

aENGINEERING AND PLANNING COMMITTEE

held 17th January, 2000  
at 7.00 p.m.

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

APOLOGIES:

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

863 . Resolved that the Minutes of the meeting of the Committee held on 13th December, 1999 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

Planning Appeal Decisions

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

Application Number 14/99/64  
Change of use from retail shop to office  
30 Bank Street, Rawtenstall (Informal Hearing)

Appeal upheld - planning permission granted subject to the following conditions:-

- i) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
- ii) The premises shall be used for a betting office only and for no other purpose (including any other purpose in Class A2 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 with or without modification).

A Member pointed out that it was normal practice for the Inspector's decision letter to be circulated with the Agenda for the meeting but this had not occurred on this occasion. The Borough Engineer and Planning Officer indicated that it would be possible to continue to circulate Inspector's decision letter on future occasions.

Resolved that the report be noted.

Guided Walks Summer Programme 1999/2000

863 . The Borough Engineer and Planning Officer submitted a detailed report on the success of the Guided Walks Summer Programme. He advised the Committee that the Programme was a joint venture with Groundwork Rossendale and walks were organised by Groundwork and led by twelve volunteers. He submitted details of attendance figures for each of the 24 walks and pointed out that these were the best attendances for five years.

Resolved i) that the report be noted  
ii) that the thanks of the Committee be conveyed to the organisers and leaders of the walks for their valuable contribution.

Derelict Land Reclamation  
Thurns Head, Whitworth and Lee Quarry, Bacup

863 . The Borough Engineer and Planning Officer reported that a preliminary start on Quarry Reclamation Work at Thurns Head Quarry had been made on 10th January and was programmed for completion in April, 2000. He also reported that Lancashire County Council had obtained Tender Approval for Lee Quarry Reclamation from the North West Development Agency and work was expected to start in January, 2000 with completion programmed for November, 2000.

The Borough Engineer and Planning Officer advised the Committee that completion of reclamation work on these two projects would reduce the Borough's stock of derelict land by 65 hectares.

Resolved that the report be noted.

Ombudsman Complaint

863 . The Borough Engineer and Planning Officer reported on the results of a complaint by Mr. N. D. Birtwell of 5 Acre Close, Edenfield. The complaint related to the inaction by the Council in taking steps to require the enforcement of planning conditions in respect of trees within a development which were protected also by a Tree Preservation Order.

The Ombudsman found maladministration but no injustice since conclusive evidence was produced by the Council which indicated that the trees in question had become diseased or were dying and it was therefore necessary for them to be felled.

The Borough Engineer and Planning Officer reported that arising out of the decision of the Ombudsman in this case, it was necessary to review the Council's procedures in respect of the making of Tree Preservation Orders and, more significantly, the enforcement of planning conditions. He suggested that so far as the making of Tree Preservation Orders was concerned, it would be necessary to review the Landscaping Supplementary Planning Guidance to include a policy requiring developers to provide a detailed independent arboriculturist's report upon the condition of trees, worthy of protection on landscape areas which were likely to be affected by development. The question of giving priority to proactive compliance/enforcement activity had been highlighted in his report on Best Value and he reminded Members that this was largely a question of resources.

The Committee discussed the matter.

Resolved i) that the Landscaping Supplementary Planning Guidance be revised to require developers to provide detailed independent arboricultural surveys of protected trees likely to be affected by development.

ii) that a proportion of the time of the existing Enforcement Officer post be regularly and systematically allocated to proactive enforcement activity.

iii) that the wider issue of resource availability/allocation for enforcement activity be addressed as an integral part of the Best Value Review of the Development Control Process including consideration of the desirability of preparing and publishing a formal statement of the Council's policy on enforcing planning control.

#### Minerals and Waste Local Plan - Inspectors Report

863 . The Borough Engineer and Planning Officer submitted a comprehensive report on the Inspectors Report of the Inquiry into objections to the Lancashire Minerals and Waste Local Plan, particularly so far as it affected Rossendale.

The Borough Engineer and Planning Officer reminded the Committee that the Council had objected to three mineral policies in the hope that certain loop holes might be closed; the Inspector had not recommended any changes to the policies but recommended some changes in the supplementary text to reflect and meet the concerns expressed by the Council.

In respect of waste disposal issues, the Inspector supported the plan and did not support any proposals for new Land Fill Sites in Rossendale but he did qualify this support by indicating that it would not be appropriate for the plan to preclude all further waste disposal in Rossendale or prevent the use of old quarries for land filling waste as a general policy. The Inspector rejected proposed land fill sites in Rossendale at Scout Moor, Edenfield, Jamestone, Haslingden and Landgate, Whitworth.

The Borough Engineer and Planning Officer reported that the Inspector accepted that the proposed new access to Whitworth Quarries across the Facit Employment Site should be identified and safeguarded although he considered that this was justified purely for the existing mineral permission and should not imply any commitment to any increased activity or further development at the quarry which would require a separate planning permission. The Borough Engineer and Planning Officer suggested that the statement by the Inspector to the effect that there was little evidence that the new road would discourage the development of the site was incorrect and it would therefore be necessary to raise the issue with the County Council.

Resolved i) that the Inspector's report be noted and that a report be presented to the Committee on the decisions of the Lancashire County Council on the Inspectors recommendations once the County Council has considered the Inspector's report.

ii) that an Officer level meeting with Lancashire County Council be arranged as soon as possible, in advance of any formal proposals to modify/adopt the plan, to discuss the issues relating to the Facit Employment Site.

#### Building Control Fees

863 . The Borough Engineer and Planning Officer reminded the Committee that the Council had adopted the Scheme of Charges for Building Regulation Work which came into force on 1st April, 1999 which contained fees at a level within the guidelines issued by the Local Government Association. It was now necessary to consider the fees to be introduced with effect from 1st April and the Local Government Association had indicated that increases should be contained within a 10% variation.

The Borough Engineer and Planning Officer reported that in order to maintain income at a level whereby the costs of Building Control were met by fee income, it would be necessary to agree an overall increase of 5% and he suggested that if the Committee agree to such an increase in principle, it would be possible for the detail to be agreed by the Engineering and Planning Sub-Committee for implementation on 1st April.

Resolved i) that the report be noted

ii) that an increase of 5% in the scale of charges to all three Schedules within the Scheme of Charges for Building Regulation work be approved.

iii) that the Engineering and Planning Sub-Committee be given delegated authority to approve the revised Scheme of Charges for Building Regulation Work to take effect from 1st April, 2000.

#### Use of Landfill Tax Monies in Bacup

863 . The Borough Engineer and Planning Officer reported that the Bacup Town Centre Sub-Committee had sought information on the allocation of Landfill Tax Monies for schemes in and around the town centre which had been earmarked for treatment from this source of funding. He indicated that the funding was to be allocated by Caird (formerly Ford Quarry) and that an initial allocation had been made for projects in Rossendale including the Lumb Millennium Green, an arts based scheme at Whitewell Bottom Youth Centre and Spurgeon's (Bacup). Money was allocated on the basis of applications made by Rossendale Groundwork Trust and at the present time both the Trust and the Chief Executive Officer had been unable to determine from Cairds, the intentions of the Company in respect of the Bacup schemes.

The Committee discussed the matter in detail.

Resolved i) that the report be noted

ii) that the Borough Engineer and Planning Officer be requested as a matter of urgency, to arrange for a response to be sought from Cairds for information on their proposals for the allocation of Landfill Tax Monies, particularly in respect of the Bacup Town Centre Schemes.

#### Third Party Speaking at Committee Meetings

863 . The Borough Engineer and Planning Officer submitted a comprehensive report on the implications, both organisational and financial, of introducing a system to facilitate speaking on planning applications at Committee meetings by third parties, particularly applicants, objectors and supporters of applications.

The report indicated the arrangements in place in neighbouring authorities and commented on the numbers of applications dealt with at Committee which were subject to the arrangements.

The Committee discussed the matter and there was some support to the principle of allowing third party speaking but the view was expressed that the issue might be further addressed in the context of the Best Value Review of the Development Control Process.

Resolved i) that the report be noted

ii) that no action be taken at the present time to introduce third party speaking at Committee.

Professional Qualifications

863 . The Borough Engineer and Planning Officer reported that in November of last year, three Members of staff had been accepted into full membership of the Royal Town Planning Institute. He advised that in the case of two Officers, there would be increment from their present salary to spinal column point 29.

Resolved i) that the report be noted and,

ii) that the congratulations of the Committee be extended to Jon Haines, Anne Storah and Kimeo Nabeshima on their achieving full membership of the Royal Town Planning Institute.

Closure of Sunny Bank Road, Helmshore

863 . The Borough Engineer and Planning Officer reported that associated with the redevelopment of Sunny Bank Mills, Helmshore, planning consent had been given for the construction of a new wall to be constructed in front of an existing retaining wall, which would require the stopping up of part of Sunny Bank Road to facilitate the development.

Resolved that the Borough Solicitor be authorised to seek an Order under Section 116 of the Highways Act 1980 for the stopping up of part of Sunny Bank Road as indicated on the plan displayed at the meeting, subject to the Council's costs being met by the developer.

Weak Bridge - Old Lane, Shawforth

863 . The Borough Engineer and Planning Officer reported the receipt of a consultation letter from the County Council on a proposal to make a 3 tonne weight restriction on Old Lane Bridge at Shawforth and to revoke the existing one way system on Old Lane. He reminded Members that the proposal had been considered at their meeting in January, 1999 at which it had been decided to ask the County Council to evaluate their proposals and to consider closing the bridge. He reported details of the surveys undertaken by the County Council and advised that whilst it had been recognised that the road infrastructure on Old Lane was less than satisfactory, the lack of finance for bridge strengthening, in effect meant that the proposal was necessary.

The Borough Engineer and Planning Officer reported that since the preparation of his report, he had been advised that funding for the financial year 2000/2001 in respect of highway structure repairs might be increased.

Resolved that the County Council be advised that this Council objects to the proposal to impose a 3 tonne weight restriction order on Old Lane Bridge, Shawforth and the consequential revocation of one way working on Old Lane due to the probable detrimental effect on road safety and likely damage to footway and boundary walls.

Item of Urgent Business

863 . 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 impending commencement of road closures and diversion of traffic associated with the construction works.

Newchurch Road Bridge, Rawtenstall

863 . A Member pointed out that work was due to commence shortly on repairs to Newchurch Road Bridge which would involve the closure of Newchurch Road in the vicinity of Rawtenstall market. He suggested that the closure should receive greater publicity and he expressed the concerns of residents on Grange Road that since parking was to be prohibited during repairs to the bridge, this might result in increased speed of vehicles using that road.

The Borough Engineer and Planning Officer reported that the County Council had determined the diversion route and associated traffic management and that this had been arrived at following representations from both the Police and the Fire Service.

Resolved that the report be noted.

Weak Bridge - River Street, Bacup

863 . The Borough Engineer and Planning Officer reported the receipt of a consultation from the County Council on their proposal to make a permanent 17 tonne weight restriction order on River Street Bridge. He reported that the Order had been advertised and an objection had been received from Winfield Engineering, whose sole access to their premises was via River Street.

Resolved that the County Council be advised that whilst this Council recognises the difficulties presented to the County Council by the lack of adequate funding for bridge strengthening works, the Council supports the objection from Winfield Engineering in that the proposed weight restriction represents a risk to the long term viability of the business.

Closure/Diversion of Footpath 171 - Carrs, Haslingden

863 . Further to Minute number 674 of the December, 1999 meeting of the Committee, the Borough Engineer and Planning Officer reported on the powers available to the Council to close or divert a public footpath. The report indicated that the only realistic option which would overcome the current problem of pedestrian access across the A56 trunk road would be the diversion of the footpath but he indicated that the proposed diversion and associated engineering works would cost in the order of £38,000.00. He further advised the Committee that an Order should not be sought until such time as funding to facilitate the diversion route was in place.

Resolved i) that the detail of the scheme for implementing the diversion of footpath 171 (Haslingden) be approved.

ii) that the Borough Engineer and Planning Officer be authorised to submit the scheme to the Highways Agency with a request that the scheme be included in their works programme, including costs of land acquisition/compensation and that this matter be treated as one of considerable urgency.

iii) that subject to funding approval from the Highways Agency, the Borough Solicitor be authorised to make an Order under Section 119 of the Highways Act 1980 to divert footpath 171 (Haslingden) as indicated on the plan on display at the meeting and that he also be authorised to carry out any necessary legal administrative and land acquisition procedures.

Haslingden SRB - Traffic Calming Schemes Package 1999/2000 and 2000/2001

863 . The Borough Engineer and Planning Officer submitted a report on the funding package available for traffic calming schemes to be undertaken in the final quarter of the year 1999/2000. He submitted details of those schemes which could be funded from within the resources available and which could be appraised by the SRB board and implemented by the end of the financial year. The report also commented on the outcome of studies into schemes previously approved in principle by the Committee so as to highlight the most appropriate schemes for implementation during the current year.

The Committee considered the schemes and the comments of the Borough Engineer and Planning Officer thereon. The Assistant Borough Treasurer, who was in attendance commented on the financial position of the Council insofar as it would affect a contribution towards schemes in the financial year 2000/2001.

Resolved i) that the Committee approve the traffic calming schemes for Laneside Road/Back Laneside, Charles Lane and Gregory Fold for implementation in 1999/2000 (quarter four).

ii) that no further action be taken at the present time in respect of improvements to Roundhill Road/Roundhill Lane Junction, Helmshore/Holcombe Road Junction, Helmshore Road/Station Road Junction, Roundhill Lane and Mercer Crescent.

iii) that the following schemes be submitted to the Policy and Resources Committee with the request that they be included in the Capital Programme for 2000/2001 subject to SRB grant aid at a rate of 43%

- a) Wells Street Area
- b) East Bank Avenue/St. Peters Avenue
- c) Grasmere Road
- d) John Street Mini-Roundabout Improvements
- e) Helmshore Road Gateway Treatment
- f) Haslingden Old Road/Kirkhill Footway
- g) Hud Hey Road/Rising Bridge Road Mini-Roundabout

iv) That should sufficient funding not be found available in the 2000/2001 capital programme, a further report be submitted to a future meeting to enable consideration to be given to prioritising such schemes to fit any funding which may be made available.

Peel Drive, Bacup - Section 38 Agreement

863 . The Borough Engineer and Planning Officer reported that the developer of part of a new housing development at Peel Drive, Bacup had gone into liquidation and a new developer had commenced work on the site to complete the development. A cash deposit had been made by the original developer to cover the costs of roadworks and these had been partly completed, although street lighting had not been provided on the site.

The Borough Engineer and Planning Officer suggested that if it were possible to provide limited street lighting to the section of the road where completed houses were already occupied, then this course of action should be pursued.

Resolved i) that the Borough Solicitor be instructed to investigate procedures whereby four street lights might be provided at Peel Drive, Bacup funded from the cash deposit held by the Council and

ii) that the Borough Solicitor be authorised to carry out any legal administrative or land access procedures associated with the installation of the street lights subject to no costs being met by the Council's Revenue Budgets.

#### Adoption of Highways

863 . The Borough Engineer and Planning Officer reported that the following highways had been the subject of Section 38 Agreements and following the satisfactory completion of the road works, the streets had now been adopted.

#### Lower House Green, Water

From its junction with Burnley Road East in a westerly direction for a distance of 106 metres including terminal rumble strips (average width of adopted highway 9.1 metres) be noted.

#### Bowling Green, Edenfield

From its junction with Exchange Street in a southerly direction for a distance of 45.5 metres including 2.0 metre wide service strip on the easterly side of the carriageway. (Width of adopted highway varies from 8.1 metres to 12.0 metres) be noted.

#### Extended Section of Marl Pits, Rawtenstall

From termination of the existing adopted length of Marl Pits in a north westerly direction for a distance of 47 metres including the turning area at the end (average width of adopted highway 9.1 metres) be noted.

Resolved that the report be noted.

#### Revenue Estimates 2000/2001

863 . Resolved that the estimates as now submitted be referred to the Policy and Resources Committee for consideration.

#### Engineering and Planning Sub-Committee

863 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 8th December, 15th December and 22nd December, 1999 be noted. (For Minutes, see Appendices 'A' - 'C').

THE MEETING CLOSED AT 7.55 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 8th December  
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. 1999/438 - Proposed single storey kitchen extension  
at 2 Sunningdale Avenue, 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, 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. 1999/215A - Erection of illuminated fascia and projecting  
signage at The Rams Head, Newchurch Road, Rawtenstall, Rossendale

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

Application No. 1999/420 - Reserved Matters - Erection of a 1,765 M2  
(19,000 sq.ft) extension to the existing superstore together with  
associated alterations to existing car park at Asda Superstore,  
Bury Road/Bocholt Way, 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 full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, signs, lighting); proposed and existing functional services above and below ground (eg. drainage, power, communication cables, pipelines, indicating lines, manholes, supports etc.

2. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plants and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and implementation programme.
3. If within a period of 2 years from the date of any planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
4. All hard and soft landscape works shall be carried out in accordance with the approved details. The work shall be carried out prior to the occupation of any part of the extension or in accordance with the programme agreed with the local planning authority.
5. No development shall take place until a scheme for the construction of off-site works of highway improvement has been submitted to and approved by the local planning authority.
6. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 6 has been constructed and completed in accordance with the scheme details.
7. No development shall take place until the applicant or its agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme which has been submitted to and approved in writing by the local planning authority.
8. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and petrol stations created by the development shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained, provided that roof water from the development shall not pass through the interceptor but shall be drained directly off site in such a manner as to avoid its contamination by oil from any parking area, roadway, hardstanding, lorry park or petrol station.
9. Any oils, fuels or chemicals to be stored on the development site shall be stored in storage facilities constructed or to be constructed in accordance with details submitted to and approved in writing by the local planning authority.
10. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

11. No part of the extension hereby approved shall be occupied until the car park shown on the approved plan has been drained, surfaced and marked out for car, motorcycle and cycle spaces in accordance with details submitted to and approved by the local planning authority and that area shall not thereafter be used for any purpose other than the parking of cars, motorcycles and cycles.
12. No part of the development hereby approved shall be occupied or opened for trading until such time as a cycle way route has been provided within the application site boundary from Bocholt Way to the Store and cycle parking provision, details of which shall be submitted to and approved by the local planning authority prior to the commencement of development.
13. No development shall take place until such time as a scheme for the improvement and lighting of the footpath connecting Hall Carr Road with the store customer car park has been submitted to and approved by the local planning authority.
14. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in condition no. 14 has been constructed and completed in accordance with the scheme details.

Application No. 1999/423 - Proposed conservatory on rear elevation.  
The development may affect the setting of footpath no. 310 at Langwood,  
Haslingden Road, Rawtenstall, Rossendale

Resolved that this application be refused for the following reasons:

1. The dwellinghouse at Langwood lies within the green belt as designated by the Rossendale District Local Plan. Governmental advice contained in PPG2 entitled "Green Belts" states that only limited residential extensions which are not disproportionate to the original dwellinghouse are appropriate development within the green belt. The footprint of the proposed extension in aggregate with the footprint of an earlier extension to provide a swimming pool would amount to an increase of almost three quarters in the footprint of the dwellinghouse. Accordingly the proposed extension would not be limited or proportionate to the dwellinghouse and so it would not be appropriate development. Such development would be definition be harmful to the green belt.
2. The dwellinghouse at Langwood is of strongly elongated form. Form is derived in part from the unbroken continuous plane which the rear elevation of the dwellinghouse occupies. It has been respected in an earlier extension to provide a swimming pool. By contrast, the proposed extension would be a sizable single storey element which would pertrude from the rear elevation of the dwellinghouse and so interrupt the same. It would thus compete visually with the existing built form and as such would appear unsympathetic and out of character. Accordingly it would be detrimental to the visual amenities of the green belt.

