Signs Allocation to the Borough Highways and Lighting Improvements Allocation within the Highways Engineering Services budget.

iv) that implementation of the scheme be deferred until February, 2000 pending completion of North West Water main replacement works.

Land between Newchurch Road and Rockcliffe Villas Bacup

657. The Borough Engineer and Planning Officer reported the receipt of a request from a Member of the Council to carry out works to mature trees on land in the Council's ownership between Newchurch Road and Rockcliffe Villas, Bacup. He advised that the request to carry out the works to the trees was made on the grounds of amenity improvements for local residents rather than highway safety or potential damage to property.

The Borough Engineer and Planning Officer pointed out that there were no over riding arboricultural reasons why works should be carried out to the trees although the health and overall appearance of the trees would not be adversely affected by selective crown raising. He added that the only funding available was via the Highways Agency budget but this could only be used where highway safety considerations applied and this was not the issue in this case.

The Committee discussed the matter.

Resolved that no action be taken on the request.

Lee Mill Industrial Area - Award of Contracts

657. The Borough Engineer and Planning Officer reported that the Phase 1 Site Investigation Report had identified areas of contamination which required further site investigation works prior to final detailed design of infrastructure works. The North West Development Agency had approved the principle of awarding the contract for a Phase 2 Investigation to Babtie Group as a follow on contract at an estimated cost of £27,000.00 subject to confirmation of funding availability in 1999/2000.

The Borough Engineer and Planning Officer indicated that the Phase 1 site investigation works had been awarded to the Babtie Group following competitive tendering and the knowledge gained from their work on Phase 1 would enable the Phase 2 works to be carried out more effectively. Any delay in submitting Phase 2 works to tendering would then delay detailed design of the road works and reclamation scheme with a further impact upon the commencement date of the scheme.

The Borough Engineer and Planning Officer reported that North West Development Agency had also approved in principle, the award of a contract for bridge design to Lancashire County Council Highways Consultancy. He indicated that the Highways Consultancy had detailed knowledge of the site from their previous involvement at the "reclamation bid" stage. Once constructed, the bridge would be adopted by the County Council and their costs in certification and supervision would be reduced if they were to carry out the work themselves. Tendering for the works would delay detailed design of the bridge which might ultimately impact on the design and construction of the road works so as to delay redevelopment of part of the industrial site.

Resolved i) that the contract for Phase 2 Site Investigations at Lee Mill Industrial Site be awarded to Babbie Group subject to funding approval being confirmed by North West Development Agency.

ii) that the contract for Bridge Design at Lee Mill Industrial Site be awarded to Lancashire County Council Highways Consultancy subject to funding approval being confirmed by North West Development Agency and,

iii) that standing orders relating to contracts be suspended in this case for the reasons outlined by the Borough Engineer and Planning Officer.

Conservation Area Partnership Grant -
Unadopted Street adjacent to United Methodist Reformed Church, Rawtenstall

657. The Borough Engineer and Planning Officer reported that the CAP Sub-Committee had referred an application for grant to this Committee for consideration.

Resolved that CAP grant offer be made in respect of repairs to the stone flag footway adjacent to the United Methodist Reformed Church, Haslingden Road, Rawtenstall in the sum of £1,881.95 exclusive of VAT subject to the standard conditions.

Joint Meetings of the Environmental Health and Control Sub-Committee
and the Engineering and Planning Sub-Committee

657. Resolved that the minutes of the meetings of the joint Sub-Committee of Environmental Health and Control Sub-Committee and Engineering and Planning Sub-Committee held on 12th and 27th October, 1999 be noted (for minutes see appendices 'A' and 'B').

Bacup and Rawtenstall Conservation Area Partnership Sub-Committee

657. Resolved that the minutes of the minutes of the Bacup and Rawtenstall Conservation Area Partnership Sub-Committee held 6th October be noted (for minutes, see appendix 'C').

Bacup Town Centre Sub-Committee

657. Resolved that the minutes of the Bacup Town Centre Sub-Committee held 14th October, 1999 be approved and adopted (for minutes see appendix 'D').

Rawtenstall Town Centre Sub-Committee

657. Resolved that the minutes of the Rawtenstall Town Centre Sub-Committee held 26th October, 1999 be approved and adopted subject to a correction to resolution (i) in respect of the minute relating to litter (for minutes as corrected see appendix 'E').

Engineering and Planning Sub-Committee

657. Resolved that the minutes of the Engineering and Planning Sub-Committee held 22nd September, 29th September, 13th October, 20th October, 27th October, 3rd November and 10th November, 1999 be noted. (For minutes see appendices 'F' - 'L').

THE MEETING CLOSED AT 8.45 PM

APPENDIX 'A'

JOINT MEETING OF THE ENVIRONMENTAL HEALTH AND CONTROL
SUB-COMMITTEE AND THE ENGINEERING AND PLANNING SUB-COMMITTEE

held Tuesday 12th October, 1999
at 6.00 pm

PRESENT: Councillors Cheetham, Dunne, Easton, J. Hayler, P. Hayler, Pickup (for Wright) and Pilling

APOLOGIES FOR

ABSENCE: Councillor Wright

SECTION 'B' - FUNCTIONS DELEGATED

Appointment of Chair

1. Resolved that Councillor Easton be appointed Chair of the Joint Environmental Health and Control and Engineering and Planning Sub-Committee.

Environmental Housekeeping

2. Further to Minute number 426 of the Environmental Health and Control Committee held 20th September, 1999 and Minute number 481 of the Engineering and Planning Committee held 27th September, 1999, the Borough Housing and Environmental Health Officer reported that the meeting had been arranged to prepare a Environmental Housekeeping Strategy and an appropriate action plan, with the overall aim of keeping the Borough clean.

The Borough Housing and Environmental Health Officer presented a detailed report upon this matter outlining the current issues, current resources, staffing implications, street sweeping, the relocation of the Environmental Health's Cleansing Section and the removal of flytipping.

The Borough Housing and Environmental Health Officer highlighted the main issues as follows:-

- a) an examination of available resources
- b) an examination of current methods of delivering services
- c) to work with the Tidy Britain Group, Groundwork Rossendale and Community organisations
- d) development of the educative aspect of this issue including recycling and waste minimisation
- e) an examination of initiatives by other Council's
- f) Strategic Projects - Reclamation of derelict land and buildings

The Sub-Committee discussed the issue of the relocation of the Cleansing Section from the Town Hall, Rawtenstall, to the Highways DLO depot at Henrietta Street, Bacup. The Borough Housing and Environmental Health Officer reported that communication between the Cleansing Section and the Highways DLO would be improved if the movement of the Cleansing Section occurred. This would increase the efficiency of the service, a prerequisite of Best Value which the Council was attempting to implement on a Borough wide basis. For instance there would be no need for the further duplication of records if the Client and Contractor shared the same base. There was, however, the issue of office accommodation for the Cleansing Section, if they were relocated to Henrietta Street, and the Borough Housing and Environmental Health Officer reported upon various costs associated with refurbishing the office accommodation. The Chair undertook to inspect the office accommodation in question.

Resolved i) that a further meeting of the Joint Sub-Committee be held on Wednesday, 27th October, 1999 at 6.00 pm, or at the rising of the Engineering and Planning Sub-Committee, whichever is the later.

ii) that the Borough Housing and Environmental Health Officer and Borough Engineer and Planning Officer prepare for the next meeting an Environmental Housekeeping Strategy and an appropriate Action Plan; and

iii) that the Chair of the Environmental Health and Control Committee and the Chair of the Engineering and Planning Committee inspect the office accommodation, as referred to above, at Henrietta Street on 25th October, 1999.

THE MEETING CLOSED AT 7.00 P.M.

APPENDIX 'B'

JOINT MEETING OF THE ENVIRONMENTAL HEALTH AND CONTROL
SUB-COMMITTEE AND THE ENGINEERING AND PLANNING SUB-COMMITTEE

held Wednesday 27th October, 1999
at 6.00 pm

PRESENT: Councillor Easton (in the Chair)
Councillors Beavan (for Dunne), Cheetham, J. Hayler, P. Hayler, Pilling and Wright

APOLOGIES FOR
ABSENCE: Councillor Dunne

SECTION 'B' - FUNCTIONS DELEGATED

Environmental Housekeeping

1. Further to the Joint Sub-Committee meeting held 12th October, 1999, the Borough Housing and Environmental Health Officer presented a report he had prepared in collaboration with the Borough Engineer and Planning Officer, outlining an Environmental Housekeeping Strategy and an Action Plan, with the overall aim of keeping the Borough clean, and free of litter and weeds.

Legal Requirements

1(a) The Borough Housing and Environmental Health Officer reported that the Environment Protection Act, 1990 placed a duty on local authorities to clean and keep clear of litter and refuse all land in their beneficial occupancy or control, open to the air and to which the public had access. Roads also had to be kept clean so far as was practicable.

In carrying out these duties, local authorities were required to have regard to the Code of Practice on litter and refuse. The Code divided land into eleven broad categories of zones and sets out the four standards of cleanliness. "No litter or refuse" is known as Grade A; "predominantly free of litter and refuse, apart from small items" is known as Grade B, "widespread distribution of litter and refuse or minor accumulations" is known as Grade C, and "heavily littered with significant accumulations" is known as Grade D.