Application No. 1999/435 - Change of use from residential home for elderly people to private dwellinghouse at Sunnyside, Rising Bridge Road, Haslingden, Rossendale

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

Application No. 1999/078 - Continuation of use of land for car sales purposes and the siting of a portable building at Haslingden Service Station, Manchester 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 portable building authorised by this permission shall be removed at the end of a period of 2 years beginning with the date of this permission and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.
2. The customer car parking facility identified on the approved site layout plan shall be retained for that purpose for the duration of the regime of use hereby approved and the car park shall not be used other than as a customer car park.
3. Within 2 months of the date of this permission a scheme of landscaping of the site frongate shall be submitted for approval by the local planning authority and thereafter the approved scheme of landscaping shall be implemented within 4 months of the date of this permission. Any trees or plants which die, are removed or become seriously diseased within 2 years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Application No. 1999/252LB - Proposed new signage to front and side elevations to replace existing signage on these elevations at The Rams Head, Newchurch Road, Rawtenstall, Rossendale

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

Application No. 1999/439 - Alteration to public open space to improve amenity Works include landscaping, provision of letter box, telephone kiosk and seating area at: Land at junction of Bury Road/Manchester Road, Haslingden, Rossendale

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

Application No. 1999/424 - Change of use of dwelling  
to dwelling with day service for a maximum of 6 adults  
with learning disabilities and formation of access ramp  
at: The Old Library, Market Street, Shawforth, near Rochdale

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

1. Before the day service 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.
2. Before the day service use which is the subject of this permission is first instituted, the existing gates on the access to the application property shall be removed and the access shall remain ungated.
3. The day service use which is the subject of this permission shall only be carried out between the hours of 9am & 4.30pm on Mondays to Fridays and not at all on Saturdays and Sundays.
4. The day service use shall provide care for a maximum of 6 adults with learning disabilities.
5. The premises shall be used as a dwellinghouse and a day car centre for disabled people and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

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

Resolved that this application be refused for the following reasons:

1. The application property lies within Bacup Town Centre Conservation Area and has a late Victorian shop front, which appears to have had security shutters in the past. Under policy HP.5(a) of the Rossendale District Local Plan, such shop fronts 'should be retained and restored.'
2. These objectives are not incompatible with the installation of new security shutters: however such installation should respect and where possible utilise the historic pattern for such shutters. The submitted plans depicting the proposed shutters are insufficiently accurate and have insufficient detail to enable them to demonstrate that these shutters would be compatible with the objectives of retaining and restoring this shop front.

THE MEETING CLOSED AT 5.35 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 15th December, 1999  
at 5.00 p.m.

PRESENT: Councillors Pilling (Chair), 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.

Application No. 1999/437 - Construction of new detached garage to side of dwelling and conversion of existing garage to additional accommodation at 25 Foxwell Close, 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 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. 1999/445A - Erection of non illuminated school sign at Haslingden High School, Broadway, Helmshore

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

Application No. 1999/083 - Outline - Erection of 1 No. dwelling at Land at Coppice Drive, Whitworth, nr. Rochdale

Resolved that this application be refused for the following reason:

1. The application site is known to have ground conditions which may be unstable. Land to the south was definitely the subject of former coal mining activities and so it may be unstable too. In these circumstances, paragraph 22 of Planning Policy Guidance Note 14 entitled 'Development on Unstable Land' states that planning authorities should ensure that proposed developments are investigated to establish:-
  - the physical capability of the land to be developed;
  - possible adverse effects on instability on the development;
  - possible adverse effects of the development on the stability of adjoining land; and
  - possible effects on local amenities and conservation interests of the development and of any remedial or precautionary measures proposed.'

The applicant's agent has been advised of the need to comply with this advice. However, no additional information in this respect has been submitted to the local planning authority and so there is insufficient information before the authority to enable this application to be properly determined.

Application No. 1999/400 - Erection of 9 no. 4 bed detached dwellings. The development may affect the setting of footpath no. 295 at Land off Deerplay Drive and Fell View, 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 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.
3. Prior to the first occupation of any of the dwellings hereby approved, or at such other times as may be agreed in writing with the local planning authority in conjunction with the highway authority, the new estate roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.
4. Prior to the first occupation of the dwellings hereby approved, a scheme showing traffic calming measures for the new estate roads shall be submitted to and approved by the local planning authority in conjunction with the highway authority and thereafter the approved scheme shall be fully implemented as part of the overall construction of these roads.

THE MEETING CLOSED AT 5.15 P.M.

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 22nd December, 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. 1999/453 - Construction of conservatory to rear  
at 26 Brooklands 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 natural stone 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. 1999/456 - Demolition of existing detached garage at  
side of dwellinghouse and construction of new attached conservatory  
and garage at 388A 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 and blue slate 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 natural stone and render 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. 1999/457 - Proposed first floor extension over existing  
study, double garage and proposed rear extension 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. 1999/405 - Change of use of double garage to stable  
at Laund Bank Barn, Burnley Road, Rawtenstall, Rossendale

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

Application No. 1999/450 - Continuation of use of land as garden and  
the removal of 2 no. existing timber garages and their replacement with  
2 no. garages of permanent construction at Land to the rear of 392  
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 artificial stone and blue slate have been submitted to and approved by the local planning authority and the face of the replacement garages shall not be constructed other than with the approved materials.
2. Notwithstanding the provisions of Class A of Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, no fences, gates or walls shall be erected in the garden area hereby approved.

Application No. 1999/442 - Change of use of dwellinghouse to private  
children's nursery at Brookside Bungalow, Greens Lane, Bacup, Lancs

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

1. The building shall not be used as a nursery until details of a surfaced car park to accommodate 5 vehicles have been submitted to and approved in writing by the local planning authority. The car park so approved shall then be provided, surfaced, sealed and marked out before the development is brought into use and shall thereafter be retained for this purpose for the occupiers of, and visitors to, the development.

Application No. 1999/447 - Change of use to gymnasium at Unit 6,  
Dale 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 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 gymnasium and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

3. The gymnasium hereby approved shall only operate for as long as the car park shown on the submitted location plan is available for visitor and staff parking.

Application No. 1999/312 - Erection of 1 no. detached dwelling at Land  
at Shepherds Green, Water, 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 render 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 roof of the proposed dwellinghouse shall not be laid other than with natural blue slate samples of which shall be submitted to and approved by the local planning authority before the development hereby approved is first commenced.

Application No. 1999/446 - Resubmission of planning application 1999/039  
for the construction of a new retaining wall and alterations to the  
highway at junction of Sunnybank Road/Free Lane, 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 stone have been submitted to and approved by the local planning authority and the outer face of the retaining wall shall not be constructed other than with the approved materials.

Application No. 1999/430 - Proposed installation of bulk oxygen storage  
tank, together with containing compound at Unit 1A Manchester Road,  
Ewood Bridge, 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 have been submitted to and approved by the local planning authority and the south eastern face of the compound shall not be constructed other than with the approved materials.

2. No development shall take place until details of the fencing of the compound to be erected has been submitted to and approved in writing by 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 paragraph 9 of Part I of Schedule 12A to the Act.

Thurns Head Quarry, Whitworth

The Borough Engineer and Planning Officer reported that following acceptance of a tender for this scheme, two increases in price had been identified, one resulting from an error, the other in respect of a prime cost item for heather regeneration work. He submitted details thereof, and advised the Sub-Committee that the North West Development Agency had agreed to fund the additional cost.

Resolved that the tender of P. Casey (Land Reclamation) Ltd in the revised sum of £132,828.84 be accepted.

THE MEETING CLOSED AT 5.30 P.M.

ENGINEERING AND PLANNING COMMITTEE (Planning Applications)

held 21st February, 2000  
at 8.25 p.m.

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

APOLOGIES: Councillor Driver

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1005. Resolved that the Minutes of the meeting of the Committee held on 17th January, 2000 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

1005. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1007 to 1010 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 14/1999/467  
Proposed extension of ground floor to provide dining room,  
garage and utility room with bedroom on first floor at:  
18 King Street, Facit, Whitworth

1005. 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 bricks and natural blue slate have been submitted to and approved by the Local Planning Authority and the outer face of the building shall not be constructed other than with the approved materials.

3. Notwithstanding the provisions of the Town and Country Planning (General 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 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 14/1999/443  
Change of use of garage/workshop to warehouse for storage purposes  
at: Unit 3, Bridge Mills, Rochdale Road, Ramsbottom

1005 . Resolved that planning permission be granted to this application.

Application Number 14/1999/220  
Proposed wind farm development (9 mega watt) consisting of 9 no.  
three bladed wind turbines and associated access roads, control building/sub-station, electricity transformers and wind monitoring  
mast  
(the development may affect the setting of a number of  
Public Rights of Way including 391, 392, 394, 395, 457 and 458)  
at: Land between Tooter Hill and Hogshead Law Hill  
(Land to the east of Bacup, north, north east of Britannia  
and north of Shawforth)

1005 . Resolved that planning permission be refused for the following reasons:-

1. The Lancashire Structure Plan and the Rossendale District Local Plan show the southern portion of the application site, which comprises the north facing slopes of Hogshead Law Hill, as lying within an area of green belt. This application proposes to site four of the nine proposed wind turbines and the site substation in this portion of the site.

Governmental advice contained in PPG2 indicates that unless developments such as wind farms preserve the openness of green belt and do not conflict with the purposes of including land in it, then they constitute inappropriate development which is by definition harmful to the green belt.

The proposed wind turbines would be laid out in two rows on a ridgeline location that presently forms an unbroken skyline from surrounding vantage points. This layout and the extensive sweep of the turbine blades, which would normally be in motion, would lead to a major depletion in the openness of the affected portion of green belt and to adjoining land to the north in its immediate vicinity.

One of the purposes of including land in green belts is to preserve the setting and special character of historic towns. Bacup, an historic Lancashire mill town, lies to the west of the application site in the Rossendale Valley. The application site forms part of the moorland landscape that provides the setting for this town. The proposed wind farm would, due to its size, prominent ridgeline siting, man made form and motion, be a dominant and discordant feature within this setting that would conflict with its role in providing a largely natural backdrop to the town.

The proposed wind farm would not therefore preserve the openness of the green belt nor would it avoid conflict with the purposes of including land in the green belt. Accordingly it would constitute inappropriate development and thus be harmful to the green belt.

2. The Lancashire Structure Plan and the Rossendale District Local Plan show the southern portion of the application site, which comprises the north facing slopes of Hogshead Law Hill, as lying within an area of green belt. This application proposes to site four of the nine proposed wind turbines and the site substation in this portion of the site.

Governmental advice contained in PPG2 states that large scale development, such as the proposed wind farm, should so far as possible contribute to the objectives for the use of land in green belts. One of these objectives is to retain attractive landscapes, and enhance landscapes, near to where people live. This advice also states that proposals for development within or conspicuous from the green belt should not injure visual amenity by reason of their siting, materials or design.

The application site forms part of the attractive moorland landscape that provides the largely natural setting for the settlements of Sharneyford, Bacup and Britannia. The proposed wind farm would, due to its size, prominent ridgeline siting, man made form and motion, be a dominant and discordant feature within this setting and as such it would fail to achieve the objective of either retaining or enhancing this landscape. It would for the same reasons be injurious to the visual amenities of the green belt, its wider locality and the aforementioned settlements.

3. The Lancashire Structure Plan and the Rossendale District Local Plan show the northern portion of the application site, which comprises Reaps Moss, as lying outside the green belt but in a rural area. Policy 1 of the Structure Plan states that development, such as wind farms, will, amongst other things, be 'in scale and keeping with the features of the landscape character tracts identified in policy 25, compatible with nature conservation, and integrated with its surroundings.' Under policy 25 the application site is shown as lying within a landscape area entitled Hills and Moors: South and West Pennines. This policy states that the distinctive open moorland character of this landscape will be conserved. Furthermore policy 54(b) of this Plan states that 'the location of wind turbines will be assessed against the impact on the character of the landscape, in particular the visual impact of proposals on ridge top and summit locations.'

The application site lies on the ridge top between the two summits of Tooter Hill to the north and Hogshead Law Hill to the south. Its elevated position and open moorland character mean that from lower lying vantage points it forms a largely unbroken skyline. Other moors which encircle the Rossendale Valley contribute to this skyline.

The size, siting, vertical form and motion of the proposed wind farm would cause it to breach this skyline in a highly conspicuous and intrusive manner and so it would be detrimental to the visual amenities of the locality. No comparable breach of the Rossendale skyline exists and so this development would not only appear anomalous and incongruous but it would constitute an adverse precedent for the future protection of Rossendale's moorland skyline.

Any mitigation provided by the adjacent summits would be limited, as the proposed wind turbines would exceed them in height. Instead the size of these turbines would cause them to appear out of scale within their immediate landscape setting and as such harmful to the character of this setting and contrary to policies 1 and 25 of the Lancashire Structure Plan.

4. Under policy 25 of the Lancashire Structure Plan, the application site is shown as lying within a landscape area entitled Hills and Moors: South and West Pennines. This policy states that the distinctive open moorland character of this landscape will be conserved. The open moorland character of the landscape within which the application site lies has also been recognised by a Landscape Character Assessment of the South Pennines commissioned by the Standing Conference of South Pennine Authorities. This Assessment identifies this landscape and the other landscapes in which wind farms either exist or are the subject of a planning application as High Moorland Plateaux.

These landscapes are of a similar height and so high levels of inter visibility exist between them. Consequently there are vantage points both within these landscapes and within intermediary landscapes from which more than one wind farm would be visible. As a result cumulative impact effects the users of these vantage points and the wider perception of people passing through the South Pennines. Policy 54(e) of the Lancashire Structure Plan states that 'the location of wind turbines will be assessed against the cumulative effects of the proposed and existing or committed wind turbine development.'

The proposed wind farm which is the subject of this application and the one which is proposed for Great Hill would, due to their size, prominent siting, vertical emphasis, man made form and motion, be alien, conspicuous and intrusive features within their largely unspoilt and strongly horizontal open moorland landscapes. Accordingly, they would be out of character with these landscapes and in combination with existing wind farms at Coalclough and Ovenden would tend as major development to redefine these landscapes, as wind energy landscapes, to the detriment of their existing recreational value and visual amenity.

5. The northern portion of the application site overlaps with Reaps Moss, an area of blanket bog. This bog represents a scarce habitat which is important for the populations of breeding birds which it supports.

The bird survey work presented within the Environmental Statement, while limited in extent, indicates that this bog provides a habitat for locally and regionally significant populations of waders.

The proposed wind farm would entail siting five of the nine proposed wind turbines on Reaps Moss along with an on site access road and cabling. This scale of development and resulting site coverage would be likely to disrupt the hydrology of the peat in the blanket bog. Such disruption could cause the blanket bog to dry out and so it would cease to be a suitable habitat for waders. Thus an area of blanket bog, which as a biodiversity indicator is of value in its own right, would be lost and with it a functioning habitat for significant populations of waders.

Application Number 14/1999/222  
Consultation from Rochdale MBC -  
Wind Farm Development consisting of  
13 no. 45 metre high turbine towers, anometer mast,  
controlling building, sub station and access works  
involving the formation of access tracks and including  
widening/junction improvements at Calderbrook Road/Higher Calderbrook Road  
at: Land at Great Hill, (Moorland NE of Wardle Village  
and NW of Calderbrook), Littleborough

1010. Resolved that objection be raised to this application on the basis that the proposed wind farm would detract from the landscape character of moorlands within the South Pennines and their associated visual appeal and that such detraction would be compounded by the cumulative impact of this proposal and that of existing and proposed wind farms elsewhere in the south pennines.

Engineering and Planning Sub-Committee

1011. Resolved that the minutes of the Engineering and Planning Sub-Committee held on 12th January, 19th January, 26th January, 2nd February, 9th February, 2000 be noted. (For minutes, see appendices 'A' to 'E').

THE MEETING CLOSED AT 8.55 P.M.

APPENDIX 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 12th January, 2000  
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. 1999/455 - Erection of single storey rear extension and conversion of roof void to form bedroom with dormer window on front elevation at 22 Acre Street, 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 natural slate have been submitted to and approved by the local planning authority and the outer face of the front dormer shall not be constructed other than with the approved materials.
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 rear extension shall not be constructed other than with the approved materials.

Application No. 1999/458 - Erection of a detached garage at The Mount Pleasant, Ivy Bank, 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 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 building which is the subject of this permission shall be used exclusively as a domestic 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. 1999/464 - Construction of a bay window and replacement of existing porch at Moorlands, Croston Close Road, Walmersley, Bury

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 walling and blue slate roofing materials 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. 1999/465 - Change of housetype at Plots 11-16, 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. 1999/472 - Application for determination as to whether prior approval is required to erect personal communication equipment comprising 3 no. sector antenna and 4 no. 0.6M dish antennae on an existing mast and 1 no. equipment cabin and 1 no. meter cabinet adjacent to the same at Land at Whitewell Farm, 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, details of the colour of the proposed equipment cabin shall be agreed in writing with the local planning authority.
2. Prior to the commencement of the development hereby approved, a scheme for tree planting the earthen mounds adjacent to the mast shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented in the next available planting season or at such other time as may subsequently be agreed in writing with the authority. Any trees 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. 1999/448 - Proposed single storey side/rear extension to provide bedroom and bathroom and rear conservatory at 12 Marl Pits, off 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 natural stone and slate have been submitted to and approved by the local planning authority and the outer face of the side 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.
3. The windows in the eastern elevation of the conservatory shall be obscure glazed and thereafter only obscure glazed windows shall be installed in this elevation.

Application No. 1999/452 - Retrospective application for change of use to garden curtilage and erection of detached garage at The Barn, 18 Eden Court, Edenfield, Ramsbottom

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

Application No. 1999/461 - Change of use of beauty salon on first and second floor to residential flat at 72 Burnley Road, Bacup, Lancashire

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

THE MEETING CLOSED AT 5.20 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 19th January, 2000  
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)  
Councillors P. Hayler and Grogan (for Birtwell)

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. 1999/473 - Conversion and extension of existing garage to create habitable space at 23 Moorland Rise, 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 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. The conversion and extension hereby permitted shall only be occupied in connection with and incidental to the occupation of the existing dwelling and shall at no time be severed and occupied as a separate independent dwelling unit.

Application No. 1999/483 - Construction of dormer and kitchen extension at rear at 153 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 artificial stone and 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.

Application No. 1999/466 - Construction of porch on front elevation  
at 901 Burnley Road East, Lumb, Rossendale

Resolved that this application be refused for the following reason:

1. The proposed front porch would, by reason of its size, alien design and siting abutting the carriageway to Burnley Road East, create an intrusive and incongruous feature in the street scene, and would be out of character with the adjoining traditional terrace of dwellinghouses numbered 901-917 Burnley Road East, to the detriment of visual amenity and harmony within the street scene. Furthermore as the first such porch, if approved and implemented, it would be conducive to the submission of further similar applications which would then be more difficult to resist.

Application No. 1999/467 - Proposed extension of ground floor to provide  
dining room, garage and utility room with bedroom on first floor at 18  
King Street, Facit, Whitworth

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

Application No. 1999/481 - Consultation from Lancashire County Council -  
Variation of conditions 3, 4 and 34 of planning permission 14/93/385 to  
amend the scheme of working at Jamestone Quarry, Grane Road, Haslingden,  
Rossendale

Resolved that no objection be raised to the principle of this proposal provided that an overall restoration scheme is assessed prior to the final phases of extraction.

Application No. 1999/266 - Change of use of shop to dwelling and elevational alterations to front at 44 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. Prior to the commencement of alterations to the front elevation of the building hereby approved, samples of the natural stone to be used as a facing treatment shall be submitted to and approved by the local planning authority and thereafter only the approved stone shall be used in this treatment.

Application No. 1999/471 - 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. 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.
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 & 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. 1999/460 - Proposed extensive refurbishment including conversion of redundant barn to extend living accommodation. The development may affect the setting of footpaths nos. 4, 5 and 7 at Heights Farm, Commercial Street, 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 roofing slate have been submitted to and approved by the local planning authority and the outer face of the roof of the former farmhouse and barn shall not be constructed other than with the approved materials.
2. No development shall take place until samples of the proposed natural stone and natural stone roofing slate have been submitted to and approved by the local planning authority and the outer face of the double garage shall not be constructed other than with the approved materials.
3. 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.
4. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

5. Prior to the commencement of the development hereby approved, a bat survey of the former farmhouse and barn shall be carried out. The findings of this survey shall inform a report into the appropriate action that would be needed to ensure the wellbeing of any bats. This survey and report shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby approved and thereafter the report shall be fully implemented.
6. The restoration and conversion work on the former farmhouse and barn hereby approved shall be carried out in accordance with the method statement for main structural repairs contained in Michael Pooler Associates Engineering Report No. 7321 which was submitted as part of the application.
7. 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. 1999/449 - Proposed beef cattle building comprising 8.2M x

12.1M. The development may affect the setting of footpath nos. 70 and 71 at Sherfin Edge Farm, Rising Bridge, 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, timber boarding and cement fibre 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.