The Code then sets out the standard of cleanliness appropriate to the eleven zones, and the period of time within which the land must be brought up to those standards if it falls below those standards at any time.

The Borough Housing and Environmental Health Officer added that he had reported to the Principal Environmental Health and Engineering and Planning Committees in September, 1999, explaining legal powers available to the Council. He stated that these would need to be examined further as part of the development of the strategy. Members discussed the possibility of a fixed penalty scheme being introduced as a measure to counter the problems with litter.

Resolved that a report be presented to future meetings of the Environmental Health and Control Committee and the Engineering and Planning Committee examining the legal powers available to the Council with regard to countering litter and flytipping, including the possibility of introducing a fixed penalty system.

The Current Environmental Team

1(b) The Borough Housing and Environmental Health Officer suggested that the time of the Environmental Team could be targeted as follows:-

November: Leaf sweeping in all areas for five weeks funded from the street sweeping contract. Handsweepers would concentrate on weeds in town centres and shopping areas.

December: Environmental Team to concentrate on gateways and principal roads.

January: Environmental Team and mechanical sweepers to clean back streets and carry out weed killing.

February: Environmental Team and mechanical sweepers to clean back streets and carry out weed killing.

The resources to carry out sweeping of back streets would come from reducing the sweeping of category 1 roads from monthly to every four months.

March: Environmental Team to concentrate on gateways, principal roads and town centres.

Resolved that the proposed timetable detailed above be approved.

Litter Bins

1(c) The Borough Housing and Environmental Health Officer reported that the litter bins were currently being emptied on a daily basis in town centre areas, five days per week in other shopping areas and weekly in other locations. It was proposed that these bins were now to be emptied by the Environmental Team and that the litter bin emptying operative if they drive past one that needs emptying. The Borough Housing and Environmental Health Officer stated that it would be helpful to examine whether litter bins could be provided which had a separate section for the recycling of aluminium cans. A Member suggested that wheeled bins could be bracketed to lamp posts at strategic positions throughout the Borough.

Resolved i) that the proposals detailed above by the Borough Housing and Environmental Health Officer be implemented, and

ii) that the Borough Housing and Environmental Health Officer prepare a report to the Environmental Health and Control Committee upon cost implications of bracketing wheeled bins on to lamp posts.

Litter and Fly Tipping

1(d) The Borough Housing and Environmental Health Officer reported that there was a need to improve the service of removal of street litter and fly tipped items. This could be achieved by setting up a second Environmental Team of two staff and a vehicle, at an overall cost of £50,000 per year.

Resolved i) that the Sub-Committee agrees in principle to the creation of the second Environmental Team, as outlined above, and

ii) that further consideration be given to this matter at the time that the budgets for 2000/2001 are being determined.

Relocation of Cleansing Section

1(e) The Borough Housing and Environmental Health Officer reported that he had received two quotations, both from the Design Manager for the relocation of the Cleansing Section from the Town Hall, Rawtenstall, to the Highways DLO Depot at Henrietta Street, Bacup. The quotations were in the sums of £25,000 and £20,000 respectively. Further to Minute number 2 of the last meeting of the Joint Sub-Committee, the office accommodation at Henrietta Street had been inspected by the Chairs of the Environmental Health and Control Committee and the Engineering and Planning Committee.

The Borough Housing and Environmental Health Officer reported upon the benefits available to the Council, through the relocation of the Cleansing Section to the offices at Henrietta Street. These included improved communications between the client and contractor sides, resulting in more efficient working practices. For instance, there would be no need for the duplication of records if the client and contractor shared the same base.

Resolved i) that the Borough Housing and Environmental Health Officer present a report to a future meeting of the Environmental Health and Control Committee upon further estimates, on an item by item basis, including the provision of a computer link, for the relocation of the Cleansing Section to the Highways DLO depot at Henrietta Street, Bacup, and

ii) that the Sub-Committee agrees in principle to the transfer of the Cleansing Section to Henrietta Street, Bacup, subject to reasonable costings.

Weed Treatment

1(f) The Borough Housing and Environmental Health Officer reported that there was £6,000 per year currently being spent on weed killing. The Borough Housing and Environmental Health Officer outlined the options for improving weed treatment:-

- a) Chemicals in the street sweeping machine in the town centres of Bacup, Haslingden, Rawtenstall and Waterfoot.
- b) Treatment of Town Centres twice a year with an improved machine with quad mounted sprays. The cost of this operation, twice a year, was £3,000.
- c) Apply weedkiller to all adopted highways twice a year at an additional cost of £4,000.

Resolved that the proposals detailed above by the Borough Housing and Environmental Health Officer be agreed in principle and the matter be reviewed again when the Budgets for 2000/2001 are being determined.

THE MEETING CLOSED AT 7.15 P.M.

APPENDIX 'C'

BACUP AND RAWTENSTALL CONSERVATION AREA PARTNERSHIP SUB-COMMITTEE

held 6th October, 1999

PRESENT: Councillors Pilling (in the Chair), Cheetham and P. Hayler

Bacup and Rawtenstall Conservation Area Progress Report

1. The Borough Engineer and Planning Officer submitted a progress report on schemes within the Bacup and Rawtenstall CAP and indicated that work had been completed at 25 market Street, Bacup and Rossendale Free Press Offices at 58 bank Street, Rawtenstall with work currently in progress at St. John the Evangelist Church in Bacup.

Resolved that the report be noted.

Whitworth Square Conservation Area Progress Report

2. The Borough Engineer and Planning Officer submitted a progress report on the scheme within the Whitworth Square CAP and indicated that work had commenced on 21st June, 1999 at Taylors Tomb, St. Bartholomew's Church with the works substantially completed.

He added that railings were yet to be fitted to the footway and bridge and a fence to be erected around the tomb.

He suggested that the contractors Barnet Construction Limited were to be congratulated on the care taken with the sensitive repair to the Tomb.

The Borough Engineer and Planning Officer reported that arrangements were to be made for a permanent acknowledgement of the support of the Heritage Lottery Fund to be affixed to the structure.

Resolved that the report be noted.

Repairs to St. Bartholomew's Churchyard

3. The Borough Engineer and Planning Officer reported that the Contractors had commenced repairs to 13 grave stones and monuments at St. Bartholomew's churchyard and that further grave stones requiring repairs had been identified during the work.

Resolved that the report be noted.

Bacup and Rawtenstall CAP Grant Applications

4. The Borough Engineer and Planning Officer reported that there was currently £24,000 in the budget for Bacup and Rawtenstall CAP Grant Applications for new repair schemes and advised Members that repairs would have to be completed and the budget drawn down by 31st March 2000.

Resolved that the report be noted.

HERS Grant Applications

5. The Borough Engineer and Planning Officer reported on the Heritage Economic Regeneration Schemes established in Bacup and Rawtenstall, an initiative of English Heritage and supported by the Heritage Lottery Fund from the Council's capital programme.

He advised that contracts relating to the scheme had now been signed and returned to English Heritage for endorsement.

Resolved i) that the report be noted.

ii) that the Borough Engineer and Planning Officer be allowed to proceed and advertise the availability of grants under the scheme to help the regeneration of Bacup and Rawtenstall.

Exclusion of the Public and Press

6. 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 5 of Part I of Schedule 12A to the Act.

Whitworth Square CAP - Trees in the Church Yard

7. The Borough Engineer and Planning Officer reported that the Action Plan included commissioning a survey of the trees in the churchyard and that most of the fifty trees required attention.

He advised that the work required faculty approval from the church and requested that tenders be invited from five contractors for the proposed works estimated between £7,000 and £30,000 with funding available from the CAP budget.

Resolved i) that the Borough Engineer and Planning Officer be authorised to seek faculty approval for the works proposed in the arboricultural consultants report.

ii) that in accordance with Standing Order 48, tenders be invited from five named contractors.

iii) that when the tenders are received the Borough Engineer and Planning Officer be requested to report further to a future Sub-Committee meeting to advise on the extent of work.

Whitworth Blue Plaque Scheme

8. The Borough Engineer and Planning Officer reported that Whitworth Town Council proposed a scheme where buildings and artefacts of historic interest would have a small metal plaque affixed giving a brief description or historical association to Whitworth.

He pointed out that 40 buildings and artefacts had been identified within the first phase of the scheme and to the proposed to affix seven plaques within the Whitworth Square Conservation Plan at an estimated cost of £1,500.

Resolved i) that the Conservation Area Partnership make a grant to Whitworth Town Council towards the cost of the manufacture and fitting of seven blue plaques.

ii) that the design and text on the plaques be approved by the Borough Engineer and Planning Officer.

Unadopted Street adjacent United Methodist Reformed Church, Rawtenstall

9. The Borough Engineer and Planning Officer reported that the repairs of the United Methodist Reformed Church, Rawtenstall had been completed by B. and E. Boys Limited.

He advised that B. and E. Boys Limited had applied for a CAP grant for the repair of the footway adjacent to the unadopted drive leading to Ashday Lea, west of the building.

Resolved that the application be referred to Engineering and Planning Committee to consult with B. & E. Boys Limited on the possibility of repairs to the full street.

37 Market Street, Bacup

10. The Borough Engineer and Planning Officer reported on the proposals made by the owner of 37 Market Street Bacup for grant assistance to the repairs listed at the property.