THE MEETING CLOSED AT 5.40 P.M.

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 26th January, 2000  
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. 1999/491 - Construction of first floor extension and canopy roof at 44 Longacres Drive, 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 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.

Application No. 1999/477A - Proposed installation of internally illuminated projecting sign at United Norwest Co-operatives Ltd., Irwell Street, Bacup, Lancashire

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

Application No. 1999/478 - Proposed installation of ATM cash machine at United Norwest Co-Operatives Ltd., Irwell Street, Bacup, Lancs

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

Application No. 1999/468 - Retention of present garage with change of use to domestic dwelling, stair extension, raised ridge line, provision of 3 no. car parking spaces and landscaping of site at Croftgate Garage, Martincroft Road, Haslingden, 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 5.10 P.M.

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 2nd February, 2000  
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. 1999/485 - Construction of single storey side extension to provide enlarged bedroom and ensuite bathroom and erection of conservatory to rear at 14 Constablelee Crescent, 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 and tiles have been submitted to and approved by the local planning authority and the outer face of the single storey side extension shall not be constructed other than with the approved materials.
2. 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. 1999/492 - Construction of two storey extension at rear of 6 Clarence Street, 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 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. 1999/058 - Consultation from Lancashire County Council - Proposed construction of road and landfill at Lodge to rear of Kearns Mill, Cowpe Road, Bacup, Lancashire

Resolved that this Council raises no objections to the proposals subject to the imposition and subsequent enforcement of the conditions proposed by the County Planning Authority.

Application No. 1996/339 - Proposed demolition of outbuildings and provision of extensions to create 2 no. additional bedrooms, bathroom and study. The development may affect the setting of footpath no's 324 and 325 at Dowry Head, Helmshore Road, Helmshore, Rossendale

Resolved (i) that the previous resolution of the 23rd October 1996 be rescinded, and  
(ii) that planning permission be granted to this application subject to the standard time period condition and the following condition(s):-

1. No development shall take place until samples of the proposed natural stone facings have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
2. The permission hereby granted (hereinafter called 'the second permission') shall not be implemented in addition to or in combination with the yet to be constructed Phase II of the development permitted by the notice of permission number 14/92/598 issued by the Council on 24th December 1992 (hereinafter called 'the first permission').

Application No. 1999/475 - Retention of stable block comprising 3 no. stables and shed at Land at New Barn Clough, 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. 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. Within 3 months of the date of this permission all external timber boarding shall be treated with a dark coloured preservative or paint the colour of which shall be submitted to and agreed with the local planning authority.
3. Within 2 months of the date of this permission a scheme for the containment and storage of manure shall be submitted to and approved by the local planning authority, and the approved scheme shall be implemented within 4 months of the date of this permission and shall be retained thereafter.

Application No. 1999/476 - Outline - Erection of detached dwelling with integral garage at Land between 186 and 186a Todmorden Road, Bacup, Lancashire

Resolved that consideration of the application be deferred pending the receipt of additional information from the applicant.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X E

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 9th February, 2000  
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)  
Councillors P. Hayler and J. 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. 2000/004 - Construction of single storey side extension at 3 Middlegate Green, 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 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.
2. Notwithstanding the details shown on the submitted plans, the front of the garage shall be sited a minimum distance of 5 metres from the boundary with the highway.

Application No. 2000/007 - Proposed two storey side extension comprising sitting room on groundfloor and bedroom/bathroom on first floor at 57 Hardman Avenue, 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 coursed stone and blue 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. 1999/428 - Erection of 3 no. detached bungalows at Land off Mercer Crescent, 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 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. 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.
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. With the exception of any trees shown on the submitted plans to be felled/removed no trees shall be topped, lopped, uprooted, felled, wilfully damaged or destroyed without the prior written approval of the Local Planning Authority. 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(s) (of a size and species and in a position to be approved in writing by the Local Planning Authority) which shall be so retained thereafter.
5. 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 3 metres from the trunk of each tree. 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.

Application No. 1999/479 - Conversion/restoration of former farmhouse to form  
4 bed dwellinghouse. The development may affect the setting of footpath  
nos. 242, 269 at Carr Head 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. No development shall take place until samples of the proposed natural blue slate and 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.

2. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the local planning authority. The scheme shall be constructed and completed in accordance with the approved plans.

Application No. 2000/006 - Erection of 15 no. dwellinghouses (previous approval for phase 3 envisaged the erection of 10 no. dwellinghouses) at Plots 68-77 and 93-97 Moorland Heights, land off 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 details scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Prior to the commencement of the development hereby approved, a scheme showing traffic calming measures for the proposed estate road shall be submitted to and approved by the local planning authority in conjunction with the highway authority and thereafter the approved scheme shall be fully implemented as part of the overall construction of these roads.
4. Prior to the first occupation of any of the dwellings hereby approved, or at such other times as may be agreed in writing with the local planning authority, the proposed estate road shall be constructed to base course level.
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.

Application No. 1999/489 - Change of use of land to garden area and  
the construction of a hardstanding for 1 no. vehicle at Land adjoining  
4 Carlton Terrace, Bacup, Lancashire

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, E and F of Part 1 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. 2000/002 - Proposed alterations to external appearance of  
existing buildings at Haslingden Community Link, Bury Road, Haslingden,  
Rossendale

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

Application No. 1999/334 - Renewal of outline planning permission reference  
1994/245 for the erection of 71 no. dwellings and change of use of 2 no.  
existing buildings into 5 no. residential units at Land at Commercial  
Street, Loveclough, 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. 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 dwellings shall not be constructed other than with the approved materials.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no 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 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 part of the development, hereby approved, shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the local planning authority in consultation with the highway authority.
5. No part of the development, hereby approved, shall be occupied until the approved highway scheme referred to in Condition 4 has been implemented and completed.
6. No dwelling hereby approved shall be occupied until such time as the recommendations of the Contamination Report of Northern Foundations dated 2 March 1995 have been fully implemented.

THE MEETING CLOSED AT 5.30 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 20th March, 2000  
at 7.00 p.m.

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

APOLOGIES: Councillor Lee

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1065. Resolved that the Minutes of the meeting of the Committee held on 21st February, 2000 be signed by the Chair as a correct record.

Telecommunication Sites and Associated Issues

1065. The Chair welcomed Mr. M. Whitehouse of Orange PCS Limited who addressed the Committee on issues relating to mobile telecommunications and associated health and safety and town planning issues.

Mr. Whitehouse gave a brief overview of the industry with details of the numbers of subscribers both nationally and world wide and explained that the increase in demand for mobile telecommunications generated the need for additional sites for telecommunication towers and masts. He commented on the nature, type and location of such masts and indicated that where possible, the equipment was shared by different service providers.

Mr. Whitehouse commented on issues relating to radio safety and informed the Committee of the licensing and safety regimes within which telecommunication companies operated.

Members asked a number of questions relating to the safety, siting and life of telecommunications equipment to which Mr. Whitehouse responded.

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

SECTION 'B' - FUNCTIONS DELEGATED

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

1065. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1068 to 1069 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 14/2000/031  
Change of house type Plot 1  
Land off Mount Street, Rawtenstall, Rossendale

- 1065 . Resolved that planning permission be granted for this application subject to the following condition(s):-
1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
  2. 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 the order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
  3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B and C of Part 1 of Schedule 2 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. No development shall take place until samples of the proposed roof tile, artificial stone and brick have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
  5. The dwelling hereby approved shall not be occupied until such time as the car park and emergency access have been constructed and laid out in accordance with the approved details as shown on drawing number WG/030 received on 20th March, 2000.
  6. The existing trees within the application site shall be retained in perpetuity 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 during that period shall be replaced in the next planting season with trees of similar size and species, unless the local planning authority gives written consent to any variation.

Application Number 14/1999/231  
Outline - Demolition of existing buildings  
Erection of residential blocks providing 19 dwellings with garaging  
at basement level utilising the existing access  
provision of 3 no passing bays and an improved junction to Rochdale Road  
(amended plans which supersede. Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

1065 . Resolved that the Committee be minded to grant outline planning permission subject to compliance with the Departure Procedure of the Town and Country Planning (Development Plans and Consultations) Directions 1999; and subject to completion of the said Departure Procedure and to any decision of the Secretary of State for the Environment, Transport and the Regions, the Engineering and Planning Sub-Committee be authorised to issue the decision notice in respect of this application subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of (three) years from the date of this permission.
2. The development hereby permitted shall be begun either before the expiration of (five) years from the date of this permission, or before the expiration of (two) years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
3. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, 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.
4. No development shall take place until samples of the proposed natural coursed stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
5. 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.
6. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details.
7. The existing access 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 works of demolition shall take place until the approved improvements to Lodge Mill Lane and the relocated access junction of Lodge Mill Lane and Rochdale Road have been implemented to an agreed standard and no part of the development hereby approved shall be occupied until the aforementioned improvements have been completed in accordance with the scheme details.

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 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.
10. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstanding for vehicles, shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
11. 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.

#### Planning Appeal Decisions

1065. The Borough Engineer and Planning Officer reported on the results of planning appeals since his last report to the Committee.

#### Application Number 14/99/330A

Retention of 1 single sided freestanding illuminated advertisement display unit Haslingden Service Station, Blackburn Road,  
Haslingden.  
(Written Representation Appeal).

Appeal dismissed. Contact has been made with the appellants for the removal of the sign.

#### Application Number E1/99/08/3

Enforcement -

Erection, without planning consent, of a concrete and wood panel fence,  
located at 9-11 Bowker Street, Irwell Vale.

An informal hearing took place into this appeal on 5th January, 2000.

The decision was to uphold the appeal, quash the enforcement notice and therefore grant planning consent for the structure.

Resolved that the report be noted.

Applications 1997/503 and 1997/504CA  
Proposed Co Op Food Store, Lee Street, Bacup

1065 . The Borough Engineer and Planning Officer reported that the Section 106 Agreement associated with the above mentioned planning application had been the subject of lengthy detailed and protracted negotiations between Officers and representatives of the developer and their agents. He advised that negotiations on the agreement had not yet been finalised to his satisfaction. To date, he had not received details of the final proposals from the applicant and he suggested that final agreement of the terms in this case should be delegated to the Sub-Committee.

Resolved that agreement of the terms of the Section 106 Agreement associated with applications number 1997/503 and 1997/504CA be delegated to the Engineering and Planning Sub-Committee.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Third Party Speaking at Committee

1065 . The Borough Engineer and Planning Officer submitted a report regarding the implications of allowing third party speaking at Committee together with a copy of the report submitted to Committee on 17th January, 2000. At the Council meeting on 9th February, 2000, the Council had resolved to support the principle of third party speaking and he was reporting therefore on the main issues for consideration by the Committee together with the financial and resource implications.

The Committee discussed the matter.

Resolved i) that the introduction of third party speaking at Committees be incorporated within the current proposed changes associated with Best Value and the restructuring processes currently being undertaken,

ii) that in the meantime, arrangements be made for Members to attend meetings of neighbouring planning authorities where such arrangements are currently in operation.

Improvements to New Line Reservoir Site, Bacup

1065 . The Borough Engineer and Planning Officer referred to the proceedings of the Leisure, Recreation and Amenities Sub-Committee on 2nd March, 2000 when a request was forwarded to this Committee to consider improvements at the New Line Reservoir Site. The Leisure Sub-Committee had accepted that the existing mixture of uses and regime of management was valuable but suggested there were aspects of the condition of the site which could be improved.

Resolved that the Borough Engineer and Planning Officer report to a future meeting of the Committee with proposals and costings for the improvement of the New Line Reservoir Site which do not alter the existing mixture of conservation, amenity and recreational use at the site.

Private Street Works - Stubbins Vale Road

1065 . The Borough Engineer and Planning Officer submitted a comprehensive report on the current position regarding the proposed private street works scheme at Stubbins Vale Road. Following the service of notices of provisional apportionment, objections had been received and after discussion with the Borough Solicitor, he had advised that certain properties which had been included in the apportionment should not have been included.

The Committee were aware of the deteriorating condition of the street and the Borough Engineer and Planning Officer indicated that he could not recommend that the Council undertake any works other than those which would comply with the recognised specifications for street works, the costs of which would be significant to those frontages liable to pay for any such works. He further reported that the Council had no statutory duty to carry out repairs to the private street and he recommended that repairs be not undertaken at the present time but that the Private Street Works Procedure be followed.

Resolved i) that the previous resolutions in respect of the making up of Stubbins Vale Road be rescinded

ii) that whereas Stubbins Vale Road is not, to the satisfaction of the street works authority, sewered, levelled, paved, metalled, flagged, channelled, made good, and lighted to the satisfaction of the Council acting as agents for the Highways Authority, the Council in accordance with the terms of its agency agreement with the highway authority, Lancashire County Council and in accordance with Section 205(1) of the Highways Act 1980 resolve that Stubbins Vale Road be sewered, levelled, paved, metalled, flagged, channelled, made good, and lighted and subject to the private street works code the expenses incurred by the authority in executing those works shall be apportioned among the premises fronting the street.

iii) that the Engineering and Planning Sub-Committee be given delegated authority to deal with any matters associated with this Private Street Works scheme including approval of the provisional apportionment, consideration of objections and any other associated issue.

iv) that no action be taken to undertake urgent repairs on Stubbins Vale Road at Public expense of the frontagers.

#### Knowsley Crescent, Shawforth - Request for Highway Improvement

1065 . The Borough Engineer and Planning Officer reported the receipt of request from a Member for the Committee to consider an improvement at the junction of Knowsley Crescent and Knott Hill, Shawforth by the widening of the carriageway fronting numbers 102 - 108 Knowsley Crescent. He advised that the request had arisen following an alleged incident caused by parked vehicles and had required a fire engine to over ride the grass verge at this location.

The Borough Engineer and Planning Officer advised that there appeared to be no ongoing problem of overriding or parking on the verge and the carriageway width complied with current County Council standards for residential road design. He suggested that any such scheme would be funded via the Local Safety Schemes Capital Programme and a scheme at this location would not be awarded sufficient priority in accordance with the County Council criteria.

The Borough Engineer and Planning Officer suggested that the introduction of a Traffic Regulation Order would cause inconvenience to residents and displace on street parking to other sections of Knowsley Crescent thereby increasing the prospect of double parking and obstruction.

Resolved that no action be taken to implement a junction widening scheme at the junction of Knowsley Crescent and Knott End, Shawforth.

### Sponsorship of Litter Bins

1065 . The Borough Engineer and Planning Officer reported on the proceedings of the Rawtenstall Town Centre Sub-Committee at which he had been requested to enquire into the possible provision of sponsored litter bins within the Borough. He submitted details of the contract currently operating within Bury Metropolitan Borough with a Company - Trash Media Limited. Details of the contract were circulated to Members and he advised that the type and design of the bin was determined by the suppliers and the cost of installation and emptying was borne by the local authority. Sofaras the design of the bins was concerned, he suggested that they would probably not be appropriate for conservation areas such as the Bacup and Rawtenstall Town Centres.

The Committee discussed the matter.

Resolved that the Borough Engineer and Planning Officer in consultation with the Borough Solicitor be authorised to undertake negotiations with Trash Media Limited to prepare a draft form of agreement and schedule of litter bin sites for consideration at a future meeting of the Committee.

### Standing Order No. 39(1)

1065 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Eaton taking part in the discussion on the following item.

### Traffic Regulation Orders - Todmorden Road, Bacup

1065 . The Borough Engineer and Planning Officer reported that double parking on Todmorden Road, Bacup close to the junction with Earnshaw Road was causing road traffic dangers at this location and particularly for traffic emerging from Earnshaw Road. He recommended the introduction of a Traffic Regulation Order on the north side of Todmorden Road to improve the situation.

A Member suggested that the parking of vehicles on the southern side of the road associated with a Taxi Business at that location was adding to the problem and the Borough Engineer and Planning Officer commented on that point.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the northern side of Todmorden Road, Bacup from a point 12.5 metres south west of the junction of Earnshaw Road for a distance of 41 metres approximately in a south westerly direction.

### Adoption of Highways - Alden Close, Helmshore

1065 . The Borough Engineer and Planning Officer reported that road works associated with a Section 38 Agreement under the Highways Act 1980 had been carried out to his satisfaction and that the highway had been adopted.

Resolved that the adoption of Alden Close from its junction with Alden Road in a northerly direction to include the cul de sac and both turning heads, extent 224 metres (average width of highway 8.1 metres at services strips and 9.1 metres at footpaths) be noted.

Traffic Conditions - Millar Barn Lane, Waterfoot

1065 . The Borough Engineer and Planning Officer submitted a comprehensive report outlining the discussions and issues considered so far by Members and Ward Members in connection with the traffic problems at Millar Barn Lane, Waterfoot.

The Committee discussed the matter and there was considerable support for certain issues to be pursued relating in particular to an approach to the school governors of BRGS to make arrangements for additional parking facilities for evening functions; the introduction of pre paid tickets for students to facilitate the swifter boarding of buses; an approach to the bus operators to co operate by switching off engines when parked awaiting passengers and the use of "No Waiting" cones during evening functions at the school.

Resolved that the Borough Engineer and Planning Officer consult the school regarding the suggestions now referred to and that a further report be presented to a future meeting of the Committee.

Traffic Conditions - Millgate/Daisy Hill Area, Rawtenstall

1065 . The Borough Engineer and Planning Officer referred to the proceedings of the last meeting of the Rawtenstall Town Centre Sub-Committee, following which, a consultation exercise had been undertaken with residents in the area whereby the views of residents had been sought on proposals for improving traffic conditions in the area.

The Borough Engineer and Planning Officer reported the receipt of six responses which contained suggestions for improving traffic conditions and he submitted his observations thereon.

The Borough Engineer and Planning Officer suggested that a one way system would not ease the problems of residents parking but that the only reliable solution would be the implementation of a residents parking scheme. The police had indicated that such schemes would not generally be enforced by the police although within the Town Centre, they might be able to allocate traffic warden time to enforcement; the Highway Authority policy on such schemes was that they should be self financing and an annual charge in the order of £25.00 was currently levied for such schemes. He advised that such a scheme might have the result of displacing a significant number of non resident cars elsewhere within residential areas in the vicinity of the Town Centre which might exacerbate existing problems.

The Borough Engineer and Planning Officer suggested that a residents scheme could not guarantee sufficient parking places for the residents requiring them and could in itself lead to disputes between neighbours.

The Committee discussed the matter in detail and Members sought further information on the staffing and cost implications for the Council.

Following a full discussion it was,

Resolved that the Borough Engineer and Planning Officer be requested to investigate the possibility of the introduction of a Residents Only Parking Scheme in the area of Millgate/Daisy Hill, Rawtenstall and that he report to a future meeting of the Committee with details of such a proposed scheme together with information on the costs thereof.

Litter Bins at Irwell Vale

1065 . The Borough Engineer and Planning Officer reported the receipt of a request from Groundwork Rossendale for the Council to undertake the emptying of litter bins to be erected in Irwell Vale by Groundwork Rossendale.

Resolved that the request be referred to the Environmental Health and Control Committee for determination.

Newchurch Road, Stacksteads - Lighting/Highway Design

1065 . The Borough Engineer and Planning Officer reported the receipt of a petition containing 125 signatures from residents in the area of Newchurch Road, Stacksteads requesting the upgrading of street lighting between Farholme Lane and the Toll Bar junction and consideration to the provision of a footway at this location.

He reported on various safety improvements which had been carried out in recent years along Newchurch Road, Stacksteads including the mini roundabout, new sections of footway, improvements at the Farholme zebra crossing and improved street lighting. The Borough Engineer and Planning Officer advised that he would obtain accident data from the County Council and arrange for the street lighting system to be checked for compliance with the relevant standards for traffic route lighting.

Resolved i) that the petition be noted,

ii) that the Borough Engineer and Planning Officer be requested to present a detailed report to the next ordinary meeting of the Engineering and Planning Committee on these issues.

Departmental Objectives 2000/2001

1065 . The Borough Engineer and Planning Officer presented a report outlining the need for the determination of strategic departmental objectives to assist in the prioritisation and plan of the business of the department for future years and to assist in making improvements to the services provided by the department. Given that the Council was currently in the process of a restructuring exercise and currently undertaking the Best Value Review, he suggested that it would be appropriate for departmental objectives to be determined once the reviews had identified particular business units which could then properly address the issue.