The estimated cost of the repairs would be £27,500, however, the Borough Engineer and Planning Officer advised that the roof would have to be reconstructed and the cost could rise to £32,500 with the work to be completed by March, 2000.

Resolved that a grant offer of £16,250 be made to Mr. B.A. in respect of repairs to 37 Market Street, Bacup subject to standard conditions and obtaining three competitive quotations up to the grant offer made.

Thornhill House, 12/14 Haslingden Old Road, Rawtenstall

11. The Borough Engineer and Planning Officer submitted a report on the property at Thornhill House, 12/14 Haslingden Old Road, Rawtenstall and the repairs currently underway under the supervision of the Heritage Officer.

The property would be the first named target of the approval HERS Work Plans for Rawtenstall and was recently acquired by Messrs. W. & R.

The repairs listed had been estimated at a cost of £105,275 and the Company had elected to undertake many of the repairs using their own workforce.

The Borough Engineer and Planning Officer advised that the usual practice would be to require the developer to obtain competitive quotation for the works that may be contracted and that the approved out-turn cost may be lower than the quoted figure.

Resolved that a grant offer of £42,300 (inclusive of VAT) be made to Messrs. W. & R. in respect of repairs to Thornhill House, 12/14 Haslingden Old Road, Rawtenstall subject to the standard conditions and the requirement to obtain three competitive quotations for sub-contract works.

THE MEETING CLOSED AT 6.30 P.M.

APPENDIX 'D'

BACUP TOWN CENTRE SUB-COMMITTEE

held 14th October 1999
in the Bacup Neighbourhood Office
at 7.00 p.m.

PRESENT: Councillor Easton (in the Chair)
Councillors Challinor, Eaton, Hayler (for Pilling), McShea, Steen, Talukdar and Wright

IN ATTENDANCE: Mr Searle (Representative of Bacup Shopkeepers)

APOLOGIES: Councillor Pilling, Inspector Barton and Sergeant Durkin

Maden Memorial Fountain

1. The Borough Engineer and Planning Officer reminded the Sub-Committee that at the July meeting he had been authorised to make provisional informal enquiries of English Heritage on the proposal for the removal of the Maden Memorial Fountain to the Town Centre and that dependent on their response to give consideration to the proposal.

He advised the Sub-Committee that English Heritage had no objections in principle to the relocation of the memorial but would not wish to see the Project funded via the Bacup Heritage Economic Regeneration Scheme which was available for Commercial Economic Regeneration Projects.

Members were requested to consider the matter further in the light of the above information, particularly with regard to the funding thereof. The Borough Engineer and Planning Officer submitted a rough estimate of the cost of implementing the proposal and pointed out that it would not be possible to produce a detailed plan and estimate until a suitable site within the Town Centre had been identified for its relocation.

Resolved that this matter be considered again in twelve months time and in the meantime, Members be requested to put forward their suggestions for suitable sites within the Town Centre for the relocation of the memorial to the Borough Engineer and Planning Officer so that these can be investigated together with any other sites recommended by the Officers.

Millennium Celebrations

2. Further to Minute number 8 of the July meeting, the Borough Engineer and Planning Officer advised the Sub-Committee that this matter had been discussed by the Leisure, Recreation and Amenities Committee on the 10th August when it had been resolved that the Leisure Sub-Committee be given delegated powers to meet representatives of organisations and other parties interested in being involved in organising events during Year 2000 and to make suitable and appropriate arrangements for the staging of the events.

Mr. Searle advised the Sub-Committee of the progress made with regard to the special celebration of Morris dancing which was to take place within the Town Centre on Easter Saturday. Mention was also made of other possible events within the Town Centre and a discussion took place with regard to the organisation and format of the Rossendale Carnival. Members were advised that the Sub-Committee was to meet representatives from the Mid Pennine Arts Association who were responsible for the organisation of the Carnival and also a public meeting was to be held in November thereon to which all Members of the Council would be invited.

It was suggested that Members might wish to avail themselves of the opportunity of attending these meetings to put forward their views on the matter.

A Member suggested that a music concert involving all local schools within the Bacup area might be an appropriate event to be held in Year 2000 possibly with the Bacup Amateurs being involved in developing and organising the event.

Resolved i) that the report be noted

ii) that the suggestion for a Bacup school's music concert be referred to the Leisure Sub-Committee for their consideration.

Bacup Town Centre - Inspections

3. The Borough Engineer and Planning Officer submitted a progress report upon action taken since the last meeting with regard to the matters raised at that meeting.

A general discussion then ensued upon items highlighted during the inspection of the Town Centre which had taken place prior to the meeting. A Member suggested that Town Centre shop keepers should be encouraged to organise Christmas window displays and perhaps a competition could be organised with the Council providing a prize to encourage shop keepers to participate.

A Member also suggested that though there were instances where the Sub-Committee might wish to undertake minor works in the Town Centre or implement initiatives designed to brighten up the Town Centre they were unable to do so because of lack of funding.

A discussion ensued as to how the idea of a Christmas window dressing competition might be progressed within the limited time available and a Member indicated that she would approach the Bacup Rotary Club to ascertain whether they might be interested in organising such a competition if the Council was prepared to provide the funding for the provision of certificates and prizes etc.

Resolved i) that in the event of the Bacup Rotary Club agreeing to organise the above event, the matter be further considered by the Policy and Resources Committee at its next meeting with a view to providing a limited amount of funding for certificates and prizes.

ii) that the Borough Engineer and Planning Officer be requested to present an update to the next meeting of the Engineering and Planning Committee on the use of Landfill Tax monies on schemes within Bacup.

iii) that as part of the 2000/2001 Revenue Budget preparations, the Engineering and Planning Committee be recommended to consider the allocation of funding to this Sub-Committee specifically for use in Bacup Town Centre in the manner now outlined.

THE MEETING CLOSED AT 7.50 P.M.

APPENDIX 'E'

RAWTENSTALL TOWN CENTRE SUB-COMMITTEE

meeting held 26th October 1999
at 7.00 p.m.

PRESENT: Councillor J Forshaw (in the Chair)
Councillors Beavan (for Grogan), Cheetham,
Fishwick, L Forshaw (for Disley), Hancock
J. Hayler, P. Hayler, Holt, Lee & Pilling

APOLOGIES: Councillors Disley and Grogan

Matters Arising from the Meeting held 13th July 1999

Litter

The Borough Engineer and Planning Officer reported on progress in the provision of litter bins within the Town Centre and advised the Sub Committee that the design of the particular bins to be used have not yet been finalised. He sought the views of the Committee in the matter. The Chair pointed out that she had understood from the report to the last meeting that the bins would have been provided by the time of this meeting and she expressed disappointment that this is not the case.

The Sub Committee proceeded to consider how best to proceed in the matter and it was resolved

(i) that 6 new bins of the cast iron heritage type be ordered for Bank Street, and that a total of 11 bins including, where appropriate, suitable black plastic bins be sited along Bank Street and at other Town Centre Locations including the Weavers Cottage site and Rawtenstall market.

(ii) that in the meantime sufficient post mounted litter bins be provided at appropriate points along Bank Street.

Sponsorship of Litter Bins

The Borough Engineer and Planning Officer reported that a reply to his inquiry of Bury Metropolitan Borough Council was awaited. He reported that he was aware that litter bin sponsorship schemes in the main were the subject of local negotiation with local traders and he advised that the majority of bins were so designed to accommodate sponsorship information. The representative from the Civic Society indicated that that organisation was prepared to sponsor one bin and it was agreed that a black plastic bin would be sited at a suitable location near the Weavers Cottages.

The Sub Committee proceeded to consider the matter and a suggestion was made that annual sponsorship might be appropriate but concerns were expressed that the costs of administering such a scheme might prove prohibitive. Members discussed whether sponsorship should reflect the cost of the provision of a bin or should represent a contribution towards the cost. Various suggestions were made regarding organisations/companies which might be approached with a view to their entering into some form of sponsoring arrangement and following a full discussion it was

Resolved that the Borough Engineer and Planning Officer be requested to arrange to consult widely with town centre businesses and other appropriate organisations to seek support in some form of sponsorship of bins and to consult on the precise nature of that sponsorship, whether this be the complete cost of a bin or a contribution towards the cost.

Inconsiderate Car Parking

The Borough Engineer and Planning Officer reported on a suggestion which had been raised at the last meeting of the Sub Committee whereby he was asked to investigate the feasibility of setting railings on the edge of the pavement on that length of Bank Street between the National Westminster Bank and Barclays Bank. He reported that the Engineering and Planning Committee had agreed to change the regime for traffic orders in this area of Bank Street and that loading was to be allowed at this location but parking for all classes of vehicles was to be prohibited. He suggested that in the circumstances the provision of railings at this point would be inappropriate. Although the order was progressing, the effective date had not yet been advertised.

The Sub Committee discussed the matter.

Resolved (i) that the Borough Engineer and Planning Officer be requested to monitor this area once the revised Traffic Regulation Order had come into effect and that he consult with the transport companies operating in the area to determine whether the order was producing the necessary effect.

(ii) that the Borough Engineer and Planning Officer be requested to approach the police to request them to ensure that the new order is enforced by the traffic wardens.

Kay Street Junction with Bacup Road

The Chair pointed out that there was another case of inconsiderate parking within the Town Centre associated with the premises on Bacup Road at the junction with Kay Street associated with an equipment hire company.