Resolved that the final determination of departmental strategic objectives be deferred until the June cycle of meetings following the current restructuring review.

Conservation Area Partnership Sub-Committee

1065 . Resolved that the minutes of the Conservation Area Partnership Sub-Committee held 26th January, 2000 be noted (for minutes see Appendix 'A').

Haslingden Town Centre Sub-Committee

1065 . Resolved that the minutes of the Haslingden Town Centre Sub-Committee held 10th February, 2000 be approved and adopted (for minutes see Appendix 'B').

Rawtenstall Town Centre Sub-Committee

1065. Resolved that the minutes of the Rawtenstall Town Centre Sub-Committee held 22nd February, 2000 be approved and adopted (for minutes see Appendix 'C').

Engineering and Planning Sub-Committee

1065. Resolved that the minutes of the Engineering and Planning Sub-Committee held on 16th February, 23rd February, 1st March and 8th March 2000 be noted. (For minutes, see appendices 'D' to 'G').

Exclusion of the Public and Press

1065. Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act.

LCC Highways Agency Audit

1065. The Borough Engineer and Planning Officer submitted a comprehensive report on the final internal audit report from the Lancashire Audit Service dated 20th October, 1999 on the Highways Agency. He submitted a copy of the final report, the formal letter of recommendation/instruction from the Environment Director of Lancashire County Council dated 5th November, 1999 and the final comments on the report prepared by Mr. P. Cunliffe, Borough Engineer and Planning Officer dated 26th May, 1999.

The Borough Engineer and Planning Officer submitted his observations on the final audit report and advised Members of the discussions which had taken place leading up to and following the report which included action taken on the recommendations contained in the final audit report.

The Borough Engineer and Planning Officer commented on the circumstances which had given rise to recommendations in the final audit report for particular action to be taken where performance had been judged to be unsatisfactory.

Following a full discussion it was,

Resolved i) that the actions of the Borough Engineer and Planning Officer in relation to the Audit Report's recommendations numbered 3, 5, 7, 9, 10, 12 and 17 be accepted and approved.

ii) that it be noted that it is accepted by Lancashire County Council that no action or further action by the Borough Council is necessary at this stage in respect of recommendations numbered 1, 8, 11, 13, 14, 15 and 16.

iii) that, in relation to recommendations 2, 4, and 6 this Council agrees to the recovery (from the Highways DLO account) of a sum in the amount of £15,369.90 for over payments on the Term Maintenance Contract.

THE MEETING CLOSED AT 8.55 P.M.

APPENDIX 'A'

CONSERVATION AREA PARTNERSHIP SUB-COMMITTEE

held 26th January, 2000  
at 5.30 pm

PRESENT: Councillors Pilling (in the Chair),  
Councillors Cheetham and P. Hayler

SECTION 'B' - FUNCTIONS DELEGATED

Bacup and Rawtenstall Conservation Area Progress - Progress Report

1. The Borough Engineer and Planning Officer reported that grant assisted works had been completed at 37 Market Street, Bacup and St. John the Evangelist Church, Bacup. He advised of minor outstanding works at St. John's Church.

The Borough Engineer and Planning Officer also reported that work had not yet commenced on three schemes:- 30/32 Bank Street, 82 Bank Street, and the street adjacent to St. Mary's Chambers. He reported on correspondence with the owner of 30/32 Bank Street which indicated that it would not be possible to undertake the additional roof works for which a grant offer had been made, before the deadline for completion of schemes and in the circumstances he had written to the owner withdrawing the offer of grant.

Resolved i) that the report be noted.

ii) that the action of the Borough Engineer and Planning Officer in withdrawing the grant offer in respect of 30/32 Bank Street be approved.

Exclusion of the Public and Press

2. 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 remaining items of business 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.

Bacup and Rawtenstall Conservation Area Partnership - 91 Bacup Road, Rawtenstall

3. The Borough Engineer and Planning Officer reported that works had been undertaken at the above premises which were not in accordance with the grant offer. He indicated that he had written to the applicant withdrawing the offer of grant.

Resolved that the action of the Borough Engineer and Planning Officer in withdrawing the offer of grant be approved.

Bacup and Rawtenstall Conservation Area Partnership - Outstanding Offers

4. The Borough Engineer and Planning Officer reminded the Sub-Committee that the CAP was to be financially complete by March, 2000. He submitted details of 4 schemes where offers of grant had not yet been taken up (including 30/32 Bank Street) together with details of the total sum of grant offered.

The Borough Engineer and Planning Officer indicated that there remained approximately £5,380.00 which remained unallocated.

Resolved that the report be noted.

Application for Grant - 23 Market Street, Bacup

5. The Borough Engineer and Planning Officer reported the receipt of an approach from the owner of 23 Market Street, Bacup for grant towards professional fees, structural work and repairs/improvements. He advised Members that this scheme would qualify for grant in the order of £12,000.00. but that only £5830.00 approximately was available for grant, unless the remaining outstanding schemes did not proceed, thereby releasing additional funds.

The Sub-Committee discussed the matter.

Resolved i) that an offer of grant in the sum of £5380.00 be made to Mr. AM in respect of structural engineers fees, bressumer beam and strapping at 23 Market Street, Bacup subject to the standard conditions and specifically subject to the requirement to complete the works and claim grant thereon by 20th March, 2000.

ii) that the Borough Engineer and Planning Officer be given delegated authority to increase the grant offer within the limit of available funds to a maximum of £11,912.00 in respect of additional repairs as outlined in the report. Any such offer to be subject to the standard conditions and specifically subject to the requirement to complete the works and claim grant thereon by 20th March, 2000.

Whitworth Square Conservation Area - Repairs to the Church Yard

6. The Borough Engineer and Planning Officer submitted details of tenders received from contractors to undertake necessary arboricultural work to the trees within the church yard.

Resolved that subject to the receipt of faculty approval, the Borough Engineer and Planning Officer be authorised to appoint D and R Tree Services to undertake the necessary works and in the event that that Company is unable to carry out the works, the contract be awarded to RBC Parks DLO at the prices indicated in the report.

Bacup and Rawtenstall HERS

Progress Report

7.(a) The Borough Engineer and Planning Officer reported on works in hand at 12/14 Haslingden Old Road, Rawtenstall.

The Borough Engineer and Planning Officer advised the Sub-Committee that the contracts relating to the HERS schemes in Bacup and in Rawtenstall were received from English Heritage on 1st October, 1999. An allocation of £80,000.00 of joint English Heritage and Rossendale Borough Council funding to each scheme in the current year with similar funding likely to be provided in the following two financial years. He advised that eligible property owners in Bacup had been informed on 21st October and those in Rawtenstall on 5th November and he submitted details of the limited response received so far. He pointed out that it was not unusual for such schemes to have a lead in period where there was little activity and in recognition of this position, English Heritage had agreed to allow their funding to be carried forward into the next financial year. He pointed out also, that the scheme was dependent upon the receipt of applications.

Resolved that the report be noted.

Grant Application - Ilex Mill, Rawtenstall

7.(b) The Borough Engineer and Planning Officer referred to the proceedings of the Ilex Mill Sub-Committee on 11th January at which the question of assistance in respect of professional fees had been considered. He reported that an application had been made to English Heritage by the Council for approval to the Council's application.

Resolved that subject to the written agreement of English Heritage, HERS grant up to a maximum of £26,500.00 exclusive of VAT be offered to the Council, subject to the standard conditions.

THE MEETING CLOSED AT 5.50 P.M.

A P P E N D I X ' B '

HASLINGDEN TOWN CENTRE SUB-COMMITTEE

held 10th February, 2000  
at 7.00 p.m.

PRESENT: Councillor Cruise (in the Chair)  
Councillors P. Hayler, Pilling, Lee, Smith and Thorne.

Haslingden Market

1. The Borough Housing and Environmental Health Officer referred to the report which had been circulated to Members and which had been presented to the Environmental Health and Control Committee at its meeting on 10th January, 2000 regarding a number of issues in relation to the usage of Haslingden market.

He advised Members that the report had been referred to the Sub-Committee and to the Market Liaison Group for further consideration.

He referred to various issues raised in the report, and stated that the Environmental Health and Control Committee was seeking the views of the Sub-Committee on what steps might be taken to address and resolve a number of the issues raised in the report regarding the usage of the market.

He pointed out that the matter would be further considered by the Environmental Health and Control Committee in the light of any views received from this Sub-Committee and the Market Liaison Group.

Members of the Sub-Committee put forward various ideas as to how the usage might be increased and in particular, it was suggested that consultation might take place with residents and existing stall holders to ascertain exactly what they wanted from the market and also that steps should be taken to publicise the market. It was also suggested that consideration should be given to using the market for other purposes, namely car boot sales, charity events and local craft fair and to allow other Organisations to rent the market site for other events on those days when it was not being used as a market. It was also suggested that the use of the market should be linked with the Tourism Strategy.

Resolved i) that the Borough Housing and Environmental Health Officer be requested to explore the suggestions as now put forward by the Sub-Committee for promoting and increasing the use of Haslingden market with a view to presenting a further report thereon to a future meeting of the Environmental Health and Control Committee.

ii) that following further consideration of this matter by the Environmental Health and Control Committee, the Borough Housing and Environmental Health Officer be requested to present a progress report to this Sub-Committee thereon.

Update on SRB Schemes for Haslingden

2. Further to Minute Number 1 of the October meeting, Sally Collins Project Director for the Action for Haslingden Partnership Limited presented a written report to the Sub-Committee which outlined past, present and future schemes to be committed under the SRB Programme for Haslingden together with details of costs and other relevant financial information.

Sally Collins was present at the meeting and she commented on the report and responded to Members questions thereon.

A Member of the Committee referred to the requirement for the production of the Sustainability and Exit project in relation to the overall project. Sally Collins explained that she would have to produce a forward strategy for the Regional Development Association and also prepare the Sustainability and Exit Project and to this end as a first step, as part of the consultation process there was to be a meeting on 24th March at the Holden Vale Business Centre, to which appropriate organisations were to be invited.

Resolved that the report be noted.

#### Disabled Parking

3. Further To Minute Number 3 of the October meeting the Borough Engineer and Planning Officer submitted a comprehensive report upon the provision of disabled parking in Haslingden.

The Committee discussed the report in detail.

Resolved that the Borough Engineer and Planning Officer be requested to consult user groups and town centre businesses regarding the provision of disabled parking spaces in Rossendale generally and to submit a report to a future meeting of the Engineering and Planning Committee thereon.

THE MEETING CLOSED AT 7.45 P.M.

APPENDIX 'C'

RAWTENSTALL TOWN CENTRE SUB-COMMITTEE

meeting held 22nd February, 2000  
at 7.00 p.m.

PRESENT: Councillor J. Forshaw (in the Chair)  
Councillors Cheetham, Disley, Fishwick, Grogan, Hancock,  
J. Hayler, P. Hayler, Lee, Pilling, Steen (for Dunne),  
and Thorne (for Holt)

APOLOGIES: Councillors Dunne and Holt

Progress report on items raised at the meeting held on 26th October, 1999

Litter

1(a) The Borough Engineer and Planning Officer reported that additional litter bins had now been delivered and had been erected earlier in the day. He pointed out that the remaining bins including that to be provided at the Weaver's Cottage were yet to be provided.

Resolved that the report be noted.

Sponsorship of Litter Bins

1(b) The Borough Engineer and Planning Officer reported on recent correspondence received in respect of sponsorship of litter bins. He had made contact with a Company which arranged sponsorship and he submitted outline details of the conditions attaching to such sponsorship deals. He suggested that it would be appropriate for him to undertake further negotiation with the Company and report to the principal committee on proposed arrangements.

In answer to a question from a Member, the Borough Engineer and Planning Officer indicated that he would be contacting Rawtenstall Civic Society in connection with the possible sponsorship of the bin to be provided at the Weaver's Cottage.

Resolved that the Borough Engineer and Planning Officer arrange for an early meeting with the sponsorship company and that a report be presented to the Engineering and Planning Committee on proposed arrangements at the earliest opportunity.

Kay Street junction with Bacup Road

1(c) The Borough Engineer and Planning Officer reported on the steps taken to date in attempting to seek the removal of obstructions on the highway, particularly the cobbled area, on Kay Street, at its junction with Bacup Road; he advised that the Borough Solicitor was obtaining details of land ownership.

Members expressed considerable concern that the issue had not yet been resolved and reference was made to the inconsiderate parking of vehicles on Buller Street at its junction with Kay Street which resulted in an obstruction to vehicles intending to proceed along Buller Street. The Borough Engineer and Planning Officer advised that obstructions in the carriageway had been referred to the Police.

Resolved that the Borough Engineer and Planning Officer be requested to proceed as a matter of urgency in seeking the removal of the obstructions now referred to.

#### Millgate, South Street, Daisy Hill - Traffic Conditions

1(d) The Borough Engineer and Planning Officer reported that the consultation process requested by the Sub-Committee at their last meeting was to be undertaken in the immediate future so that responses could be reported to the next meeting of the principal committee.

Resolved that the Borough Engineer and Planning Officer be requested to report to the next meeting of the principal committee on the views expressed in response to the consultation exercise.

#### Market Pavement

1(e) The Borough Engineer and Planning Officer reported that in estimating the cost of the Bank Street scheme, an allowance had been made for the value of the block paving materials which were to be removed. In effect, this arrangement reduced the cost of the Bank Street scheme and resulted in the materials becoming the property of the contractor. Accordingly, it would not be possible for the materials to be made freely available elsewhere and any works to the pavement on Newchurch Road at the market, would be charged at the normal schedule of rates for highways maintenance.

Resolved that the principal committee be recommended to include a scheme for the improvement of the footway at Rawtenstall Market to be included in the capital programme.

#### Reinstatements

1(f) Arising out of the discussion on the previous item, considerable discussion followed on the type and quality of reinstatement works, with particular reference to those in areas where the footway was surfaced with block paving.

The Borough Engineer and Planning Officer reported that the options available to the Utilities were either to undertake a temporary reinstatement which subsequently had to be permanently reinstated in original materials, or to undertake a permanent reinstatement immediately. He explained the extent to which random inspections were undertaken in accordance with the relevant legislation and pointed out that in areas such as Town Centres, inspections were likely to exceed those normally expected elsewhere.

A Member pointed out that he understood that consultation on proposed legislation to amend the existing legislation in respect of street works was currently being undertaken by the Government and that it was necessary to respond in a manner which would tighten the existing regulations with a view to improving current arrangements.

In answer to a question from a Member, the Borough Engineer and Planning Officer indicated that Default Notices were served on the Utilities with great regularity. Members proceeded to identify areas where reinstatements were inadequate and the view was expressed that it would be of assistance to the inspection regime if Members made a point of reporting any faults which they themselves identified.

Resolved (i) that the report be noted, and

(ii) that the Borough Engineer and Planning Officer take account of the views expressed by the Sub-Committee in this matter.

#### Bank Street Properties - Rear elevations to Phipps Buildings Car Park

1(g) The Borough Engineer and Planning Officer reported that approaches had been made to the owners of the properties which had previously been identified by the Sub-Committee as being in an untidy state; offers of grant had been made to improve the rear elevations but no positive responses had been received. The CAP regime was now coming to an end.

The Borough Engineer and Planning Officer reported that the only action which the Council had been able to take was to seek the removal of some dangerous steps at the rear of one of the properties.

Resolved that the report be noted.

#### Parking on the carriageway adjacent to dropped Kerbs

1(h) Arising out of the discussion on the previous item, a Member referred to continuing problems experienced by persons using prams or wheelchairs and she asked whether steps could be taken to assist such road users by the removal of offending vehicles. The addition of H Bar markings on the carriageway was discussed but, the Borough Engineer and Planning Officer pointed out that Bank Street was covered by Traffic Regulation Orders which effectively meant that parking was not allowed; H Bar markings, which were only advisory, were more appropriate at locations not covered by Traffic Regulation Orders and certainly in the case of Bank Street, they were unlikely to work if the statutory Traffic Orders did not deter motorists. A Member pointed out that the enforcement of Traffic Regulation Orders was a matter for the Police and Traffic Wardens.

Resolved that the report be noted.

#### Newchurch Road - Temporary Traffic Regulation Order

1(i) The Borough Engineer and Planning Officer reported that the temporary Traffic Order in place was likely to require an extension to 13th March. Members and representatives of the market traders pointed out that the diversion scheme had been most successful and there had been virtually no complaints about the arrangements. A representative of the market traders asked that the Borough Engineer and Planning Officer look in to the provision of a sign on Burnley Road indicating that access to the market was available from the western end of Newchurch Road.

Resolved that the report be noted.

#### Rawtenstall Market

1(j) The Chair pointed out that discussion on the market issues was largely a matter for the Environmental Health & Control Committee and that a Market Liaison Group had been established by that Committee. The Borough Housing and Environmental Health Officer reported on the membership of the Market Liaison Group and pointed out that this was to be the forum for all market issues which

currently included security, vandalism, advertising and promotion. The Liaison Group was intended to provide a forum for discussion involving Members and representatives of the market trade and recommendations from that group would be made to the Environmental Health & Control Committee.

Resolved that the report be noted.

Future role and constitution of Town Centre Sub-Committees

2. Arising out of the discussion on the previous item, the Chair indicated that market-related issues were now to be dealt with by the Markets Liaison Group. Reference was made to other organisations dealing with other matters of public concern including the Community Safety Partnership, Police Forums, other Town Centre Sub-Committees etc. She suggested that a number of successful Town Centre Sub-Committee meetings had been held when members of the public had taken an active part, but she questioned whether the existing arrangements for the Sub-Committee were such as to encourage members of the public to attend and take part.

The Sub-Committee discussed in detail the need for change and the extent to which greater public participation might be encouraged, both for this Sub-Committee and the other Town Centre Sub-Committees.

Following a full discussion it was

Resolved (i) that the Chair, Vice Chair and Opposition Spokesperson be given authority to introduce any necessary changes in the arrangements for the next meeting of the Sub-Committee and that the next meeting be used as a pilot for determining the scope and style of future meetings of the Sub-Committee, and

(ii) that the Policy and Resources Committee be recommended to consider arrangements for future meetings of the Bacup and Haslingden Town Centre Sub-Committees and they be recommended to write to all Members of the Council inviting comments on the future direction and objectives of the Sub-Committees.

THE MEETING CLOSED AT 8.15 P.M.

APPENDIX 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 16th February, 2000  
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. 2000/011 - Proposed extension to first floor accommodation to form dressing room and the provision of a dormer window on front elevation at 9 Chapel Street, 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 facing stone and 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. 1999/222 - Consultation from Rochdale MBC - Windfarm development consisting of 13 no. 45 metre high turbine towers, anemometer mast, control building, sub station and access works involving the formation of access tracks and including widening/junction improvements at Calderbrook Road/Higher Calderbrook Road at Land at Great Hill, (Moorland NE of Wardle Village and NW of Calderbrook), Littleborough

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

Application No. 1999/462 - Change of use of part of floor area to showroom for the display of fireplaces manufactured on the premises at Unit 9, Cuba Industrial Estate, 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 condition:-

1. The showroom hereby permitted shall only be occupied or used in connection with, and ancillary to, the occupation of the existing workshop and the showroom area shall not be extended beyond that area indicated on the approved plans.

Application No. 2000/013 - Change of use of vacant land to residential garden curtilage and the construction of a detached prefabricated garage at Land rear of 14 Upper Ash Mount, Cloughfold, Rossendale

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

Application No. 2000/009 - Change of use of motor vehicle repair workshop to motor vehicle repair workshop and MOT bay at Unit 6, Bridge Mills, Rochdale Road, Ramsbottom, Nr. Bury

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

Application No. 1999/220 - Proposed wind farm development (9 mega watt) consisting of 9 no. three bladed wind turbines and associated access roads, control building/sub station, electricity transformers and wind monitoring mast (the development may affect the setting of a number of public rights of way including 391, 392, 394, 395, 457 and 458) at Land between Tooter Hill and Hogshead Law Hill, (land to the east of Bacup, north northeast of Britannia and north of Shawforth

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

Application No. 1999/443 - Change of use of garage/workshop to warehouse for storage purposes at Unit 3 Bridge Mills, Rochdale Road, Ramsbottom, nr. 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 paragraphs 8 and 9 of Part I of Schedule 12A to the Act.

Roadworks at Northfield Road, Rising Bridge

The Borough Engineer and Planning Officer reported that Lancashire County Council had agreed to fund additional works to reconstruct the River Wall, and to seek approval to award the additional work to the Highways DLO, in the sum of £91,065.46 plus preliminaries.

Resolved (i) that the funding of additional works by Lancashire County Council to reconstruct the River Wall be noted; and

(ii) that the Highways DLO be awarded the work to the value of £91,065.46 plus preliminaries.

THE MEETING CLOSED AT 5.20 P.M.

A P P E N D I X E

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 23rd February, 2000  
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. 2000/008 - Erection of conservatory on rear elevation at Alden Heights, Alden 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 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. 2000/014 - Construction of a two storey gable extension comprising garage on ground floor and bedroom on first floor (amended plan) at 29 Herbert Street, 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 natural stone 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. 2000/027 - Conversion of part of existing roof from flat to pitched at Reeds House Farm, Reeds Lane, 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 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. 2000/018 - Proposed extension of existing garage and retrospective consent for the conversion of existing pool to granny flat at The Old Shippon, Laund Slack Farm, Cribden End 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 samples of the proposed natural stone walling and roof tiles to match the existing property 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 granny flat hereby permitted shall only be occupied in connection with and incidental to the occupation of the existing dwelling and shall at no time be severed and occupied as a separate independent dwelling unit.

Application No. 1999/454 - Outline - Erection of a farm manager's dwelling. The development may affect the setting of footpath no. 36 at Willows Farm, Gib Hill Lane, Crawshawbooth, Rossendale

Resolved that this application be refused for the following reasons:

1. The application site lies outside the urban boundary and within an area designated as a countryside area in the Proposals Map of the Rossendale District Local Plan. Under policy DS.5 of this Plan, development in countryside areas 'will be restricted to that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area.' New build residential development is therefore normally not permitted in countryside areas.

The applicant seeks to justify the proposed farm manager's dwelling on the grounds of agricultural need. However he has failed to demonstrate to the satisfaction of the local planning authority that such justification exists, as there is no need normally for an agricultural worker to reside at Willows Farm. Accordingly to approve this application would be both contrary to policy DS.5 of the Rossendale District Local Plan, which seeks to restrict new development in countryside areas in the interests of conserving the landscape character of these areas, and prejudicial to the subsequent implementation of this policy as the proposed dwelling would set an adverse precedent by the introduction of a form of sporadic development which might encourage the submission of other similar applications in the future which would then be more difficult to resist.

2. Notwithstanding the present operational requirements of the agricultural holding of Willows Farm, it is the firm contention of the local planning authority that the submission of this proposal for a farm manager's dwelling is a direct consequence of the earlier disposal of Willows Farmhouse which was the only farm dwelling serving that unit. In the interests of conserving the landscape character of this area and in order to avoid the establishment of an adverse precedent which may in turn lead to the submission of further applications arising out of the deliberate fragmentation of agricultural holdings within the Borough it is considered that this proposal should be strongly resisted.

Application No. 1000/459 - Reinstatement of grade II listed former farmhouse  
at Old Cowpe Hall Farmhouse, Cowpe, Bacup

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

1. Before any of the works hereby approved are first implemented full details of the re-fenestration of the building shall be submitted to and approved by the local planning authority and the window joinery and glazing details shall thereafter only be implemented in accordance with the approved details.
2. Prior to the commencement of any of the works hereby approved full details of the extent and nature of the proposed structural repair of the building (as such including all works of localised rebuilding referred to in the Building Conservation Assessment) shall be submitted to and approved by the local planning authority and all structural repairs shall be undertaken thereafter in strict accordance with these approved details.
3. The re-instatement of the building shall be undertaken in strict accordance with the recommendations and methodology contained in the document entitled "Building Conservation Assessment, Old Cowpe Hall Farmhouse, Rawtenstall.", and no variations to the approved methodology shall take place without the prior written consent of the local planning authority.
4. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
5. Before any works hereby approved are first implemented full details of all external door joinery shall be submitted to and approved by the local planning authority and the doors shall thereafter be installed in strict accordance with those approved details.
6. Prior to the commencement of any of the works hereby approved full details of the proposed rainwater goods, and soil stacks shall be submitted to and approved by the local planning authority and the aforementioned items shall thereafter only be implemented in accordance with the approved details.
7. Before the development hereby approved is commenced details of the siting and installation of the proposed Biodisc Sewage Treatment System shall be submitted to and approved by the local planning authority and thereafter the treatment system shall not be installed other than in accordance with the approved details.

8. Before the development hereby approved is first commenced there shall be submitted to and approved by the local planning authority a scheme for the improvement of the vehicular access to the proposed dwelling identified as being within the application site boundary and the dwelling shall not be occupied until such time as the access improvement scheme has been fully implemented.

Application No. 1999/476 - Outline - Erection of detached dwelling with integral garage at Land between 186 and 186a Todmorden Road, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The proposed development would be contrary to the provisions of the approved and adopted Rossendale District Local Plan which indicates that the application site is located within an area designated as Countryside wherein development will be restricted to that needed for the purposes of agriculture, forestry and other uses appropriate to a rural area.
2. The site which is the subject of this application is shown to be located beyond the Urban 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.
3. The proposed development of one detached dwelling with integral garage on this restricted site is considered to be overdevelopment having regard to the compact dimensions, narrow frontage, adverse change in level and cramped physical relationship with adjoining residential properties, which would result in an inappropriate form of infill development contrary to provisions of Policy DC.1 of the Rossendale District Local Plan.
4. The proposed site, due to its size and scale, is constrained to the extent that it would be difficult to allow for the adequate parking/manoeuvring/turning of vehicles within the site which 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 Todmorden Road.
5. The application gives insufficient information to enable the full implications of the proposal to be properly considered, particularly in terms of siting, access arrangements and illustrative details of the proposed property.

THE MEETING CLOSED AT 5.40 P.M.

A P P E N D I X ' F '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 1st March, 2000  
at 5.00 p.m.

PRESENT: Councillor Pilling in the Chair,  
Councillors P. Hayler and J. Cheetham

SECTION 'B' - FUNCTIONS DELEGATED

Standing Order No. 39(1)

Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor Fishwick taking part in the discussion on application 2000/031.

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.

Application No. 2000/031 - Change of housetype at Plot 1, land  
off Mount Street, Rawtenstall, Rossendale

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

Application No. 2000/043 - Proposed first floor extension over garage to  
provide bedroom and bathroom at 5 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed 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. 2000/010 - Proposed demolition of existing garage and  
erection of pre-cast concrete garage at Plot 1, garage colony off  
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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

2. 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.

3. 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. 1993/150 - Proposed self contained annexe extension to existing dwelling and greenhouse extension attached to existing garage at Cribden View, 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed 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.
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. The proposed self contained annexe shall only be occupied in connection with and incidental to the occupation of the existing dwelling and shall at no time be severed and occupied as a separate independent dwelling unit.

THE MEETING CLOSED AT 5.20 P.M.

A P P E N D I X 'G'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 8th March, 2000  
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. 2000/042 - Construction of single storey extension to front elevation at 17 Bankside Lane, Bacup, Lancs

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing brickwork 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. 2000/045 - Conversion of existing integral garage to habitable room at 27 Moorland Rise, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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.

Application No. 2000/024A - Provision of replacement and extension of externally illuminated signage at Halfway House, Market Street, Whitworth, nr. Rochdale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application No. 2000/030 - Erection of single detached concrete garage at  
Garage colony adj. to 122 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Prior to the siting of the garage hereby approved, the proposed extension to the dropped kerb shown on the amended site plan received on 22nd February 2000 shall be provided.
3. 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.
4. 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. 2000/017 - Conversion of existing dwelling and offices to 4  
no. self contained flats at 262 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

N.B. In accordance with Standing Order 28(2) Councillor Cheetham requested that his vote against the above resolution be recorded.

Application No. 2000/020 - Construction of garage extension to existing bungalow and construction of new garage on adjoining site at Westfield, Station Brow, Helmsshore

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed coursed stone and roofing tiles for the adjoining garage to match the 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.
3. No development shall take place until samples of the proposed coursed stone and roofing slates for the detached garage 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 trade or business shall be carried on in or from (nor any storage of goods or other articles in connection therewith) the garage(s) hereby permitted which shall only be used for purposes incidental to the dwellinghouse.

Application No. 2000/032 - Change of use of vacant land to garden area at 436 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/034 - Construction of 1 no. pair of semi detached dwellings (resubmission) at Land at Princess Street, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural/artificial facing stone and natural/artificial 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. The proposed car parking as indicated on the submitted plan shall be provided, surfaced with a sealed surface, 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 purposes.

Application No. 2000/035 - Construction of 4 bed detached dwelling and construction of 2 car garage at Former Car Parking area, House on the Hill, Market Street, Shawforth, nr. Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
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 and E of Part 1 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. 2000/003 - Change of use of former leather furniture manufacturing premises to health and fitness studio at First Floor, Pioneer Buildings, Rochdale Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 noise level generated by the health and fitness studio hereby approved should not exceed the background noise level by more than 5dB(A). (The Noise level should be measured as a LAeq (5 mins) at a point 1m from the facade of the nearest noise sensitive location).
3. After 10.00pm noise generated by the health and fitness studio should be inaudible in the nearest noise sensitive property with windows open for normal ventilation.

Application No. 2000/005 - Proposed installation of 45,000 litre underground fuel tank at Shell Rising Bridge, Blackburn Road, Rising Bridge, Accrington, Lancs

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 be begun before the expiration of (five) years from the date of this permission. Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Application No. 2000/036 - Construction of workshop unit at Land adjacent to existing workshop rear of 141 New Line, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
3. No roofing/wall cladding operations shall commence until details of the roofing/wall cladding and any edge trims have been submitted to and approved in writing by the Local Planning Authority. The roofing/wall cladding sheets and any edge trims shall be installed in accordance with the details so approved and shall be so retained thereafter.
4. The building shall be used only for uses falling within Classes B1 (light industry) and B8 (storage) of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that order).

Application No. 1999/231 - Outline - Demolition of existing buildings. Erection of residential blocks providing 19 dwellings with garaging at basement level utilising the existing access, provision of 3 no. passing bays and an improved junction to Rochdale Road (amended plans which supersede) at Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

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

Application No. 2000/019 - Change of use of retail shop to amusement centre at Unit 20, The Valley Centre, Bank Street, Rawtenstall, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 hours of 9.30am and 6.30pm on Mondays to Saturdays.

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.

Tender List - Thinning of Hippings Lane Wood, Waterfoot

The Borough Engineer and Planning Officer submitted a list of firms whom he recommended should be invited to tender for the above work.

Resolved that firms 1, 2, 3, 4 and 5 on the list now submitted be invited to tender for the above work.

THE MEETING CLOSED AT 5.45 P.M.



THE UNDERMENTIONED MINUTES WERE SUBMITTED TO AND APPROVED AND ADOPTED BY THE COUNCIL ON THE 19TH APRIL, 2000 AND ARE PRINTED HERE FOR RECORD PURPOSES ONLY

ENGINEERING AND PLANNING COMMITTEE (Planning Applications)

held 17th April, 2000  
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

1229. Resolved that the Minutes of the meeting of the Committee held on 20th March, 2000 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

1229. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 1231 to 1232 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 14/2000/023  
Change of use of allotments and engineering operations  
to create an access road and service yard (AMENDED PLAN)  
at: Land off Piercy Road, Waterfoot, Rossendale

1229. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the service yard and parking area are first brought into use, the vehicular access and retaining wall shall be completed in accordance with the approved details.
3. Before the recommencement of development, there shall be submitted to and approved by the local planning authority, details of the layout and surface treatment of the service yard/parking area, the use of which shall not commence until the service yard/parking area has been constructed/surfaced and laid out in accordance with the approved details.

4. The service yard/parking area shall not be brought into use until the landscaping scheme as shown on the submitted plans have been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority give written consent to any variation.
5. The service yard/parking area hereby approved shall not be used other than for the parking of vehicles and storage of plant and machinery, and no vehicular repairs, maintenance or other noisy operations shall take place within the land edged red on plan number 3190/02/A other than within the confines of a building.

Application Number 14/2000/061LB  
Proposed external alterations to rear elevation comprising  
a) additional window, b) replacement of patio door with windows,  
c) relocate back door and steps and d) erection of store  
to rear of dwellinghouse  
at: 221 Burnley Road, Bacup, Lancashire

1229. Resolved that planning permission be granted to this application subject to the standard time period condition and the following conditions:-

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. No development shall take place until samples of the proposed facing and roofing materials 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.
3. Details of the door, which shall be of a solid design, shall be submitted to and approved in writing by the local planning authority. The door shall be installed in accordance with such details and retained thereafter.

Engineering and Planning Sub-Committee

1229. Resolved that the minutes of the Engineering and Planning Sub-Committee held on 15th March, 22nd March, 29th March, and 5th April, 2000 be noted. (For minutes, see appendices 'A' to 'D').

THE MEETING CLOSED AT 7.05 P.M.

APPENDIX 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 15th March, 2000  
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. 2000/040 - Construction of conservatory on rear elevation at 11 Longacres Drive, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 conservatory walls shall not be constructed other than with the approved materials.

Application No. 2000/050 - Construction of conservatory on rear elevation at 11 Pendleton 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed stone have been submitted to and approved by the local planning authority and the outer face of the conservatory walls shall not be constructed other than with the approved materials.

Application No. 2000/052A - Erection of internally illuminated projecting sign at 48/50 Manchester Road, Haslingden, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.
7. The projecting sign hereby permitted shall have a minimum vertical clearance to the footway of 2.1 metres.

Application no. 2000/026A - Provision of externally illuminated shop sign at 30/32 Bank Street, Rawtenstall, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application No. 2000/060A - Renewal of advertisement consent for the display of externally illuminated signs at Kings of Cloughfold, Hill End Lane, Cloughfold, Rossendale

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

1. Any advertisements displayed, and any site used for the display of

advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application No. 2000/041 - Construction of concrete base and siting of steel  
lpq gas tank. The development may affect the setting of footpaths 289,290,  
292 and 293 at Wesley Old Hall, Weir, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 proposed screen planting shall be implemented within 3 months of the installation of the LPG tank and retained thereafter. Any part of the screen planting dying or 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. 1999/480 - Conversion of former farmhouse and barn into  
dwellinghouse. The development may affect the setting of footpath no. 48 at  
Windy Bank House, Burnley Road East, Water, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning (General 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 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 samples of the proposed natural blue slate and 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.
5. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
6. Before the development hereby approved is first commenced details of the septic tank and soakaway provision for the treatment/removal of foul and surface water shall be submitted to and approved by the local planning authority and thereafter the approved details shall be fully implemented prior to the first occupation of the dwellinghouse.
7. The scheme of conversion shall not be undertaken other than in accordance with the Method Statement dated January 2000 prepared by the Healey Brown Partnership.

Application No. 2000/021 - Erection of 1 no. two storey dwellinghouse with integral garage at Land adjacent to 52 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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, and D 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.
3. 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 the order, shall be

carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

4. The external facings of the dwellinghouse shall not be constructed other than with natural coursed stone samples of which shall be submitted to and approved by the local planning authority prior to the commencement of development.
5. 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 constructed other than with the approved materials.
6. Before the development hereby approved is first commenced details of the balustrading to the rear of dwellinghouse shall be submitted to and approved by the local planning authority and thereafter implemented in accordance with the approved details.
7. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 2000/025 - Conversion of former barn into 4 no. bed dwelling  
including new vehicular access to Burnley Road at Higher Broadclough Barn,  
Burnley Road, Weir, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
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. Works required for the conversion of the barn to a dwelling hereby permitted shall only be carried out in accordance with the structural survey dated 14th January 2000. Any additional or further structural

works required should not be carried out without the prior written permission of the local planning authority.

5. The building shall not be occupied for the purpose of this permission until car parking, servicing and manoeuvring facilities within the application site have been provided, laid out and surfaced in accordance with the approved plans.

Application No. 2000/039 - Conversion of redundant barn to a dwellinghouse  
with associated amenity space at Higher Tunstead Farm, Tunstead Lane,  
Stacksteads, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 those portions of the barn which would be the subject of localised rebuilding as shown on drawing no. 1082/02A 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.
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 and Class A of Part 2 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. 1999/490 - Proposed extension to house ATM cash machine  
at Shell Petrol Station, Blackburn 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed facing materials and portico to match 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.

3. The proposed ATM shall not be brought into use until the parking space indicated on the submitted plans has been provided and laid out in accordance with those plans.

THE MEETING CLOSED AT 5.30 P.M.

APPENDIX 'B'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 22nd March, 2000  
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. 2000/046 - Construction of detached double garage at  
11 Edge Lane, Higher Cloughfold, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed cement render, 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. 2000/057 - Construction of conservatory on rear elevation  
at 24A Highfield Road, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application 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 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.
3. The windows in the northern elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to the first use of the conservatory and retained thereafter.

Application No. 2000/058 - Proposed rear extension to existing dwellinghouse to provide disabled facilities at 7 Bluebell Avenue, Helmshore, Rossendale

Resolved that planning permission be granted to this application 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 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. 2000/063 - Construction of conservatory on rear elevation at first floor level at Fold View, 6 Cherry Tree Lane, Rawtenstall, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/064 - Construction of conservatory on rear elevation at 4 Hargreaves Court, Lumb, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/053 - Change of use of dwellinghouse (use class C3) to self catering and/or bed and breakfast accommodation (use class C1) at The Old Stables, Tippet Farm, Cowpe Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject to 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(s) hereby approved shall not be commenced until such time as four garage or car parking spaces have been provided and/or laid out in accordance with the approved site layout plan and the aforesaid garage/parking spaces shall be retained thereafter for use by future occupiers of the self catering/bed and breakfast accommodation.

Application No. 2000/054 - Proposed single storey toilet extension and replacement of bay window at The Woolpack, 488 Manchester Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject

to the following condition:-

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/055LB - The works to the property are being completed as part of a conversion from domestic accommodation to offices. The work for which an application is required is as follows: (1) Provision of a ground floor WC including new drains and wall extract fan (2) Removal of 2 no. walls at first floor to the front of the property (3) Exposure of stone walling to pikes at first floor by removal of plaster (4) Provision of railings to front porch, rear and side windows at The Manse, 31 Manchester Road, Haslingden, Rossendale

Resolved that listed building consent be granted to this application subject to the following condition:-

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.

Application No. 2000/033 - Change of use of vacant land to garden area at 9-13 Carr Mill Street, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

#### 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 8 and 9 of Part I of Schedule 12A to the Act.

#### Building Control Fees

Resolved that the report be deferred until confirmation of Building Control fees listed under Schedule 3.

#### Lee Mill Industrial Area - Award of Contracts

The Borough Engineer and Planning Officer reported on the increase in estimated cost of Phase 2 Investigation by B.G.

Resolved that the increase of costs be noted and that the revised estimate by B.G. be accepted.

#### Project 109A Commercial Property Improvements, Haslingden

The Borough Engineer and Planning Officer reported on three grant aided schemes which had not proceeded for a number of reasons at 40-42 Manchester Road, Haslingden, 3 and 5 Bury Road, Haslingden and 8-10 Blackburn Road, Haslingden.

Resolved (i) that the owners of 40-42 Manchester Road, Haslingden, 3 and 5 Bury Road, Haslingden and 8-10 Blackburn Road, Haslingden be informed in writing that their offers of grant assistance under the Grant Conditions and Criteria for Commercial Frontages had been withdrawn because of their non-compliance with the terms of the respective offer letters

(ii) that the owners would be informed that if they wished to make a new application it must be received no later than the end of June 2000 in order to allow sufficient time to have the work completed and the grant claimed before the end of December 2000.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 29th March, 2000  
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.

Application No. 2000/072 - Retention of conservatory on rear elevation at  
18 Alden Close, Helmshore, Rossendale

Resolved that planning permission be granted to this application.

Application No. 2000/047 - Retention of partially constructed conservatory extension at 6 North Street, Lumb, Rossendale

Resolved that planning permission be granted to this application.

Application No. 2000/062 - Retention of existing 1.8M high fence (amended  
proposal) at Dawn Birch, Market Street, Whitworth, near Rochdale

Resolved that this application be refused.