The Borough Engineer and Planning Officer reported that where the highway was obstructed by equipment, it was for his department to deal with; any traffic matters should be dealt with by the police.

Resolved that Borough Engineer and Planning Officer be requested to seek the support of the police in enforcing the necessary traffic regulation orders at this location and that he takes steps to deal with any obstructions of the highway.

Millgate, South Street, Daisy Hill

The Borough Engineer and Planning Officer reported that the introduction of traffic regulation measures at this location had not yet been discussed at the Traffic Engineers liaison meeting. The Sub Committee considered possible alternative treatments aimed at overcoming difficulties currently encountered particularly by residents in the area.

Resolved (i) that the Borough Engineer and Planning Officer be requested to consult all residents in the vicinity to determine their views on the measures which might be taken to introduce traffic regulation in this area

(ii) that the matter be further considered once these views have been sought and considered by the Traffic Engineers liaison meeting.

Items Referred from the Markets Sub Committee

Newchurch Road Bridge

The Borough Engineer and Planning Officer reported that the County Council had now indicated that bridge strengthening works would be undertaken within the current financial year. He added that he anticipated a start being made but that given the nature of the work, there would be significant disruption and as such the County had decided not to start until after Christmas. In the circumstances he suggested that the work may not be finalised during the current financial year.

Resolved that the report be noted

Pelican Crossing near the Market

The Sub Committee discussed at length their concerns about the safety of the pelican crossing in the vicinity of the market. The Borough Engineer and Planning Officer reported that he had raised the issue with the County Council who would be responsible for funding any improvements at this location and given their priorities and the significant call upon funds, there was little likelihood of approval to an improvement scheme in the foreseeable future.

Members expressed concern at the use of accident statistics as the major criterion for determining whether schemes were undertaken and sighted a number of abuses of the crossing by vehicles.

Various suggestions were put forward as to how the matter may be progressed. A member pointed out that there were a number of locations throughout the Borough where pedestrian and vehicular safety might be improved and he referred to a recent meeting he had attended when the Haslingden By Pass and the Rawtenstall By Pass had been discussed with particular reference to the safety of pedestrians crossing those roads. A number of other sights were raised and it was suggested that there were possibly higher priorities within the Borough for improvement schemes.

A member suggested that it was unfortunate that there was no police representation at the meeting since their considerations might benefit from a contribution by the police. It was pointed out that special attention should be given to relevant planning applications in the vicinity of hazardous crossings or junctions which might benefit from improvement in connection with the granting of planning permission.

Resolved (i) that the report be noted

(ii) that the principal committee be recommended to pay particular attention to the potential for improvements to highway junctions, crossings etc when considering relevant planning applications.

Market Pavement

A representative of the Market Traders pointed out that although the Council had undertaken two improvement schemes including the pavements, on Bank Street in recent years, the pavement in front of the market had been excluded from both schemes and she suggested that there was scope for improvement to the surface given its current condition.

The Borough Engineer and Planning Officer reported that although several repairs had been carried out to the Macadam surface to the pavement, it was in fact sound and given the severely limited funds for highway maintenance, there was little likelihood of improvement at this location.

In answer to questions from members he indicated that the block paving which had been replaced on Bank Street had been used on other schemes including the pavement near the Library and the Phipps Car Park. He indicated that he would check on the extent and availability of the remainder of this material for use elsewhere.

Resolved that the report be noted

Bank Street Properties
- Rear Elevations to Phipps Buildings Car Park

In answer to a question from the Chair, the Borough Engineer and Planning Officer indicated that notice had been served of the owners of the properties but he had nothing further to report at the present time

Resolved that a further report on these buildings be presented to the Sub Committee at the next meeting.

THE MEETING CLOSED 8.00 P.M.

APPENDIX 'G'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 22nd September, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/324 - Proposed extension at front and side of dwelling at 23 Moorlands View, Edenfield, Rossendale

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

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

Application No. 1999/328 - Construction of conservatory on rear elevation at 70 Mercer Crescent, Helmshore, Rossendale

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

1. No development shall take place until samples of the proposed base walling to match existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/303 - Outline - Erection 1 no. dwelling at Plot of land at the rear of Moss Nook and Overdale and Park Dene, Helmshore Road, Haslingden, Rossendale

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, means of access, external appearance & landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in

writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

2. No development shall take place until samples of the proposed facing and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.

Application No. 1999/315 - Change of use of office to flat at 18
King Street, Bacup, Lancashire

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

1. No material change of elevation 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. 1999/320 - Variation of condition 11 on planning permission
reference 1997/467 to facilitate B1 (Business) and B8 (Storage and Distribution) use of the approved scheme of development at
Automet Filtration, Charles Lane, Haslingden, Rossendale

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

1. The rating level of the noise emitted from the development at the site of Automet Filtration, Charles Lane, Haslingden, shall not exceed the existing background noise level, measured outside of the nearest occupied domestic premises on Charles Lane. The existing background shall be determined to be:-

45dB(A) between the hours 07.00 to 19.00 hours Monday to Friday and 07.00 to 13.00 hours on Saturdays.
35dB(A) between the hours 23.00 to 07.00 hours and all day Sunday and Bank Holidays.

At all times background shall be determined in accordance with B.S.4142:1997, but shall not be taken to exceed 45dB(A).

2. 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.
3. Following the construction of the proposed site entry and site access road, and before the proposed industrial units hereby permitted becomes operative informatory signs which are included within the Traffic Signs Regulations and General Directions 194 and numbered 833 and 835 shall be erected within the site adjacent to the proposed site entry/exit and shall be maintained henceforth in these positions.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the local planning authority gives written consent to any variation.
6. The existing trees within the application site shall be retained for the duration of the development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or becoming seriously damaged or becoming seriously diseased during that period shall be replaced in the next planting season with trees of similar size and species, unless the local planning authority given written consent to any variation.
7. Before any development commences, a Management Report for the area of woodland within the application site shall be submitted to and approved by the Local Planning Authority, this shall include repair of boundary walls, removal of structures/buildings within the woodland and works of improvement to the trees together with under planting.
8. 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.
9. The servicing of the use which is the subject of this permission shall only be carried out between the hours of 7 am to 7 pm.
10. No development shall take place until samples of the proposed artificial stone 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.
11. Prior to any development, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed by the local planning authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring shall then be submitted to and approved in writing to the local planning authority before development commences. The development shall then proceed in strict accordance with the measures approved.
12. No loading and unloading shall take place at any time to or from the access situated between units 18, 19, 20 and no. 54 Charles Lane.

Application No. 1999/329 - Construction of kiosk for housing operational plant for raingauge at: Holden Wood Raingauge, Grane Water Treatment Works, Grane Rd, Haslingden, Rossendale

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

Application No. 1999/286 - Demolition of existing flats and erection of 11 no 2 storey dwellings, 7 no bungalows and 5 no split level dwellings creating 23 dwellings in total (amended layout) at Marsden Square, Haslingden, Rossendale

- i) That the Sub-Committee be minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the application under Section 106 of the Town and Country Planning Act 1990, to fund the future maintenance of the proposed public open space by the Council, the completion of which shall be delegated to the Borough Solicitor, and
- ii) That on completion of such Section 106 Agreement, the Borough Engineer and Planning Officer be authorised to approve the said application subject to the standard time period condition and the following conditions:
 1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
 2. 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 development shall take place until samples of the proposed natural stone, artificial stone and reconstituted slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
 4. 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 2 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
 5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete block paviments, or other approved materials.
 6. There shall be no direct vehicular access along the Take Foot frontage except that to the car parking area.

7. The car park must be laid out (surfaced and parking bays marked) in accordance with the approved plan before the use of the premises hereby permitted becomes operative.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1996 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 the front gardens of plots 19 to 23 which face Rake Foot.

Application No. 1999/287 - Proposed change of use from dwelling to guest house providing bed and breakfast accommodation at 63 Albert Terrace, Fallbarn Road, Rawtenstall, Rossendale

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

1. The guest house use shall not be commenced until such time as 2 parking spaces have been provided on the land edged blue on the approved plan, in accordance with details to be submitted to and approved by the local planning authority. The parking spaces shall be retained thereafter as guest car parking.

Application No. 1999/311 - Change of use of shops and offices to dental surgery at 9/11 Bacup Road, Rawtenstall, Rossendale

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/299 - Proposed boundary alterations to Weir Lane and change of use of vacant land to provide increased garden curtilage to plots 21 and 22 Nicola Close, Weir at Land at Weir Lane and Nicola Close, Weir, Bacup, Lancs

Resolved that the application be referred to the Engineering and Planning Committee for determination.

THE MEETING CLOSED AT 5.35 P.M.