Application No. 2000/059 - Renewal of planning permissions reference nos  
14/90/420 and 14/95/321 (renewal) for the erection of 9 no. terraced bungalows  
for retirement house at Land off East Bank Avenue, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 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.
3. None of the (dwellings) (buildings) hereby permitted shall be occupied until the drainage works referred to in condition no 2 have been carried out and satisfactorily completed in accordance with the plans submitted and approved pursuant to that condition.
4. Notwithstanding the provisions of the Town & 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.

5. No development shall take place until samples of the proposed natural 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.
6. 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. 2000/069 - Restoration of former cottage to form extension  
to existing farmhouse at Goodshawfold Farm, Goodshawfold Road, Loveclough

Resolved that planning permission be granted to this application 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 take place until samples of the proposed render has been submitted to and approved by the local planning authority and the outer face of the northern side elevation shall not be constructed other than with the approved materials.
3. The windows hereby approved shall be painted timber framed vertically sliding sash windows.

Application No. 1999/401 - Construction of new garden centre with existing service yard (amended scheme) at Focus Do It All,  
Longholme Road, Rawtenstall,  
Rossendale

Resolved that planning permission be granted to this application 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. Before the garden centre hereby approved is first brought into use the pedestrian footway link between the customer car park and the bus station shall be provided in accordance with the approved details.
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 perimeter wall of the garden centre shall not be constructed other than with the approved materials.
4. No development shall take place until the finish and colour of the proposed laminated panels have been agreed in writing with the local planning authority and the finish and colour of the laminated panels used in connection with the development shall not vary from that approved, unless by written consent of the local planning authority.

5. 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 MH 080/3 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.
6. Before the garden centre hereby approved is first brought into use the revised car parking shall be constructed, laid out and made ready for use in accordance with the approved details.

Application No. 2000/038 - Proposed extension to provide printing facility  
and storage at Croft End Mill, Bolton Road North, Stubbins, Ramsbottom

Resolved that planning permission be granted to this application 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 gatepost to the south side of the entrance to the site on Bolton Road North shall be removed or reduced in height to 1 metre before the proposed loading/unloading point of the new factory extension is brought into use.

Application No. 2000/065 - Proposed removal of existing waneylap fencing, posts and rhododendron hedges and  
replacement with 4' metal palisade fencing and  
gate to children's playground at The Rookeries, Market Street, Whitworth,  
near Rochdale

Resolved that planning permission be granted to this application 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 palisade fence hereby approved shall accord with the details shown in the additional plan received on 17th March 2000.

Application No. 2000/012 - Erection of a steel framed livestock barn  
18.18m x 12.12m x 4.54m at Land at Hilpsford Farm, New Barn Lane,  
Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone, Yorkshire 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.

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 8 and 9 of Part I of Schedule 12A to the Act.

Building Control Fees

Further to Minute number 869 of the meeting of the Engineering and Planning Committee held 17th January 2000 the Borough Engineer and Planning Officer submitted a revised scale of charges to all three Schedules within the Scheme of Charges for Building Regulation work.

- Resolved
- (i) that the report be noted, and
  - (ii) that the revised scale of charges would take effect from 1st April 2000.

Project 109A Commercial Property Improvements, Haslingden  
Application for Grant (Key Buildings), The Manse, 31 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 that a grant offer be made to Mr. C. and Mr. K. in the sum of £3,470.59 in respect of the lowest tender for the eligible part of the works for The Manse, 32 Manchester Road, Haslingden subject to the Grant Conditions and Criteria for Key Buildings and to the satisfactory completion of these works and the claiming of the grant no later than the end of June 2000.

THE MEETING CLOSED AT 5.40 P.M.

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 5th April, 2000  
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

1. 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. 2000/077 - Construction of vehicular access and driveway at  
8 Greave Terrace, Bacup, Lancashire

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/081 - Proposed two storey extension to rear of  
dwellinghouse at 394 Bury Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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. 2000/085 - Construction of single storey garage and dining  
room extension at 36 Narcissus Avenue, Helmshore, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing brick and tile 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. 2000/086 - Construction of rear conservatory and rear first floor dormer extension at 44 Hameldon Road, Loveclough, Rossendale

Resolved that planning permission be granted to this application 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 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.
3. The windows in the 'side elevation to boundary' of the conservatory hereby approved shall be obscure glazed in accordance with the approved plans and thereafter such glazing shall be retained.

Application No. 2000/093 - Construction of detached garage to rear at 13 New Line, Bacup, Lancashire

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/094 - Proposed rear conservatory and associated parapet wall at rear at 294 Newchurch Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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 lower walls of the conservatory shall not be constructed other than with the approved materials.

Application No. 2000/095 - Erection of single detached concrete garage at Plot 6 Heightside/Sharneyford Garage Colony, off Todmorden Road, Bacup

Resolved that planning permission be granted to this application 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 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.

3. 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. 2000/070 - Conversion of barn to form a dwelling  
at The Barn, Goodshawfold Farm, Goodshawfold Road, Loveclough, Rossendale

Resolved that planning permission be granted to this application 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. Prior to the commencement of the development hereby approved, samples of natural stone and natural slate which may be needed in the localised rebuilding depicted in drawing no. DB20A shall be submitted to and approved by the local planning authority and thereafter only the approved materials shall be used to augment the reuse of existing natural stone and natural slate.
3. The rooflights hereby approved for the roof of the converted barn shall be Velux conservation type rooflights or such other conservation type rooflights as may be agreed in writing with the local planning authority.
4. Prior to the commencement of the development hereby approved, samples of the material to be used in surfacing the driveway shall be submitted to and approved by the local planning authority and thereafter the driveway shall be surfaced with the approved material prior to the commencement of use of the converted barn as a dwelling.
5. Prior to the commencement of the development hereby approved, samples of the natural stone to be used in the driveway walls shall be submitted to and approved by the local planning authority and thereafter these walls shall be faced with the approved material prior to the commencement of use of the converted barn as a dwelling.
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 and E of Part 1 and Class A of Part 2 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. 2000/071 - Change of use of shop/living accommodation to  
dwelling with elevational alterations to front at 298 Newchurch Road,  
Stacksteads, Bacup

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing natural stone to match existing property 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. 2000/073 - Proposed two storey extension to existing factory  
to provide canteen and additional offices at Viking Trailers Ltd., Baldwin  
Street, Stacksteads, Bacup

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing brickwork 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.
3. No roofing/wall cladding operations shall begin until details of the roofing/wall cladding and any edge trims have been submitted to and approved in writing by the local planning authority. The roofing/wall cladding sheets and any edge trims shall be installed in accordance with the details so approved and shall be so retained thereafter.
4. No development shall commence until the car parking and HGV parking areas as indicated on the submitted plans have been provided, laid out and surfaced in accordance with those plans.

Application No. 1997/503 and 1997/504CA - Proposed Co-op Food Store,  
Lee Street, Bacup

2. Further to Minute No. 1071 of the Engineering and Planning Committee held 20th March 2000 the Borough Engineer and Planning Officer submitted a report upon the above matter and reminded Members that it had previously been resolved to grant planning permission to the retail development subject to, inter alia, completion of a Section 106 Agreement of Three Heads namely,

- (i) Demolition of the former store on Union Street and its redevelopment for public parking,
- (ii) Public use of the non-operational car-park at the existing store on Irwell Street, and
- (iii) The provision of a resited and screened Town Centre recycling facility.

Further to his report to the Committee on the 20th March 2000 he submitted a further report upon the outcome of the negotiations with United North West Co-operative Limited in respect of the Section 106 Agreement associated with the above mentioned planning application.

He advised the Committee that it had not proved possible to reach agreement with the applicant regarding the terms of the Section 106 Agreement and he outlined a number of possible options for the Committee for dealing with the matter.

The Committee discussed the matter in the light of the information now presented to the Committee in the Borough Engineer and Planning Officer's report.

Resolved that this matter be deferred to enable Members of the Sub-Committee and the Borough Engineer and Planning Officer to meet with the applicant to discuss the matter further and to report back further thereon to a future meeting of the Sub-Committee.

THE MEETING CLOSED AT 5.35 P.M.

ENGINEERING AND PLANNING COMMITTEE (Planning Applications)

held 8th May, 2000  
at 7.00 p.m.

PRESENT: Councillor Pilling (in the Chair)  
Councillors Challinor, Cheetham, Disley, Driver, J.  
Forshaw, Grogan, Hancock, Lee, McShea, Neal and Pearson

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

9. Resolved that the Minutes of the meeting of the Committee held on 17th April, 2000 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

9. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minute No. 11 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 14/2000/084  
Proposed construction of a two storey conservatory  
on side elevation at:  
4 The Bowling Green, Edenfield

9. 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 be begun before the expiration of five years from the date of this permission.

Engineering and Planning Sub-Committee

9. Resolved that the minutes of the Engineering and Planning Sub-Committee held on 12th April and 19th April, 2000 be noted. (For minutes, see appendices 'A' and B).

THE MEETING CLOSED AT 7.05 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 12th April, 2000  
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. 2000/066 - Proposed first floor front extension and creation of a storage area within it above the garage (resubmission) at 33 Slaidburn Avenue, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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 building shall not be constructed other than with the approved materials.

Application No. 2000/098 - Proposed first floor extensions to the front

and side at 14 Wiswell Close, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed stone, 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. 2000/100 - Proposed two storey extension, conservatory and dormer at 24 Whitecroft Avenue, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone 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. 2000/101 - Construction of conservatory on rear elevation  
at 20 Thirlmere Avenue, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed 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.
3. The glazing in the southern 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. 2000/108 - Proposed disabled pavement crossover for existing car hardstanding at 71 Broadway, Helmshore

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/090 - Consultation from Lancashire County Council

Continuance of quarrying of sandstone at Middle Hill Quarries,  
Market Street, Shawforth, near Rochdale

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

Application No. 2000/075 - Erection of 2 no. dwellings with off-street  
parking facility at Land adjacent to 139 Market Street, Shawforth, Near Rochdale

Resolved that planning permission be granted to this application 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. 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.

3. The dwellings hereby approved shall be faced in natural stone.
4. The dwellings hereby approved shall be separated by a distance of 9.6m.
5. 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 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.
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 B, C and D 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. 2000/099 - Renewal of outline planning permission ref. no 97/106 for the erection of 1 no. dwelling at Land adjoining 26 Tonacliffe Road, Whitworth, Rochdale

Resolved that planning permission be granted to this application 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. 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 hereby permitted becomes operative, a footway shall be constructed to adoption standards along the frontage of the site to Tonacliffe Road to a similar width as the existing footway.

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 to the satisfaction of the local planning authority 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.

5. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with one of the examples indicated on the attached plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use.
6. 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. 2000/076 - Proposed 490 m<sup>2</sup> extension to existing factory at Harrison Saw and Tool Ltd., Underbank Way, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing and roofing materials 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.
3. The building hereby permitted shall not be brought into use until the car parking indicated on plan no. F/99/02B received on the 4th April 2000 has been provided, laid out and surfaced in accordance with those plans.

Application No. 2000/078 - Installation of 3 no. above ground storage tanks

to hold gas, water and oil at Rossendale School, Bamford Road, Turn,  
Ramsbottom near Bury

Resolved that planning permission be granted to this application 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. Notwithstanding the details shown on the submitted plans no development shall begin until details of the screening treatment to the installations has been submitted to and approved by the local planning authority. Such screening shall be provided in accordance with the approved details within 12 months of the equipment hereby approved being installed.

Application 2000/023 - Change of use of allotments and engineering operations  
to create an access road and service yard (AMENDED PLAN) at Land off Piercy Road, Waterfoot, Rossendale

Resolved that the application be deferred to Engineering and Planning applications meeting.

Application No. 2000/061LB - Proposed external alterations to rear elevation comprising a) additional window b) replacement of patio door with windows c) re-locate back door and steps and d) erecton of store to rear of dwellinghouse at 221 Burnley Road, Bacup, Lancashire

Resolved that the application be deferred to Engineering and Planning Applications meeting.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 19th April, 2000  
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. 2000/112 - Two storey extension at Soleh, Haslingden Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone, 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. 2000/121 - Conservatory at rear at 8 Greenfold

Drive, Loveclough, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed brick 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. 2000/124 - Side extension to form garage with balcony above at Rising View, 11/13 Crow Woods, Edenfield

Resolved that planning permission be granted to this application 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 take place until samples of the proposed stone 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. 2000/113 - Formation of drop crossing onto Blackburn Road at 17 The Close, Rising Bridge, Accrington

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/084 - Construction of a two storey conservatory on side elevation at 4 The Bowling Green, Edenfield

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

Application No. 2000/092 - Consultation from Burnley Borough Council - Proposed extension to the existing wind farm, comprising three additional wind turbines; two alternative siting options are presented for consideration at Coal Clough Wind Farm, The Long Causeway, Burnley, Lancashire

Resolved that Burnley Borough Council be advised that this Council has no objections to the application but that a preference be expressed for the western extension as the least harmful of the two options in landscape terms.

Application No. 2000/082 - Construction of detached garage/workshop at The Old Shanter Club, Freeholds Road, Shawforth, Rossendale

Resolved that planning permission be granted to this application 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 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.
3. The garage/workshop hereby approved shall be used for domestic purposes only 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. 2000/088 - Erection of detached garage at Farm Hill  
Farm, Edgeside Lane, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone and artificial slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. The building which is the subject of this permission shall be used exclusively as a private domestic 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. 2000/107 - Change of use of single dwellinghouse to 2 no. dwellings at Bankside Hall, Bankside Lane, Bacup, Lancashire

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/106LB - Proposed building up of two internal doorways, re-open existing external at Bankside Hall, Bankside Lane, Bacup, Lancs

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

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. The external door hereby permitted shall be painted in an oil based paint in a colour to be approved in writing by the local planning authority.

Application No. 2000/114 - New vehicular access from Knowsley Park Way to properties on York Avenue, Haslingden at Knowsley Park Way, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/089 - Erection of stables at Farm Hill Farm,  
Edgeside Lane, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone and artificial slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been submitted to and approved by the local planning authority. Such a scheme shall be implemented in accordance with the approved plans.

4. The building which is the subject of this permission shall be used exclusively as a private domestic stables 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. 2000/074 - Outline - erection of 9 no. terraced dwellings with associated access and parking area, land adjacent to 6 Ivy Cottages, off Townsend Street, Waterfoot

Resolved that this application be refused for the following reasons:

1. The proposed development would be contrary to the provisions of the approved Lancashire Structure Plan 1991-2006 wherein a significant proportion of the site is shown to be located generally within an area designated as Green Belt where, in accordance with the provisions of PPG2: Green Belts 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.
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

Standing Order No. 39(1)

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

Bus Shelter Staghills Road/Top Barn Lane, Newchurch  
(inward to Rawtenstall)

The Borough Engineer and Surveyor reported that the above bus shelter had on many occasions, over several years, been the cause of complaints from the residents in the area. The basis of the complaints received were of nuisance caused by children and vandals being generally noisy, swearing, applying graffiti to the bus shelter, littering and vandalising the shelter and surrounding property. Two petitions had recently been submitted with regard to the siting of the shelter, one asking for its removal and one opposing its removal.

He circulated a plan showing the position of the bus- shelter, its previous location and a suggested new location.

The Sub-Committee considered removing the bus-shelter operating with a bus stopping point only, removing the existing shelter and replacing it with a cantilever type which would give less protection but might still attract the children or re-siting the bus-shelter to the position shown on the plan as circulated.

He reported that works could be financed from the current year's budget.

Members considered the matter.

Resolved (i) that a site meeting be held on 26th April 2000 at 4.30 p.m. prior to making a decision on the matter, and

(ii) that Ward Councillors be invited to attend the site meeting.

THE MEETING CLOSED AT 6.05 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 12th June, 2000  
at 7.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin, Bolton, Challinor, Cheetham,  
Driver, Easton, Grogan, Hancock, Pearson, Pilling and Schofield

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mrs M Mortimer, Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

29. Resolved that the Minutes of the meeting of the Committee held on 8th May, 2000 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

29. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 31 to 35 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 14/2000/117LB  
Convert existing window into an entrance  
Hall Carr Mill, Fallbarn Road, Rawtenstall

29. Resolved that listed building consent be granted for this application

Application Number 14/2000/171  
Proposed single storey kitchen/bathroom extension at rear  
13 Salisbury Street, Haslingden

29. Resolved that planning permission be granted for this application subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed render 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. 1997/332  
Erection of 11 no dwellings  
The development may affect the setting of footpath no. 201  
(further amended plan)  
at: Land off Greenbank/Grange Close, Rawtenstall, Rossendale

29. The Borough Engineer and Planning Officer submitted Application No. 1997/332 for the consideration of the Committee.

Members discussed the application and the Borough Engineer and Planning Officer informed the Committee that a refusal would be likely to prompt an appeal. He outlined the potential implications for the Council of defending such an appeal including the potential for the appellants to seek a costs award against the Council.

\_\_\_\_\_ Resolved that this application be refused for the following reasons:-

1. The proposed development would result in a loss of an attractive area of Urban greenspace which is considered unsuitable for residential development, the loss of which would have an adverse impact upon the visual and residential amenity of the locality and its landscape character.
2. The proposed means of vehicular access are considered unsuitable to serve the proposed development by reason of the adverse impact of additional vehicle traffic movements upon the prevailing highway condition in the immediate locality which are characterised by narrow carriageways, lack of footway provision and a significant incidence of on-street parking.

Application No: 2000/163  
Construction of 2 no detached dormer bungalows with integral garages  
at: Land at Warcock Lane, Bacup, Lancashire

29. Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed regular coursed natural stone and artificial stone roof slab 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.
4. Before the development is commenced and during the course of the construction period, temporary protective fencing shall be erected along the undeveloped buffer strip indicated on the approved plans.

Application Number 2000/193  
Erection of 7 no 4 bed detached & 14 no 3 bed detached dwellings  
with 1 no 2 bed detached bungalow  
at: Haslingden Cattle Market, Broadway, Helmshore

- 29 . Resolved that the application be deferred to a future meeting of the Engineering and Planning Sub-Committee.

Planning Appeal Decisions

- 29 . The Borough Engineer and Planning Officer reported on the results of Planning appeals since the last meeting of the Committee.

Application Number 14/99/296 - First floor extension to dwelling to provide accommodation for applicant's parents, 22 Goodshaw Avenue, Crawshawbooth.

Method of appeal - written representation.

Appeal dismissed.

Application Number 14/99/194 - Erection of one four bedroomed detached dwelling, land adjacent to 849 Burnley Road East, Lumb.

Method of appeal - informal hearing 19 April 2000.

Appeal dismissed.

Application Number 14/99/236 - Change of use of storage building to factory shop, Unit 4, Plantation Mill, Market Street, Bacup.

Method of appeal - informal hearing on 18 April 2000.

Appeal dismissed.

Application Number E1/99/12/5 - Enforcement Appeal - Low Profiling and Grinding Limited, Unit 1A, Bentgate Machinery Stores, Manchester Road, Haslingden.

An enforcement notice was served in respect of non-compliance with a condition after investigations revealed that fabrication and engineering works, including grinding, had been carried out within the building whilst the door was open. This was contrary to a condition placed upon an earlier planning consent, which stated that "The door to the building which is the subject of this permission shall be kept shut at all times when fabrication or any engineering work is being carried out within the building. No fabrication or any engineering work to vehicles or machinery shall be carried out at any time outside the buildings which is the subject of this permission. Reason: In order to safeguard the visual and residential amenity of the locality."

Method of appeal - written representation.

In this case, the appeal has been allowed, the notice quashed and planning permission is granted, but, subject to a new, less onerous condition:-

"No fabrication or any engineering work to vehicles shall be carried out at any time outside the building which is the subject of this permission."

Resolved that the report be noted.

Departmental Objectives

- 29 . The Borough Engineer and Planning Officer reported that, at the meeting of the Committee held 20th March 2000 it was resolved to defer setting departmental objectives until the next meeting, pending the outcome of the restructuring review. (Minute No. 1084 refers). He informed the Committee that the restructuring review might take some time so he suggested that progress be made on Departmental Objectives based upon current structures.

He presented a reported which contained a substantial list of objectives. It also indicated that a key part of the process of setting strategic objectives was ensuring that sufficient staff and other resources were able to be committed to achieving them, and that priorities and programmes were determined accordingly.