APPENDIX 'H'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 29th September, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and Easton (for P. Hayler)

APOLOGIES: Councillor P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/314 - Proposed single storey bedroom and shower room en suite at rear for disabled person at 5 John Street, Haslingden, Rossendale

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

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

Application No. 1999/338 - Proposed single storey extension comprising sun room and dressing room at 8 Edward Street, Facit, Whitworth, nr. Rochdale

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

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

Application No. 1999/347 - Proposed extension to dwelling and construction of a detached garage at 1 Glenborough Avenue, Stacksteads, Bacup

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

1. No development shall take place until samples of the proposed coursed stone, brick and render facing materials and blue slate to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/353 - Proposed single storey side extension,
conservatory and enlarged front canopy at 21 Whitecroft Avenue,
Haslingden, Rossendale

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

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

Application No. 1999/183 - Proposed first floor extension over existing
garage to provide additional bedroom accommodation at 68 Cherry
Crescent, Rawtenstall, Rossendale

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

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

Application No. 1999/343A - Provision of internally illuminated signage
at 695-699 Bacup Road, Waterfoot, Rossendale

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

Application No. 1999/354A - Installation of new projecting illuminated
signage at Late Shop, Thornylea, Whitworth, nr. Rochdale

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

Application No. 1999/365 - Erection of single detached timber garage
at Plot 3, Garage colony off Holland Avenue, Rawtenstall, Rossendale

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 2 years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.
2. The building which is the subject of this permission shall be used exclusively as a private lock-up garage and no trade or business (nor any storage of goods or other articles in connection therewith) shall be carried on in or from the building.

Application No. 1999/221 - Consultation from Calderdale MBC - Site entrance track and temporary (6 months) construction compound for wind farm proposal in Rossendale at Site entrance and access track to Hogshead Law Hill, Bacup Road, Todmorden

Resolved (i) that no objection be raised to this application, and

(ii) that the Borough Engineer and Planning Officer in consultation with Calderdale Metropolitan Borough Council seek further details of the proposed new section of access track across the County boundary.

Application No. 1999/302 - Construction of 3 no. detached four bed dwellings and association garages at Land at Lane Ends Farm, off Bolton Road North, Stubbins, Ramsbottom

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 coursed stone 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. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A to E inclusive of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/323 - Erection of stables and garaging. The development may affect the setting of footpath no. 15 and 152 at Land at Shadlock Cote House, Burnley Road East, Whitewell Bottom, Rossendale

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 blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The stables hereby approved shall only be used by the occupiers of the dwellinghouse known as Shadlock Cote House.

Application No. 1999/337 - Change of use from public house to private dwelling at Plane Tree Inn, 300 Rochdale Road, Ramsbottom, nr. Bury

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

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 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. 1999/348 - Renewal of outline planning permission reference No. 14/96/391 for the construction of 1 no. detached dwelling at Land adjacent to Oaklands, Rochdale Road, Britannia, Bacup

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

Application No. 1999/342 - Proposed installation of automatic tilling machine at 695-699 Bacup Road, Waterfoot, Rossendale

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

Application No. 1999/289 - Construction of stable block for 9 no. ponies at Land at Daisy Hall, Tong Lane, Bacup, Lancs

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 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. 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 1999/289 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. The stables hereby approved shall only be used for purposes incidental to the use of the adjacent dwelling and shall not be used for commercial activities without the express permission of the Local Planning Policy.

Application No. 1999/349 - Alterations to planting area adjacent new market at Land adjacent to new market, Blackburn Road, Haslingden, Rossendale

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

Application No. 1999/243 - Outline - Erection of a pair of semi detached dwellings (amended plan) at Land off Cribden Street, Rawtenstall, Rossendale

Resolved that this application be refused for the following reasons:

1. The access road serving the site is considered to be inadequate, imposing unacceptable strains on normal and emergency services due to its narrowness, which does not allow for two way traffic, the radii at its junction with Burnley Road being too tight and generally the access being too restrictive for use by refuse wagons/delivery vehicles and emergency services etc. and as such the proposal is contrary to Policy DC.1: Development Criteria of the adopted Rossendale District Local Plan.

Application No. 1999/335 - Retention and continuation of use of 20'x10' wooden stable block on present garden curtilage. The development may affect the setting of footpath nos. 152 and 167 at

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/336 - Retrospective application for change of use of land to garden curtilage. The development may affect the setting of footpath nos. 152 and 167 at Land to the front of 3 Chapel Terrace, Whitewell Bottom, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/209 - Conversion of building from manufacturing, storage and warehouse to storage, distribution and wholesaling and a museum with a factory shop (amended description) at Greenbridge Works, Fallbarn Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/210LB - Restoration of two arched doorways on the eastern elevation of the multi storey mill, to allow their use for pedestrian access/egress (amended description) at: Greenbridge Works, Fallbarn Road, Rawtenstall, Rossendale

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 restoration of the two arched doorways hereby approved a colour scheme for the joinery proposed for these doorways shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented.

THE MEETING CLOSED AT 5.45 P.M.

A P P E N D I X T

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 13th October, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and Easton (for P. Hayler)

APOLOGIES: Councillor P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application Number 1999/363
Proposed conservatory extension on south elevation
at: 2 Brock Bank, Whitewell Bottom, Rossendale

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

2. No development shall take place until samples of the proposed bricks have been submitted to and approved by the local planning authority and the outer face of the lower walls of the conservatory shall not be constructed other than with the approved materials.

Application Number 1999/364
Proposed Conservatory on rear elevation
at: 37 Carr lane, Cowpe, Rossendale

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

Application Number 1999/360
Consultation from Lancashire County Council -
Proposed working of 308,000 tonnes of clay and
242,000 tonnes of coal by trench and augering methods at:
Thieveley Colliery, Heald Moor, Bacup

Resolved that the County Council be informed that Rossendale Borough Council strongly object to this application because of the traffic that it will generate through Bacup and the Rossendale Valley and to ensure that there is no unnecessary proliferation of new sites distant from the point of usage and because of the general environmental impact which the proposed development would cause.

Application Number 1998/265
Conversion of redundant farm buildings to 3 no. dwellings
at: Pike Law Farm, Union Road, Rawtenstall

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

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 Class A of Part 6 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site and within the land edged blue on the approved plan which constitutes the agricultural unit previously known as Pike Law Farm without the grant of formal express planning permission in that behalf by the local planning authority.
3. Before any development is commenced, a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with the authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.
5. None of the dwellings hereby permitted shall be occupied until the drainage works referred to in condition number 4 have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.
6. A system of street lighting shall be installed and made operative in accordance with details to be approved by the local planning authority before any of the dwellings hereby approved are occupied.
7. 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 which will obstruct the view above a plane 1 metre above the crown level of the adjoining highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from a point 4.5 metres measured along the centre line of the access road from the continuation of the nearer edge of the carriageway of Union road to points measured 60 metres in each direction along the nearer edge of the carriageway of Union Road from the intersection of the centre line of the access road.

8. Development shall not begin until details of the access road which shall accord with Lancashire County Council's Residential Road Design Guide criteria for access ways have been submitted to and approved by the local planning authority; and the dwellings hereby approved shall not be occupied until the access road has been constructed in accordance with the approved details.
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, E, F, G and H 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 Number 1999/355
Change of use of 8 no. stall shippon to cattery for 8 no. cats
at: Fairwall Farm, Lee Road, Stacksteads, Bacup

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

Application Number 1999/224
Construction of 4 bed detached dwelling with integral 2 car garage
at: Land adjacent to Tooter Cottages, Goodshawfold Road, Loveclough, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Thurns Head Quarry Reclamation Scheme, Whitworth - Tender

The Borough Engineer and Planning Officer reported that six tenders had been received for the above scheme.

Resolved that the lowest tender in the sum of £108,203.18 from Marchbridge Builders being the lowest received, be accepted subject the Regional Development Agency making the necessary funding available.

THE MEETING CLOSED AT 5.45 P.M.

APPENDIX 'J'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 20th October, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/332 - Change of housetype at Plots 7, 8, 9,
10 The Ferns, Bacup, Lancashire

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 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 is commenced, a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 1999/361 - Proposed extension to dwellinghouse at
first floor level over existing outbuildings at Nar End, Healey
Stones, Ending Rake, Healey, Rochdale

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

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

Application No. 1999/370 - Proposed two storey extension, conservatory and verandah at 17 Spencer Street, Crawshawbooth, Rossendale

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

Application No. 1999/373 - Change of housetype - addition of conservatory on rear elevation at 138-140 Haslingden Road, Rawtenstall, Rossendale

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

1. The windows installed in the eastern elevation of the conservatory hereby approved shall be obscured glazed and thereafter such glazing shall be retained.

Application No. 1999/379 - Proposed pitched roof over existing garage at 7 Brenbar Crescent, Whitworth, nr Rochdale

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

1. No development shall take place until samples of the proposed tiles have been submitted to and approved by the local planning authority and the pitched roof shall not be constructed other than with the approved materials.

Application No. 1999/390 - Extension to form bedrooms over existing garage at 14 Causeway Head, Haslingden, Rossendale

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

1. No development shall take place until samples of the proposed natural stone and roof tiles to match the existing dwellings have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/394 - Construction of porch at 9 The Cloisters, off Bacup Road, Waterfoot

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

Application No. 1999/345 - Installation within the second floor front elevational window openings of uPVC windows replicating in style the existing leaded windows at 3 Bank Street, Rawtenstall, Rossendale

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

1. The glazing of the proposed replacement windows hereby approved shall encapsulate the patterned and leaded glass of the existing windows, and the refitting of the restored and/or replicated patterned and leaded glass shall take place no later than 3 months following the installation of the replacement window frames.

Application No. 1999/296 - Proposed first floor extension to dwelling to provide accommodation for applicant's parents at 22 Goodshaw Lane, Crawshawbooth, Rossendale

Resolved that this application be refused for the following reason:

1. The proposed extension would be incongruous with the existing dwellings in the vicinity because of its design and external appearance and would be obtrusive in the street scene and, as such, would be contrary to policy DC.1 of the adopted Rossendale District Local Plan.

Application No. 1999/352 - Proposed construction of conservatory at Black Moss Nook, Kings Highway, Haslingden, Rossendale

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

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

Application No. 1999/330A - Siting of 1 no single sided freestanding illuminated advertisement display unit at Haslingden Service Station, Blackburn Road, Haslingden, Rossendale

Resolved that this application be refused for the following reason:

1. The proposed free standing advertisement display unit, seen in conjunction with existing signage at the adjacent premises, would result in a clutter of advertisement material and would thus be detrimental to the visual appearance of the area at this prominent, gateway location. The proposal would therefore be contrary to Policy DC.5 of the adopted Rossendale District Plan, which requires that advertisement proposals be determined having regard to issues of visual amenity and generally in the interests of maintaining attractive townscape devoid of unnecessary clutter.

Application No. 1999/235 - Conversion of vacant storage building to dwelling for dependant relative including elevational changes.
The development may affect the setting of footpath no. 217 at Lower Dean Head Farm, Dean Lane, Water, Rossendale

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

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

1. Before the development hereby approved is first implemented, details of the proposed associated residential curtilage and boundary treatment shall be submitted to and approved by the local planning authority.
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 A,B,C,D and E of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/362 - Outline - Residential Development at Land off Gaghills Road, Waterfoot, Rossendale

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, the siting, design and external appearance of the buildings and the means of access thereto, and the landscaping of the site. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) are first occupied for the purposes of this permission or at such other time as may be subsequently agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. The proposed access to the site from Burnley Road East shall be located centrally along the site frontage and the existing access to the site from Burnley Road East shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for the construction of Estate Roads before the development hereby permitted becomes operative.
3. Before any work on the development hereby permitted is commenced either a) a new bridge carrying Gaghills Road over Whitewell Brook shall be

constructed or b) any works necessary to bring the existing bridge up to adoption standards shall be completed, in either case in accordance with a scheme to be submitted to and approved by the local planning authority in conjunction with the highway authority.

4. No development whatsoever shall be begun until such time as details of all on-site and any necessary off-site drainage works (both foul and surface water) have been submitted to and approved by the local planning authority.
5. None of the (dwellings)(buildings) hereby permitted shall be occupied until the drainage works referred to in condition number 5 have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.

Application No. 1999/371 - Change of use from workshop and offices to 1 no. dwelling at Thornhill, 12-14 Haslingden Old Road, Rawtenstall, Rossendale

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

1. 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,E and H 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.

Application No. 1999/372 - Erection of conservatory on rear elevation at Cherry Tree Lodge, 226-228 Bury Road, Rawtenstall, Rossendale

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

1. No development shall take place until samples of the proposed artificial stone has been submitted to and approved by the local planning authority and the outer face of the lower walls of the conservatory shall not be constructed other than with the approved materials.

Application No. 1999/331 - Reclamation of a derelict quarry for public amenity, including path improvements, landscaping and erection of fence. The development may affect the setting of footpath no. 119 at Pinner Quarry off Co-operation Street, Crawshawbooth, Rossendale

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

Application No. 1999/350 - Reclamation of derelict quarry for public amenity, including removal of tipped material, landscaping and erection of a fence. The development may affect the setting of footpath nos. 2423, 263 and 270 at Brow Edge Quarry, Rawtenstall, Rossendale

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

Application No. 1999/357LB - Provision of new gate to rear to prevent access to vandals at Rawtenstall Library, Queens Square, Rawtenstall, Rossendale

Resolved that listed building consent be granted to this application subject only to the standard time period condition.

Application No. 1999/380 - Proposed refurbishment of all roofs including leadwork. Refurbishment/replacement of stone copings, parapet and tracery as required. Secondary external security glazing within mullions and tracery. Stone cleaning as agreed. New roof structure over north entrance and kitchen. New roof access to south side of chancel and upgrading of disabled access at Manchester Road Methodist Church, Manchester Road, Haslingden, Rossendale

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

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

Application No. 1999/321 - Proposed conversion of barn to dwelling. The development may affect the setting of footpath nos. 45 and 46 at Buckden Barn, Stubbins Vale Road, Ramsbottom, nr. Bury

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/309 - Change of use of vacant shop to hot food shop (resubmission) at 51 Burnley Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

THE MEETING CLOSED AT 5.55 P.M.

APPENDIX 'K'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 3rd November, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/413 - Proposed single storey side extension at
88 Cherry Crescent, Rawtenstall, Rossendale

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

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

Application No. 1999/190 - Proposed access road and car parking to
replace existing at Land adjacent to Bacup Fire Station, Pennine
Road, Bacup, Lancashire

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

Application No. 1999/305 - Conversion of redundant barn to dwelling. The
development may affect the setting of footpath nos. 253 and 254 at Barn at
Old Hall Farm, Lomas Lane, Rawtenstall, Rossendale

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
2. 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 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.

4. Works required for the change of use of the barn to a dwelling hereby permitted shall only be carried out in accordance with the additional plans submitted on 21st October, 1999. Any additional or further structural works required should not be carried out without the prior written permission of the local planning authority.

5. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C,D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

6. 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.

Application No. 1999/306 - Conversion of redundant barn to dwelling. The development may affect the setting of footpath no. 253 and 254 at Barn 2 at Old Hall Farm, Lomas Lane, Rawtenstall, Rossendale

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

3. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C,D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

4. No 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.
5. No development shall take place until samples of the proposed natural stone and concrete tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
6. Works required for the change of use of the barn to a dwelling hereby permitted shall only be carried out in accordance with the additional plans submitted on 21st October, 1999 . Any additional or further structural works required shall not be carried out without the prior written permission of the local planning authority.

Application No. 1999/374 - Provision of third floor accommodation block
and provision of public fitness centre and hotel restaurant. Provision
of additional car parking at Holden Vale Works, Holcombe Road,
Helmshore, Rossendale

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, 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 other being removed within two years of planting shall be replaced by the applicant/development 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 third floor accommodation block shall not be brought into use until such time as the car parking provision situated to the north of the Ogden Brook has been provided surfaced and laid out in accordance with the approved details.
5. The vehicular access to the car park situated to the north of the Ogden Brook together with the connecting length of driveway between parking bays shall be laid with a permanent surface, details of which shall be submitted to and approved by the local planning authority prior to the construction of the car park and its associated access.

Application No. 1999/398 - Change of use of retail shop to office at
14 Bury Road, Rawtenstall, Rossendale

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

Application No. 1999/341 - Construction of building to form youth and community
centre at Land at Hill Street, Crawshawbooth, Rossendale

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 reconstructed stone, timber and tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. 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.

Application No. 1999/346 - Construction of a 3 bed detached bungalow with
integral garage at Land at Crankshaw Street, Rawtenstall, Rossendale

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 artificial stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
3. Before the use which is the subject of this permission is first instituted the car parking facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made available for use, and thereafter retained for those purposes.
4. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C,D and E of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

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. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

Application No. 1999/318 - Conversion of agricultural store/garage to
habitable dwelling at Carter Place Farm, Blackburn Road, Haslingden,
Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 8 of Part I of Schedule 12A to the Act.

Haslingden SRB Project
Project 109A Commercial Property Improvements, Haslingden
Application for Grant (Key Buildings)

The Borough Engineer and Planning Officer reported the receipt of an application for grant assistance under the above scheme from MRMC, Haslingden.

The Sub-Committee considered the request.

Resolved (i) that the application be approved on the basis of the revised scheme considered by the Haslingden Town Centre Sub-Committee on 21st October, 1999,

(ii) that a grant offer be made to the MRMC Council in the sum of £24,729.00 based on the eligible works as itemised in the lowest tender received including professional fees and VAT based on the lowest tender sum, subject to the approved Grant Criteria and Conditions for Key Buildings,

(iii) that interim requests for grant payments be submitted to an agreed timetable and all works be completed and the final grant claimed no later than mid March 2000, and

(iv) that in the event of additional eligible works becoming necessary which could not have reasonably been anticipated, a further application for grant aid be submitted at a suitable time subject to the total grant aid not exceeding £35,000.00.

THE MEETING CLOSED AT 5.40 P.M.

A P P E N D I X ' L '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 10th November, 1999
at 5.00 p.m.

PRESENT: Councillor Pilling (Chair)
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/403 - Erection of conservatory on rear elevation at 15 Holden Wood Drive, Helmshore, Rossendale

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

1. The windows in the north elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to the first occupation of the conservatory and retained thereafter.

Application No. 1999/411 - Proposed two storey rear extension at 632 Newchurch Road, Higher Cloughfold, Rossendale

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

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

Application No. 1999/385 - Retrospective application for the construction of a detached garage at 120 Goodshaw Avenue (North), Loveclough, Rossendale

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

1. The approved drainage details shall be completed within 6 months of the date of this permission.

Application No. 1999/392 - Proposed extension to contain 2 no. bedrooms and construction of detached 2 car garage at 88 Bankside Lane, Bacup

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 walling and concrete roof tiles to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The garage shall not be brought into use until the new vehicular access has been constructed and finished as a sealed surface for a minimum length of 5.0 metres and shall be so retained thereafter.