Resolved that following aims be adopted as strategic departmental objectives for 2000/2001:-

- Review of, and determination of Council policy for the future of the Highways Agency function;
- Agreement and adoption of a timescale, programme and resources for, and formal commencement of the review process for the Rossendale District Local Plan;
- Completion of Best Value performance reviews for the Development Control, and refuse collection/street cleaning functions;
- Preparation, approval and adoption of a street lighting scheme notification policy;
- Completion of design work, and tendering letting and supervision of contract for the reclamation, remediation and servicing of the Lee Mill site, Bacup;
- Preparation, printing and submission of a detailed bid for round 6 SRB funding on behalf of the Bacup and Stacksteads Community Partnership Limited.
- Introduction of area collections for domestic refuse.
- Training of new Councillors in Engineering and Planning matters.
- Introduction of third party speaking at Committee.
- Progress report to each Committee on meeting the Departmental Objectives.

#### Best Value Indicators for Planning

29 . The Borough Engineer and Planning Officer informed Members that the Best Value Indicators for Planning for 2000/01 (SI 2000 No. 896) were laid before Parliament on the 30th March and came into effect on the 20th April 2000.

The indicators for planning were:-

Indicator 1 Percentage of new homes built on previously developed land (including net increases as a result of conversions) as a percentage of all new homes built.

Indicator 2. Planning Cost per head of population based upon core planning activities identified in CIPFA returns.

Indicator 3. The number of advertised departures from the Statutory Plan approved by the authority as a percentage of total permissions granted.

Indicator 4. Percentage of Applications determined within 8 weeks.

Indicator 5. Average time taken to determine all applications.

Indicator 6. Percentage of applicants satisfied with the service received.

Indicator 7. Score against a checklist of planning best practice.

a) Development Plan adopted in the last five years?

b) If not adopted in last 5 years is there a publicly adopted timetable for a replacement?

c) Does the adopted plan contain a comprehensive set of indicators/targets?

Has all supplementary planning guidance prepared in the year been in accordance with PPG12?

Have we provided pre-application discussions with potential applicants on request?

Do we have a published charter on the development control process?

Is the percentage of appeals where the Council's decision has been overturned lower than 40%?

Have we delegated 70% or more of decisions on planning applications to officers?

Have there been

a) any planning costs awarded?

b) any ombudsman finding of maladministration:-  
with injustice?  
without injustice?

c) any judicial reviews?

Have we operated a "one-stop-shop" which includes

a) advice on all development related consents?

b) pre-application discussions on all development related consents?

c) a nominated case officer as a contact point including relationship to other consents?

Have we implemented an equal access policy?

The Borough Engineer and Planning Officer informed the Committee that the overall implications for the planning service would become clearer as the current year's performance review of the development control function progressed.

Resolved that the report be noted.

#### Planning Policy Guidance Note 3: Housing

29 . The Borough Engineer and Planning Officer informed Members of the new policy approach to planning for housing.

The new PPG3 stated in its introduction that "this guidance introduces a new approach to planning for housing which, for most authorities will mean that their development plan would require early review and alteration in respect of housing." Within the context of a comprehensive review of the whole requirements for planning for housing some of the most significant changes introduced were:-

- the introduction of a sequential approach to the release of housing land
- the replacement of the previous "predict and provide" approach to the allocation of housing in local plans with a "Plan, Monitor, Manage" approach. This requires a plan to incorporate targets and monitoring standards in its text.
- the introduction of a need for a plan to address the type and size of housing available and proposed as well as emphasising the role of affordable housing
- the introduction of a requirement to ensure that housing is supplied to reinforce and create more sustainable patterns of development (by concentrating additional housing within urban areas, re-using previously developed land, carrying out urban capacity studies, managing the release of housing land in plans and via planning permissions as they come up for renewal)
- creating sustainable residential environments, by locating development where it is linked to public transport nodes, promoting mixed use development making best use of land - by higher densities and varying car parking requirements
- emphasising the importance of monitoring and reviewing the supply and take-up of housing land and its managed release

He further reported that the provisions of the new PPG3 represent a fundamental change in planning for housing which would require a new approach by local planning authorities, the development industry and others involved in planning for housing.

Resolved that the report be noted.

#### Regional Planning Guidance

29. The Borough Engineer and Planning Officer reported that the NW Regional Assembly was carrying out a review of Regional Planning Guidance which when agreed and published would become the long-term strategy for sustainable development in the North West.

Unlike previous Regional Planning Guidance the local authorities throughout the Region had taken a key role in the present review and Rossendale had been working particularly with other East Lancashire authorities in presenting co-ordinated coherent responses concentrating upon identified issues of common concern.

The Regional Planning Guidance would be important not only in guiding and setting the context for, and limits to, the next round of reviews of Structure Plans, but it would also be very significant in identifying the distribution of economic development, housing, regeneration and transport investments which would be of major importance to the future economic development, regeneration and prosperity of the Borough.

The fifth draft of Regional Planning Guidance was circulated in April to all organisations who were members of the Assembly and other Key regional organisations. After the present round of informal consultations the Assembly would finalise the draft Regional Planning Guidance which would then be the subject of a formal 12 week Public Consultation exercise when a further report would be put to Committee to enable the formal views of the Council to be submitted. The Guidance would be put before an independent panel which would conduct a Public Examination into selected issues during February 2001.

The Borough Engineer and Planning Officer informed the Committee that as comments had to be submitted to the Assembly before the 26th May 2000, Officer level comments had been sent. He gave details of the comments for the information of the Committee.

Resolved that the report be noted.

#### Review of the Rossendale District Local Plan

29. The Borough Engineer and Planning Officer reported that the present Rossendale District Local Plan was adopted as a 1st Review in April 1995 and provided local plan coverage for the period 1990 to 2001. The Best Value Indicator relating to Development Plan coverage indicates that a Local Plan could not be considered up to date if it was more than 5 years old and if no review had yet been started. As from April 2000 Rossendale therefore cannot be considered to meet this Best Value Indicator.

The Borough Engineer and Planning Officer further reported that the District Plan further needed to be reviewed not only because it was nearly time expired but also because it did not accord with the other statutory and "advisory" guidance. The present Structure Plan which was adopted during 1997 meant that the County Council had indicated that the Rossendale District Local Plan was out of conformity with the Structure Plan on several crucial issues. The Plan needed to take account of, relate to and reflect the developing Local Transport Plan. Government Guidance upon most major planning subjects had been updated since the Rossendale District Local Plan was last reviewed such that its proposals relating to housing, transportation, regeneration, sustainability, retail issues, land drainage, green belts, nature conservation, tourism, telecommunications, recreation and countryside issues all needed to be reviewed.

He informed Members about the staff resource implications of carrying out such a Review and indicated that the Head of Local Plans Post had already been held vacant for approximately a year pending Council restructuring.

Resolved i) that the Council formally resolve to commence a second review of the Rossendale District Local Plan as a priority, and

ii) that a report be submitted to the next meeting of the Corporate Policy Committee detailing the resourcing and programming requirements to enable such a review to commence in January 2001.

#### Quarterly Monitoring Report January - April 2000

29. The Borough Engineer and Planning Officer reported that the most well known Performance Indicator for Planning was to assess how near an authority got towards the government target of determining 80% of all applications within 8 weeks. He circulated copies of the quarterly monitoring report for the information of the Committee which showed that the last quarter for which figures were available (January - March 2000), 75% of all applications had been dealt with in 8 weeks.

Resolved that the report be noted.

#### Landfill Tax

The Borough Engineer and Planning Officer submitted a progress report regarding the availability of landfill tax monies for projects in Bacup.

He informed the Committee that the Chief Executive Officer had now met with representatives of the landfill operators. Applications could be submitted now, and local authorities did qualify to apply. E.B. Nationwide Limited would receive all requests/applications for funding and would conduct all dealings with Entrust with regard to the acceptability or otherwise of schemes. The application process would be in 2 stages - an "outline" concept submission, followed by a detailed bid if the applicant was invited to proceed to the 2nd stage based upon consideration of the initial concept.

The Board of E.B. Nationwide Ltd. would be looking for schemes which represent value for money, and would be mindful of government advice that 50% of available landfill tax credit monies should go into projects concentrating on waste minimisation, and on research and development.

Normally, landfill tax credit monies could be utilised for suitable projects within a 10 mile radius of any relevant landfill facility unless donors specify otherwise by condition. Clearly as far as the former Ford Quarry at Deerplay was concerned, not only would the Bacup area qualify under these provisions, but so would the rest of Rossendale. Because the tax break advantages to waste companies set at a maximum 90%, a 10% contribution needed to be found by others to ensure the companies were not "out of pocket". However, applicants themselves could not contribute the 10% - it had to be supplied by a third party.

If the Council were to continue to proceed then the Committee would need to determine:

- whether to make application; if so for which project(s) and on what basis of priority, who should make the application and who could find the 10% contribution (the amount of which would obviously be determined by the total capital cost of the project[s]).

The Borough Engineer and Planning Officer reported that Groundwork already had Entrust approval for a number of small schemes:-

- uneven flagged area on Market Street adjacent Heald's supermarket;
- land adjacent 5 St James' Square;
- Wayside Garden, Ravenbank Street;
- Wall of History;
- Stocks and Writing circles;
- Fountain

Approval for the schemes would need to be transferred to E.B. Nationwide Ltd).

Further possible schemes were:

- the former Co-op building on Union Street
- Irwell Mill, Rochdale Road.
- refurbishment of tennis courts at Stubblee Park

He informed the Committee that along with the Chief Executive Officer he intended to invite the Company to visit the area in order to learn what type of scheme they would support.

There were likely to be financial and staffing implications for the Council if they were to act as the 10% "third party" contributors. The amount of such contribution would be determined by the capital value of the project(s).

The Committee discussed the matter.

A Member suggested that not all of the schemes be carried out in the Bacup area but that schemes in other areas of the Borough be submitted for approval.

Resolved (i) that along with the Chief Executive Officer and the Borough Engineer and Planning Officer, the Chair of the Committee attend meetings with E B Nationwide Limited, and

ii) that when the type of scheme acceptable had been determined, then a further report be submitted to the Corporate Policy Committee for consideration of which schemes should be put forward on a Borough wide basis and on what basis of priority.

Highway Maintenance Allocation

29. The Borough Engineer and Planning Officer circulated a report giving details of the Borough Council's Highways Agency Maintenance allocations for 2000/2001 for the information of the Committee.

<b>HIGHWAYS MAINTENANCE</b>	<b>BUDGET</b>	<b>COMMENT</b>
Minor Repairs to carriageways	68560	
Drainage maintenance and replacement	39000	
Safety fences and guardrails	1500	
Minor Footway Repairs	135000	
Boundary fences	2000	
Remedial earthworks	11700	Predominantly minor repairs
	retaining walls	
Verge maintenance	33200	Includes emergency weed
	treatment	
Drainage cleansing and gully emptying	61600	
Non-illuminated signs	26300	
Road markings	35900	
Winter maintenance	375700	
Special maintenance schemes	139240	Provisionally surface
	dressing & major repairs to	
	drainage systems	
<b>TOTAL ALLOCATION 2000/2001</b>	<b>930200</b>	<b>1999/00 Allocation 875400</b>
<b>STREET LIGHTING MAINTENANCE</b>	<b>BUDGET</b>	<b>COMMENT</b>
<b>TOTAL ALLOCATION 2000/01</b>	<b>343525</b>	<b>1999/00 Allocation 325420</b>

He further reported that the County Council, via the Area Surveyor's office at Whalley, proposed to carry out one resurfacing scheme in Rossendale during 2000/01, the A671 Rochdale Road/Market Street from Pennine Road, Bacup to Whitworth Reform Club. The works were programmed to commence during the 2nd quarter of the financial year.

The Borough Engineer and Planning Officer further informed the Committee that in addition to maintenance works by way of revenue funding, the Borough Engineer and Planning Officer, acting as consultant engineer to the County Council in accordance with the terms of the agency agreement had the following retaining wall reconstruction/replacement projects programmed for 2000/2001:

- New Line, Bacup - at no. 32A (substantially complete)
- Cowpe Road, Waterfoot - at Marndale (in progress)
- Northfield Road, Haslingden (in progress)
- A682 Burnley Road - Craven Heifer
- Dale Street, Bacup
- Cowm Park Way, Whitworth (subject to LCC funding approval)
- Union Road, Rawtenstall (subject to LCC funding approval)
- Roundhill Road, Haslingden (subject to negotiation of land access).

Resolved that the report be noted.

#### Newchurch Road, Stacksteads - Lighting/Highway Design

Further to Minute No 1083 of the meeting of the meeting of the Committee held 19th April, 2000, the Borough Engineer and Planning Officer reported that in the 5 year period to 30th November 1999 there had been 24 accidents on Newchurch Road, Stacksteads, 7 of which had occurred during hours of darkness. The street lighting system was designed to comply with BS5489 using the "Optilume" computer programme provided by the highway authority for the purpose. The software has recently been replaced by a more modern and sophisticated package, and the current "Calculux" programme suggested that the system did not meet BS5489 standards. However, given that the accident record does not indicate a "pattern" of dark related accidents and given that the lighting system was relatively new, further street lighting improvements would not be eligible for LCC funding in the near future. He had arranged for the remaining 135W sox lanterns to be upgraded to 150W son lanterns which should provide a marginal improvement to the lighting standard.

He informed the Committee that 10 of the accidents had occurred at or near the Farholme Lane zebra crossing where there had been a number of improvements in recent years. The before and after accident rates indicate that the improvements had generated a saving of 0.5 accidents per year, down to 1.7 per year from 2.2 per year.

Following assessment of the site by the County Council's Accident Investigation and Prevention Team, the main area of concern related to the junction of Brearley Street and Newchurch Road where there had been 6 accidents, 5 of which involved pedestrians crossing from south to north and emerging from parked vehicles on the south side.

The County Council would support parking restrictions on the south side of Newchurch Road, but officers recognised that this would create problems both for residents and shops. It was therefore suggested that an alternative solution would be to construct a build-out on the south side, projecting beyond the parked cars, together with a further section of footway on the north side between Brearley Street and Osborne Terrace. In addition to the obvious benefits to pedestrians, the reduction in carriageway width, while not sufficient to obstruct free traffic flow, would be sufficient to promote a minor reduction in speed.

The Borough Engineer and Planning Officer further informed the Committee that the County Council could give no commitment to funding at this stage. The scheme, at an estimated cost of £4000, would have to meet the assessment criteria for inclusion in the Local Safety Schemes programme for 2001/2002. Previous experience suggested that a site with 6 accidents at a scheme cost of £4000 would not achieve a sufficiently high priority rating to gain inclusion in the programme and the Borough Engineer and Planning Officer believed it was unlikely that the scheme would proceed without a Borough Council contribution either in whole or in part. Borough Council funding is available via the Highways Engineering Services budget, the prioritisation of which would be considered by Committee under a separate Agenda item, and Committee might wish to consider whether to include the scheme in its own programme for 2000/2001. Progress of the scheme would depend on the County Council's approval of the detailed design and would be subject to public consultation though the proposal was relatively non-controversial in so far as the build out would not be situated outside any properties and only one potential parking space would be lost.

Resolved that the highway improvement scheme at the junction of Brearley Street and Newchurch Road, Stacksteads, be included in the Council's Social Lighting and Highway Improvements programme for 2000/2001 at an estimated scheme cost of £4000.

#### Requests for Traffic Calming/Local Safety Improvements

29. The Borough Engineer and Planning Officer circulated a report giving details of the outstanding requests for social lighting and highway improvement schemes for the information of the Committee.

He informed Members that during 1999/2000 the Committee had resolved that various requests for traffic calming schemes be considered by the Borough Engineer and Planning Officer and that, where the County Council's criteria could be satisfied, schemes be submitted to the County Council for assessment and possible funding via their Local Safety Schemes capital programme. The County Council required that schemes only be submitted where there had been at least 5 scheme related injury accidents in the previous five years. Most of the schemes on the Council's own list of outstanding requests failed to meet the criteria and had not been submitted. Newchurch Road, Rawtenstall met the criteria, but it failed to achieve a sufficiently high priority rating to gain inclusion in the programme. As far as the current list of schemes is concerned, Members considered that prioritisation should be based principally on accident records.

Resolved that Borough Engineer and Planning Officer submit detailed schemes to a future meeting of the Committee on the following highways:-

- Newchurch Road, Rawtenstall
- Booth Road, Stacksteads
- Rochdale Road, Turn

#### Introduction of 20mph speed limits in Lancashire

29. The Borough Engineer and Planning Officer reported that the County Council had now approved criteria for the introduction of 20mph speed limits in Lancashire, though authority to make such orders had not been delegated to District Councils under the Agency Agreement.

The criteria were in line with the original report considered by the Highways and Transportation Committee. He circulated a copy of the report for the information of the Committee together with a copy of the County Council's consultation letter. The basic criteria were that 20mph speed limits should be self-enforcing, either by the introduction of traffic calming measures, or by permitting their introduction only at sites where speeds were already low.

Compliance with the criteria would suggest that the following sites within Rossendale would satisfy the criteria most readily in so far as they had already been subject to traffic calming schemes:

- Wallbank Estate, Whitworth
- Beaconsfield Street Area, Haslingden
- Hall Carr Estate, Rawtenstall
- Gregory Fold, Helmshore
- Laneside Road/Back Laneside, Haslingden.

A Member recommended that Staghills Road, Newchurch be added to the above list.

Resolved that, in response to the consultation letter, the following prioritised proposals be put to the County Council for consideration for 20 mph speed limits:-

- Priority 1 - Hall Carr Estate, Rawtenstall
- Priority 2 - Laneside Road/Back Laneside, Haslingden
- Priority 3 - Staghills Road, Newchurch
- Priority 4 - Gregory Fold, Helmshore
- Priority 5 - Wallbank Estate, Whitworth
- Priority 6 - Beaconsfield Street Area, Haslingden

#### Traffic Regulation Order

29. The Borough Engineer and Planning Officer reported that large commercial vehicles had encountered access problems along Turton Hollow Road and at its junctions with Stoneholme Road and Burnley Road.

A recently approved traffic regulation order for Turton Hollow Road sought to eliminate problems at its junction with Stoneholme Road, and along the route. However, the goods vehicle operator concerned had suggested that the original Order that remained in force at the junction with Burnley Road was poorly placed and did not facilitate turning movements by large commercial vehicles. Cars parked on unmade ground immediately to the rear of the existing Order restricted the space available for turning.

The Borough Engineer and Planning Officer informed the Committee that having investigated the boundary of Turton Hollow Road, he was satisfied, on the balance of evidence available, that the existing double yellow lines were marked at the edge of Turton Hollow Road.

The company had asked that the lines be moved back approximately one metre so as to provide more space, but the Engineer and Planning Officer reported that he was of the opinion that it would move the lines off Turton Hollow Road and onto the unnamed gable end street leading to North View, Crawshawbooth, such as would invalidate the order.

If a new order were to be made on the unnamed street it would restrict residents parking on a private street in their ownership and control. Furthermore, it would result in parked vehicles being displaced to Burnley Road or Turton Hollow Road to the detriment of road safety and the amenity of other residents.

Resolved i) that the report be noted, and

ii) that the Engineering and Planning Sub-Committee be given delegated authority to make a new Traffic Regulation Order, as may be appropriate following prior discussions with the County Council and the Police.

#### Street Sign Budget

29. The Borough Engineer and Planning Officer reported that the Council had statutory duties under various Public Health Acts to name new streets and to cause the name of the street to be displayed upon the street.

Works were funded via the street nameplate allocation included in the Highways Engineering Services revenue budget. The budget had, year on year, been projected on a historical basis with an allowance for inflation, and had never been set at a level to match the demand for work. Consequently the budget had consistently been overspent, with the excess being covered by virement from other allocations within the Highways Engineering Services budget. He circulated a report showing the trend of out-turn expenditure compared to original allocations for the information of the Committee.

The majority of the work was maintenance and/or replacement of existing street nameplate assemblies which had been vandalised, damaged or which have deteriorated beyond repair. There were, however, a number of requests each year for original nameplates on existing streets or terraces where nameplates have never been provided, together with requests for nameplates at main roads bearing the words "leading to ..." He gave examples of such requests.

The Borough Engineer and Planning Officer further gave details of current practices for street nameplate maintenance.

The Committee discussed the matter.

Resolved that where need is established, requests for enhancements of existing assemblies (for example "leading to ...") be approved.