Application No. 1999/384 - Change of use of vacant land to garden at Land to the rear of 18 Olive Terrace, Rawtenstall, Rossendale

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

Application No. 1999/389 - Demolition of existing barn and the erection of 2 no. dwellings at Bent Meadow Farm, Rhodes Avenue, Helmshore, Rossendale

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 facing material and natural (or good quality artificial) roofing slates to match the existing adjoining cottages 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 details shown on the approved plans no development shall take place until samples of the proposed natural/artificial stone walling and roof slates in respect of the detached dwelling have been submitted and approved by the local planning authority and the building shall not be constructed other than with the approved materials.
3. The buildings shall not be occupied until the vehicular access within the blue edge has been constructed and finished with a sealed surface and this access shall be so retained thereafter.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to 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. 1999/408 - Change of use of workshop to ground floor flat at 1034 Burnley Road East, Lumb, Rossendale

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

1. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

Application No. 1999/414 - Conversion of redundant shop into 2 no. self contained flats including elevational alterations to front elevation at 18 Townsend Street, Haslingden, Rossendale

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

1. No development shall take place until samples of the proposed natural stone facing material to match the existing building 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.

Change of use of car sales and repair centre to premises to be used as plan hire, plant and tractor sales and haulage and formation of hardstanding to east of existing buildings at Warth Mill at Warth Mill, Warth Old Road, Waterfoot, Rossendale

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

1. Prior to the installation of the security gates and associated fencing hereby approved, the colour of the gates and fencing shall be agreed in writing with the local planning authority.
2. The uses which are hereby approved shall only be carried out between the hours of 7am and 6pm on Mondays to Fridays and between the hours of 7am and 1pm on Saturdays and no at all on Sundays.
3. No open storage of plant, machinery and vehicles shall take place at any time within 22m of the boundary of the application site, which is either adjacent to or abuts the southern bank top of the River Irwell.

Application No. 1999/344 - Proposed change of use of dwelling to office accommodation at The Manse, 31 Manchester Road, Haslingden, Rossendale

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

1. Before the use which is the subject of this permission is first instituted the car parking facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made available for use, and thereafter retained for those purposes.

Application No. 1999/316 - Change of use of detached garage block to dwelling at The Manse, Hallfold, Whitworth, Nr. Rochdale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/219 - Proposed extension to workshop (amended plan) at Unit 1 Stoneholme Industrial Estate, Stoneholme Road, Crawshawbooth, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/382 - Modification of condition 6 on planning permission No. 1998/248 to allow the function room to be used between 11 a.m. and 12 Midnight on Monday to Saturday and 12 Noon to 11.30 p.m. on Sundays in line with existing premises at 2-4 Burnley Road, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/387 - Change of use of motor vehicle showroom and workshop to restaurant, creation of associated flat at first floor and inserted first floor window to southern elevation. Provision of flue at rear. Hours of operation Mon - Sunday 12 midday to 2 p.m. and 5 p.m. until 12 midnight at Acre Garage, Blackburn Road, Haslingden, Rossendale

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

1. The use which is the subject of this permission shall only be carried out between the hours of 12 mid-day - 2pm and 5pm - midnight Wednesday to Sunday inclusive.
2. The premises shall be used as a restaurant and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
3. Before the use of the premises hereby permitted begins, details of the means of suppressing and directing smells from the premises, including details of the height, position, design of and materials used in any external chimney or extraction vent, shall be submitted to and approved in writing by the local planning authority. The details so approved shall then be implemented in full before the use first commences and shall be so retained thereafter.

THE MEETING CLOSED AT 5.35 P.M.

THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND APPROVED BY THE COUNCIL ON THE 15TH DECEMBER, 1999 AND ARE PRINTED HERE FOR RECORD PURPOSES ONLY

ENGINEERING AND PLANNING COMMITTEE (PLANNING APPLICATIONS)

held 13th December, 1999
at 7.00 p.m.

- PRESENT: Councillor Pilling (in the Chair)
Councillors Challinor, Cheetham, Cruise, Driver, Easton, Fishwick (for Neal), Grogan, Hancock, P. Hayler, Pearson, and Riley (for Lee)
- APOLOGIES: Councillors Lee and Neal

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

789. Resolved that the Minutes of the meeting of the Committee held on 22nd November, 1999 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

789. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Numbered 791 to 793 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 the applications.

Application Number 14/1999/141

Erection of a single dwelling (amendments and additional information)
Land adjacent to The Croft, Conway Road, Higher Cloughfold, Rossendale

789. Resolved that planning permission be refused for the following reason:-
1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

Policy 22(b) of the Lancashire Structure Plan states that 'Conservation areas and their settings will be protected from development proposals which would have an adverse impact on their character and appearance' and Policy HP.1(C) of the Rossendale District Local Plan states that proposals for development within conservation areas will be assessed against their effect upon the character of the conservation area.

The proposed dwelling would lie within the Cloughfold Conservation Area and would, by reason of its size, mass, elevated position and hybrid design, create a dominant and intrusive feature in this Conservation Area, which would fail to preserve or enhance the character or appearance of this area. The proposed development would therefore be both contrary to national policy guidance and development plan policy and detrimental to the visual amenities of the Cloughfold Conservation Area.

Application Number 14/1999/229

Proposed two storey extension to side and conversion of garage to games room Marl View House, Spring Hill, Edge Lane, Higher Cloughfold, Rossendale

789. Resolved that planning permission be granted to this application subject to the standard time period condition and the following condition:
2. 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.

Application Number 14/1999/419

Change of use to garage workshop (Use Class B2) and repair body shop
(Use Class B1) and MOT bay
Unit 1 Bridge Mills, Rochdale Road, Edenfield, Ramsbottom, Near Bury

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

Engineering and Planning Sub-Committee

789. Resolved that the minutes of the Engineering and Planning Sub-Committee held on 17th November, 24th November, and 1st December, 1999 be noted. (For minutes, see Appendices 'A' to 'C'.

THE MEETING CLOSED AT 7.10 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 17th November, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors P. Hayler and Birtwell (for Cheetham)

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/406LB - Installation of satellite dish on rear elevation of dwellinghouse at 38 Oakenclough Road, Bacup, Lancashire

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

Application No. 1999/415 - Proposed extension to form garage and extension to kitchen at Glenmore, Goodshawfold Road, Loveclough, Rossendale

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

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

Application No. 1999/417 - Erection of rear conservatory at 1 Black Rock, Quarry Street, Shawforth, near Rochdale

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

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

Application No. 1999/339 - Retention of rear porch which replaces a former porch on this site at Far Old Meadows Farm, Dog Pits Lane, Bacup, Lancashire

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/395 - Retention of existing 1.8M high fence at
Dawn Birch, Market Street, Whitworth, Near Rochdale

Resolved that this application be refused for the following reasons:

1. The fence, which is attached to a retaining wall, is deemed to represent a danger to users of the highway having regard to the long term implications for damage to the parapet and wall structure.

Application No. 1999/404 - Renewal of outline planning permission reference
No. 1996/201 for residential development at Cote Farm Garage, Cockhall
Lane, Whitworth, Near Rochdale

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, means of access, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
2. No development approved by this permission shall be commenced until:-
 - (a) The application site has been subjected to a detailed scheme for the investigation and recording of contamination and its potential to pollute the water environment, and a report has been submitted to and approved by the Local Planning Authority.
 - (b) Detailed proposals to prevent pollution of groundwater and surface waters in line with current best practice for the contaminant monitoring protocols, remediation of such contamination and the confirmatory testing (the "Contamination Proposals") have been submitted to and approved by the Local Planning Authority.
 - (c) For each part of the development contamination proposals relevant to the part (or any part that would be affected by the development) shall be carried out either before or during such development as appropriate.
 - (d) If during development works, any contamination should be encountered which was not previously identified or is derived from a different source or is of a different type to those included in the 'Contamination Proposals' then development shall not proceed until revised 'Contamination Proposals' shall be submitted to and approved by the Local Planning Authority.

Application No. 1999/391 - Proposed rear extension to lounge area at The
Roebuck 93 Deardengate, Haslingden, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/410 - Change of use from production of finished textile
goods to refurbishment of storage equipment at Broadclough Mill, Burnley
Road, Bacup, Lancashire

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

1. Only that part of the building shown as a workshop (and shaded blue) on the additional plan submitted on the 13th October 1999 shall be used as a workshop and/or other use falling within the B2 Class of the Town and Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order.

Application No. 1999/366 - Change of use of dwellinghouse to a proposed home for
6 no. children aged 8-19 with staff in attendance at Far Brex Farm, Coal Pit
Lane, Waterfoot, Lancs

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 14/199/444 - Consultation under Faculty Procedure -
Manchester Road Methodist Chapel

The Borough Engineer and Planning Officer reported that ecclesiastical buildings of certain denominations were exempt from list building control but were subject to faculty jurisdiction administered by the Church itself. The system required consultation with the Local Planning Authority.

The Borough Engineer and Planning Officer informed the Sub-Committee that a consultation had been received in respect of proposed alterations at the Manchester Road Methodist Chapel, Haslingden comprising installation of a replacement ventilator to the nave roof, a new pitched roof over the kitchen and an adjustment to a valley gutter over the chancel. The front entrance to the Church was to receive a ramped access and balustrade to the right side, and new steps to the front, both leading to a raised platform to the main door in lieu of the existing steps.

The proposals had been included within planning application 14/1999/380 which had been approved by the meeting of the Sub-Committee held 20th October 1999.

Resolved that the Connexial Property Committee of the Methodist Church be advised that no objection is raised to the proposal.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 24th November, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)
Councillors Cheetham and P. Hayler

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

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/397 - Erection of first floor bedroom extension
at 7 Waingap View, Whitworth

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

1. No development shall take place until samples of the proposed stone walling & concrete roof tiles to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/421 - Erection of conservatory on rear elevation
at 28 Whalley Drive, Constablelee, Rossendale

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

1. No development shall take place until samples of the proposed bricks have been submitted to and approved by the local planning authority and the outer face of the lower walls of the conservatory shall not be constructed other than with the approved materials.

Application No. 1999/429 - Erection of conservatory at rear of 27
Alden Close, Helmshore, Rossendale

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

1. No development shall take place until samples of the proposed stone walling to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/434 - Erection of conservatory to rear at 1 Alden Close, Helmshore, Rossendale

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

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

Application No. 1999/275 - Proposed elevational alterations to existing at 52 Deardengate, Haslingden, Rossendale

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

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

Application No. 1999/433 - Consultation from Lancashire County Council - Provision of extension to provide library and information technology facility at Tor View School, Clod Lane, Haslingden, Rossendale

Resolved that the Lancashire County Council be advised that this Council has no objections to the application.

Application No. 1999/358 - Conversion of existing garage to bedroom (additional plan) at 18 Worston Close, Constablelee, Rawtenstall

Resolved that this application be refused for the following reason:

1. The proposed conversion of a garage to a bedroom would lead to the possibility that the flat at 18 Worston Close could become a two bedroomed flat. Under Supplementary Planning Guidance entitled 'Parking in Lancashire: Policy Guidance and Provision Levels,' two bedroomed dwellings should be served by two off street parking spaces. This level of parking provision is not available to serve the flat at 18 Worston Close, nor is it available to serve the other three flats which comprise with the application property the block of flats on Worston Close. The proposed conversion would be the first of its kind in this block of flats and so precedent setting. To permit the proposed conversion would be to risk the generation of on street parking with the attendant congestion on Worston Close and associated hazard to highway safety. Such congestion and hazard would be greater again if the precedent set by the proposed conversion was to be replicated in the block of flats.

Application No. 1999/407 - Proposed dormer extension and creation of a storage area within it above the garage at 33 Slaidburn Avenue, Rawtenstall, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed dormer would, by reason of its size and mass, appear top heavy and dominant on the front elevation of the dwellinghouse at 33 Slaidburn Avenue, Rawtenstall. The lower end of this avenue, within

which the application property is located, does not presently have any first floor front extensions. The proposed dormer would thus appear particularly intrusive and incongruous in this streetscene and, as such, it would be detrimental to visual amenity and contrary to policy DC.6 of the Rossendale District Local Plan which states that 'planning applications will be considered favourably providing the design is in harmony with the appearance and character of the building and its neighbours.'

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

Application No. 1999/427 - Consultation from Bury MBC - Conversion of existing cottage, barn and house to provide two dwellings at Grime Cote Farm, Rochdale Road, Ramsbottom, near Bury

Resolved that no objection be raised to the principle of this proposal but that concern is expressed in terms of the proposed design and materials.

NOTE: Councillor Pilling declared an interest in the following application. He vacated the Chair and left the meeting during the discussion and voting thereon.

COUNCILLOR P. HAYLER IN THE CHAIR

Application No. 1999/431 - Consultation from Lancashire County Council - Proposed extension to and remodelling of existing stable block (at present used as teaching areas) and new proposals to be used for the same purposes. The development may affect the setting of public footpath nos. 315 and 316 at Cribden House "Stable Block" Haslingden Road, Rawtenstall, Rossendale

Resolved that no objection be raised to the application in principle but that the following amendments be requested.

In relation to the remodelling of the existing stable block, that the frames for any new windows be of painted timber rather than PVC.

In relation to the proposed extension, that

- (i) The proposed concrete cills and heads to window openings in the front elevation and left return elevation should be respecified as natural sawn stone, as the remainder of these elevations would be faced in natural stone.
- (ii) Any fascias should be discrete in size and accompanied by gutters and downpipes that are coated metal.
- (iii) Frames to all elevations should be either painted timber or coated steel.

COUNCILLOR PILLING IN THE CHAIR

Application No. 1999/409 - Proposed dairy building at Cowpe Hall Farm, Cowpe Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject

to the standard time period condition and the following condition:-

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

Application No. 1999/416 - Installation of antennae and associated radio equipment in a cabin, an emergency standby diesel generator at ground level and 2.4m high palisade fence at NTL Transmitting Station, Causeway House Farm, Tong Lane, Bacup, Lancs

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

1. Prior to the installation of the fencing and cabin hereby approved, the colour of the fencing and cabin shall be submitted to and agreed in writing by the local planning authority.

Application No. 1999/100 - Change of use of land into garden area, erection/re-alignment of fencing at Land rear of 15 Kirkhill Avenue/ side of 74 Cedar Avenue, Haslingden

Resolved that planning permission be granted subject to:-

- (i) the outcome of departure procedures under paragraph 3 of annex 1 to the Town and Country Planning (Development Plans and Consultations) (Departures) Directions 1999, and
- (ii) the standard time period condition.

That the issuing of such permission be delegated to the Borough Engineer and Planning Officer.

Commercial Property Improvements, Haslingden
Application for Grant (Key Buildings)
48-50 Manchester Road, Haslingden

The Borough Engineer and Planning Officer reported the receipt of an application for grant assistance under the above scheme.

The Sub-Committee considered the request.

Resolved (i) that the application be approved on the basis of the revised scheme considered by the Haslingden Town centre Sub-Committee on 21st October, 1999,

(ii) that a grant offer be made to Mr. S.B. in the sum of £2,463.00 based on the eligible works as itemised in the lowest tender received subject to the satisfactory completion of the works and the claiming of grant no later than the end of February 2000.

THE MEETING CLOSED AT 5.45 P.M.

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 1st December, 1999

at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)

Councillors P Hayler and Lee (for Cheetham)

APOLOGIES: Councillor Cheetham

Town and Country Planning Act, 1990

Applications for consideration by the Committee

The Borough Engineer and Planning Officer reported upon each of the applications detailed below and gave details of 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.

SECTION 'B' - FUNCTIONS DELEGATED

Application No. 1999/440 - Proposed two storey rear extension at
15 Crow Woods, Edenfield, Ramsbottom

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

1. No development shall take place until samples of the proposed natural stone facing & stone slates to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 1999/229 - Proposed two storey extension to side and conversion
of garage to games room at Marl View House, Spring Hill, Edge Lane,
Higher Cloughfold, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/422 - Proposed refurbishment of existing farmhouse,
porch extension and conversion of adjoining barn to form additional living
accommodation at Farm Hill Farm, Edgeside Lane, Waterfoot, Rossendale

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

Application No. 1999/418 - Proposed extension to existing club room to form new changing rooms, community room, committee room, store and disabled toilet at Bacup Cricket Ground, Lanehead Lane, Bacup, Lancs

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

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

Application No. 1999/141 - Erection of a single dwelling (amendments and additional information) at Land adjacent to The Croft, Conway Road, Higher Cloughfold, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Application No. 1999/356 - Erection of 6 no. dwellings at Land at Station Road, Helmshore, Rossendale

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, render and roof tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Notwithstanding the provisions of the Town and Country Planning (General 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 the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
4. None of the dwellinghouses shall be occupied until the car parking has been constructed, surfaced and marked out in accordance with the approved details.

Application No. 1999/383 - Conversion of existing vacant space at 2nd floor into 5 no. self contained accommodation suites at The Masons Arms, Burnley Road East, Waterfoot, Rossendale

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 development hereby approved commences a scheme providing details of the proposed car park shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented before any of the accommodation suites hereby approved are first occupied.
3. The second floor of the premises shall be used for the purposes of self-contained accommodation suites and for no other purposes (including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
4. Prior to the commencement of the development approved a scheme of works for protecting the second floor from noise emanating from the public house and restaurant below shall be submitted to and approved by the local planning authority and thereafter the scheme shall be fully implemented prior to the commencement of use of the second floor for the accommodation purpose hereby approved.
5. Prior to the commencement of the development thereby approved a scheme for the storage of bins serving the accommodation suites shall be submitted to and approved by the local planning authority and thereafter the scheme shall be fully implemented prior to the commencement of the use of the accommodation suites.

Application No. 1999/419 - Change of use to garage workshop (Use Class B2) and repair body shop (Use Class B1) and MOT bay at Unit 1 Bridge Mills, Rochdale Road, Edenfield, Ramsbottom, near Bury

Resolved that the application be referred to the Engineering and Planning Committee for determination.

Exclusion of the Public and Press

Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the

following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 9 of Part I of Schedule 12A to the Act.

Thurns Head Quarry, Reclamation, Whitworth - Tenders

Resolved that following the withdrawal of the lowest tender, the next lowest tender in the sum of £127,715.35 received from P. Casey (Land Reclamation) Ltd be accepted subject to North West Development Agency confirming that the necessary funding is available.

THE MEETING CLOSED AT 5.30 P.M.