#### Private Street Works - Aitken Street and Ogden Bridge, Irwell Vale

29. The Borough Engineer and Planning Officer reported that planning consent for housing development at Irwell Vale had been granted subject to a condition requiring that Ogden Bridge and part of Aitken Street be made up to adoption standards and subject to the developer entering into a Section 106 Agreement under which the developer would enter into a bond securing the estimated cost of the roadworks.

The developer did not own all of the street, and implementation of the planning consent and the Agreement would require the Council to use its powers under the private street works code, whereby the developer would carry out the works at his own expense, effectively acting as agent of the Council.

Resolved i) that whereas Aitken Street (part) and Ogden Bridge (part of Irwell Vale Road), Irwell Vale, not being sewered metalled paved flagged channelled made good and lighted to the satisfaction of the Council (acting as agents of the Highway Authority, Lancashire County Council) be sewered metalled paved flagged channelled made good and lighted under and in accordance with the provisions of the Private Streetworks Code in the Highways Act 1980.

ii) that the expenses incurred in executing such works be apportioned pursuant to Section 207 of the Highways Act 1980 having regard to the degree of benefit to be derived by the streetworks, and accordingly the whole of the expenses be met by signatories to an Agreement with the Council made under Section 106 of the Town and Country Planning Act 1990, and

iii) that the Engineering and Planning Sub-Committee be given delegated authority in respect of the approval of plans, sections, specifications, estimates and apportionment and all other consequential matters in respect of the scheme.

#### Traffic Conditions at Millar Barn Lane, Waterfoot

29. Further to Minute No 1080 of the meeting of the Committee held 19th April 2000, the Borough Engineer and Planning Officer reported that he had written to Bacup and Rawtenstall Grammar School and he circulated a copy of their response for the information of the Committee.

He informed the Committee that the school referred to bus bays to alleviate congestion. Such facilities would only be funded via the highway authority pursuant to the Local Safety Schemes programme assessment criteria. There had been no accidents on Millar Barn Lane in the last 5 years and improvements to the road would not be eligible for highway authority funding.

The Borough Engineer and Planning Officer further reported that the various problems had been extensively discussed with the school and the police, both at officer and member level, and it had been impossible to identify any practicable solutions to the problems.

Most schools within the Borough caused traffic, parking and congestion problems for local residents and given that no road safety problems had arisen at the site he would suggest that no further action be taken by the Council at the present time.

The Committee discussed the matter.

Resolved that a public meeting be held, if possible at Bacup and Rawtenstall Grammar School or Waterfoot County Primary School, to further consider traffic conditions and possible improvements at Millar Barn Lane, Waterfoot.

#### Notification Policy - Street Lighting Schemes

29. The Borough Engineer and Planning Officer reported that it had been proposed that streets subject to street lighting improvement and special maintenance schemes be notified in advance of the Council's intention to undertake a scheme.

The County Council had previously prepared a resident's guide leaflet for street lighting improvement and renewal. He circulated a copy of the draft local notification letter for the consideration of the Committee approval.

In addition to the Lighting Improvement and Special Maintenance schemes, quite a number of individual columns were replaced each year via the Deteriorated Beyond Repair allocation. It was not proposed that advance notification would be issued in respect of Deteriorated Beyond Repair works except where all columns on a street were to be replaced such as to require extensive relocation of the existing columns.

He further reported that street lighting was provided for the public benefit. Given the necessity to comply with the many technical requirements and codes of practice etc. relating to the design of street lighting schemes and the provision or replacement of street lighting columns, it was not always possible and/or cost effective to satisfy the aspirations of individual householders and others concerning the exact siting of columns but as far as was practicable people's reasonable concerns were given consideration. He suggested therefore that when representations were received as a result of the notification procedure (and within the deadline for reply):-

- where reasonable concerns could be met in a way which broadly satisfied those making representations, and which was technically and financially acceptable, the scheme be amended accordingly and implemented without reference to Committee/Sub-Committee;
- where it was not possible to meet such concerns, the matter will be referred to Engineering and Planning Sub-Committee with delegated authority to make final determinations on all such matters.

In either case those making representations be promptly informed in writing of the decision(s) made and the reasons therefor.

The Borough Engineer and Planning Officer proposed the following street lighting scheme notification policy:-

- A Street Lighting Notification Letter be issued at least 3 weeks in advance of programmed commencement to all properties on a street subject to Street Lighting Improvement or Special Maintenance Schemes, or Deteriorated Beyond Repair works involving the replacement of all columns upon a street.
- Where the Scheme applied only to part of a road exceeding 200 metres in length, Notification Letters be issued only to properties on the section of road affected by the Scheme.

Resolved i) that the Street Lighting Scheme Notification Policy be approved, and

ii) that the Engineering and Planning Sub-Committee be given delegated authority to make final determination upon any matters relating to the consideration of representations received as a result of the implementation of the policy, in the event that the Borough Engineer and Planning Officer finds it necessary to refer the matter to that Sub-Committee under the provisions of the policy.

#### Adoption of Highway - Highfield Park, Haslingden

29 . The Borough Engineer and Planning Officer reported that pursuant to an agreement made under Section 38 of the Highways Act 1980, roadworks at Highfield Park had been certified as complete and adopted as highway maintained at public expense.

The extent of adoption was Highfield Park from its junction with Helmshore Road in a north westerly direction to include three cul-de-sacs total extent including turning areas 315 metres. Average width of highway 8.1 metres at service strip and 9.1 metres at footpath.

Resolved that the adoption of Highfield Park from its junction with Helmshore Road in a north westerly direction to include three cul-de-sacs total extent including turning areas 315 metres, average width of highway 8.1 metres at service strips and 9.1 metres at footpaths be noted.

Section 38 Agreement - Peel Drive, Bacup

29. The Borough Engineer and Planning Officer reported that further to Council Minute No. 880, of the meeting of the Committee held 12th January, 2000 the developer had made arrangements to install street lighting where existing properties were occupied.

The developer had requested an extension of time period to allow completion of housing anticipated later in the year.

He informed the Committee that it was not usually appropriate to enforce completion of roadworks agreements until the development of properties had been finished. In addition, partial completion of roadworks was not acceptable to the Highway Authority on the development.

Resolved that the Borough Solicitor be authorised to agree an extension of time limit to the Section 38 Agreement of up to 18 months at no additional cost to the developer.

Footpath Diversion F.P. 209, 211 & 212 Ramsbottom

29. The Borough Engineer and Planning Officer reported the receipt of a request for the footpath diversions from the owner and occupier of Wham Hill Farm, Croston Close Road, Bury, in order to improve the security and privacy of his home.

He informed the Committee that Wham Hill Farm, no longer a working farm, was an isolated dwelling situated to the south of the Edenfield - Rochdale Road and was affected by three public rights of way, two of which passed close to the farm house.

The proposal was to move the public rights of way so that the access track to the farm house (F.P's 111 & 112) no longer had public status and the path which currently passed the rear of the house was re-directed further away from the house.

The Borough Engineer and Planning Officer further reported that under S.119 Highways Act 1980 (as amended by the Wildlife and Countryside Act 1981 s.6 and Sch.16) a Council might divert a public path in the interest of the landowner, subject to the criteria set out in S.119.

Resolved that the Borough Solicitor be authorised to make the necessary Orders diverting the public footpaths at Wham Hill Farm.

Footpath Diversion F.P. 437 Bacup

29. The Borough Engineer and Planning Officer reported the receipt of a request for the above footpath diversion from a developer who wished to build two bungalows on the plot of land crossed by the footpath.

He informed the Committee that the land was situated off Warcock Lane at Warcock Farm.

The developer had applied for planning permission to develop the site for housing (ref:- 14/2000/163) and clearly the presence of a public footpath across what would be domestic curtilage, would be unsatisfactory. Under the provisions of the Town and Country Planning Act 1990, s.257, the local planning authority may authorise the diversion of a public footpath, where it is necessary to do so in order to enable development to be carried out.

Resolved that in the event of planning permission for the relevant development being granted the Borough Solicitor be authorised to make the necessary Order, diverting Public Footpath 437 Bacup.

#### Bridleway Diversion 111 Whitworth

29. The Borough Engineer and Planning Officer reported that the above Bridleway Diversion had been initiated by Officers primarily in the interest of the public, under s.119 Highways Act 1980 (as amended by the Wildlife and Countryside Act 1981 s.6 and Schedule 16).

He informed the Committee that the need for a diversion first came to light some years ago when work was being carried out on the bridleway. However, as various initiatives were now coming together it was appropriate to bring the diversion to a conclusion. In particular, the Council's own project to improve Thurns Head Quarry, and its environs, included the dedication and improvement of a length of bridleway of approximately 1200m by North West Water. Furthermore, a small bridge was required at the southern end of the route which would be undertaken by the County Council once the route became definitive.

The section of bridleway, the subject of the diversion, was inaccessible to horse riders and the proposal was to divert it onto the route which was currently ridden and walked by members of the public.

He circulated a plan showing the existing definitive route and described the layout of the proposed route. The relevant landowner, resident at Fold Head Farm has given his approval for the proposal to go ahead.

Resolved that the Borough Solicitor be authorised to make the necessary Order diverting part of bridleway 111 Whitworth, as outlined on the plan circulated along with the report.

#### Appointment of Members to Rossendale Cycleways/Bridleways Project Steering Group

29. Resolved that the Chair, Vice-Chair and Opposition Spokesperson of your Committee be nominated to serve on the Rossendale Cycleways/Bridleways Project Steering Group.

#### Confirmation of Tree Preservation Orders

The Borough of Rossendale (Land opposite junction of Sandy Bank Gardens and Cockhall Lane, Whitworth T2/111 Tree Preservation Order 2000

(a) Resolved that The Borough of Rossendale (Land opposite junction of Sandy Bank Gardens and Cockhall Lane, Whitworth T2/111 Tree Preservation Order 2000 be confirmed as an unopposed Order.

The Borough of Rossendale (Land opposite 126 - 134 Mercer Crescent, Haslingden T2/109 Tree Preservation Order 1999

(b) The Borough Engineer and Planning Officer reported that the above mentioned Order had been made on 25th August 1999. He advised that an objection had been received from Messrs MF Limited, the owners of land affected by the Order.

In order to enable the owner to complete the development of the site, the Borough Engineer and Planning Officer had been in negotiations with the agents on both the Planning and Tree Preservation issues including their objection to the Order. The negotiations had now resulted in planning permission being granted for the development of the site for three dwellings, thus completing the estate development and in consequence the Borough Engineer and Planning Officer was now recommending that the Order be amended to remove six individual trees T7, T8, T9, T10, T14 and T15 from the Order. He circulated a copy of the plan and Schedule to the Order together with a copy of the recommended amended plan and Schedule for the information of the Committee.

The Agents acting on behalf of Messrs MF Limited had confirmed in writing that they would withdraw their objection to the Order subject to the Order being modified as outlined above.

Resolved that the Borough of Rossendale (Land opposite 126 - 134 Mercer Crescent, Haslingden T2/109 Tree Preservation Order 1999 be confirmed with modification by the deletion of the individual trees T7, T8, T9, T10, T14 and T15.

The Borough of Rossendale (Land rear of Aitken Street and Bowker Street, Irwell Vale T2/110) Tree Preservation Order 2000

(c) The Borough Engineer and Planning Officer reported that the above mentioned Order had been made on 25th February 2000 in respect of the trees indicated on the Schedule and Plan circulated for the information of the Committee.

He reported that the time period for objections had now expired and no objections had been received.

Resolved that the Borough of Rossendale (Land rear of Aitken Street and Bowker Street, Irwell Vale T2/110) Tree Preservation Order 2000 be confirmed as an unopposed Order.

Engineering and Planning Sub-Committee

29 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 26th April, 3rd May, 10th May, 17th May, 24th May and 31st May, 2000 be noted (for Minutes see Appendices A - F).

THE MEETING CLOSED AT 8.40 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 26th April, 2000  
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. 2000/118 - Two storey front extension at 23 Holmeswood  
Park, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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. 2000/102A - Proposed advertising panels incorporated within  
the structure of a bus shelter at various sites in Rawtenstall, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application No. 2000/103A - Proposed advertising panels incorporated within the structure of a bus shelter at various sites in Haslingden, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application No. 2000/096 - Conversion of redundant barn into 3 no. bed detached dwellinghouse at New Barn Farm, Hollin Lane, Rawtenstall, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (two) years from the date of this permission.
2. No development shall take place until samples of the proposed natural stone and roof slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. 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. The conversion of the building shall not be undertaken other than in strict accordance both with the recommendations of the Structural Inspection Report 17488/MB dated January 1998 and the Method Statement dated 13th March 1998 of Curtins Consulting Engineers, together with the additional recommendations of the Engineering Report No 7341 prepared by Michael Pooler Associates dated 24th February 2000, and no variations to the approved method of conversion shall take place without the prior written consent of the local planning authority.
5. 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, B, C, D and E of Part 1 of Schedule 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.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no development which would otherwise be permitted by virtue of the provisions of Class A of Part 6 of Schedule 2 of the Order shall be carried out anywhere within the application site or adjoining land shown as being in the applicant's ownership on the approved plans without the grant of formal express planning permission in that behalf by the local planning authority.
7. No development whatsoever shall take place until the applicant has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigations which has been submitted by the applicant and approved by the local planning authority.
8. 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. 2000/110 - Renewal of permission 1994/166 for change of use of garage into dwelling at Former Garage building, Aitken Street, Irwell Vale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. 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 building shall not be constructed other than with the approved materials.
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.
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.
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 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 or formal express planning permission in that behalf by the local planning authority.

Application No. 2000/111 - Restoration/conversion to form 4 bed dwelling with attached garage at High Moor Farm, (copy Farm), Moor Lane, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 restoration/conversion of High Moor Farm shall be undertaken in strict accordance with the recommendations and methodology contained in the document entitled "Engineering Report No. 7335" prepared by Michael Pooler Associates dated 17th February 2000 and no variations to the approved methodology shall take place without the prior written consent of the local planning authority.
3. 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.

4. 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 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 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.
6. Before the development hereby approved is first commenced there shall be submitted to and approved by the local planning authority a plan indicating the extent and treatment of the associated residential garden curtilage of the proposed dwellinghouse, and thereafter the associated curtilage shall be established in accordance with the approved plan.

Application No. 2000/122 - Change of use from office and storage to a single dwelling at Office, Rosehill Street, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application 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. 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. 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.

Standing Order No 39(1)

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

Bus Shelter Staghills Road/Top Barn Lane, Newchurch  
(inward to Rawtenstall)

Further to the proceedings of the last meeting of the Sub-Committee, the Chair reported that together with Ward Councillors, Members of the Sub-Committee had attended a meeting on site to consider the future use of the bus shelter and Top Barn Lane/Staghills Road, Newchurch.

Resolved (i) that a shelter remain,

(ii) that initially the front panel of the existing bus shelter be removed and an alternative design of shelter be submitted to a future meeting of the Sub-Committee for consideration,

(iii) that the existing shelter be cleaned and graffiti be removed, and

(iv) that the Borough Housing and Management Services Committee be appraised of the problem being caused by land to the rear of the shelter being used as a playground and be asked to consider an alternative use for the land and/or its enclosure.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 3rd May, 2000  
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

1. 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. 2000/137 - Proposed conservatory at rear at 8  
Burnside, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application 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 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. 2000/104A - Proposed advertising panels incorporated  
within the structure of a bus shelter at various locations in Bacup,  
Lancashire

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to

navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application No. 2000/105A - Proposed advertising panels incorporated within the structure of a bus shelter at various locations in Edenfield, Ramsbottom

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application No. 2000/125 - Change of use of barn to form extension to dwelling, with septic tank. The development may affect the setting of footpath nos. 383, 384, 346 at Brow Top Farm, Old Meadows Road, Broadclough, Bacup

Resolved that planning permission be granted to this application 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 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 a minimum of 2 car parking spaces shall be provided and made available for use within the site and 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.
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. Works required for the change of use of the barn to a dwelling hereby permitted shall only be carried out in accordance with the structural report conducted by Barry Swindells Associates and dated 8th March 2000. Any additional or further structural works should not be carried out without the prior written permission of the local planning authority.
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 No. 2000/123 - Erection of metal railings, 400m high on top of existing stone wall surrounding existing play area which is to be enhanced at Ratcliffe Pocket Park, Ratcliffe Street, Haslingden

Resolved that planning permission be granted to this application 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 finish/colour of the railings shall be submitted to and approved in writing by the local planning authority prior to work commencing.

Application No. 2000/116 - External alterations for an external flue at 17 Market Street, Edenfield, Ramsbottom

7. Resolved that planning permission be granted to this application subject to the following condition:-
1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/044 - Proposed demolition of garage/workshop and the construction of new garage/workshop (amended scheme which reduces the height of the building by 1.5m and deletes the first floor offices) at Brookside Garage, Holme Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed artificial stone, render and plastic coated corrugated 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.

Application No. 2000/067 - Construction of detached warehouse (854m<sup>2</sup>) and the provision of 32 car parking spaces and a vehicular turning area, and Construction of an extension (180m<sup>2</sup>) to the front of the existing warehouse (previously approved under planning permission reference number 1997/320) at Kippax Mill, Goodshawfold Road, Loveclough, Rossendale

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

- (a) Compliance with the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999, and
- (b) 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 take place until samples of the proposed natural stone, plastic coated corrugated steel sheeting and cladding material to vehicular door have been submitted to and approved by the local planning authority and the outer face of the detached warehouse shall not be constructed other than with the approved materials.
  3. No development shall take place until samples of the proposed plastic coated corrugated steel sheeting and cladding material to vehicular door have been submitted to and approved by the local planning authority and the outer face of the extension to the front of the existing warehouse shall not be constructed other than with the approved materials.
  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.
  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 warehouse building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

6. 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.
7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from car parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.
8. No vehicular movements, including forklift truck operations, to and from or within the application site and adjoining land edged blue, other than employee access, shall be permitted before 7am weekdays and 8am on Saturdays, nor after 7pm on weekdays and 5pm on Saturdays nor at any time on Sundays or bank holidays.
9. The detached warehouse hereby approved shall only be used for the provision of storage and distribution facilities that are ancillary to the manufacturing use at Kippax Mill.
10. 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 and adjoining land edged blue 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.
11. The permission hereby granted (hereinafter called 'the second permission') shall not be implemented in addition to or in combination with the yet to be constructed factory extension and engineering works to create loading area and car park permitted by the notice of permission number 97/320 issued by the Council on 10th December 1997 (hereinafter called 'the first permission').

Application No. 1997/503 and 1997/504CA - Proposed Co-op  
Food Store, Lee Street, Bacup

2. Further to Minute Number 2 of the Engineering and Planning Sub-Committee held 5th April 2000, the Borough Engineer and Planning Officer submitted a report upon the outcome of further negotiations with United Norwest Co-Operatives Limited in respect of the proposed Section 106 agreement associated with the above mentioned applications.

He advised that a further meeting had taken place with the applicant and its agents who reiterated their position not to provide or finance a car-park on the site acceptable to the Council both in engineering and planning terms. The applicant estimated that the cost of their own proposals for a car park after demolition of the former Union Street store and clearance of the site would be £25,000 and were prepared to pay that sum for the Council to construct a car-park on that cleared site.

The Sub-Committee considered the options which had previously been reported in the light of the further information now submitted.

Resolved (i) that in relation to the proposed Section 106 Agreement the Sub-Committee accepts the proposal by the applicant, namely that the Council will exchange their existing car park at Market Street, Bacup for the site of the existing Union Street store following its demolition and clearance by the applicants together with a cash payment by the applicant of £25,000.00 to enable the Council to construct the car park on the cleared site of the Union Street store.

(ii) that the Policy and Resources Committee be asked to identify and approve the resources necessary to enable an appropriate design of car park to be constructed by the Council on the cleared Union Street site referred to in resolution (i) above.

Exclusion of the Public and Press

3. 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.

Tender Approval for Cragg Quarry Reclamation Scheme

4. The Borough Engineer and Planning Officer submitted a list of firms whom he recommended should be invited to tender for Cragg Quarry reclamation work.

The contractors listed 1-5 were drawn from the Council's select tender list and had submitted tenders for Thurns Head Quarry reclamation work, whilst the contractor listed as number 6 had won the contract for Lee Quarry reclamation work.

He advised that, as part of the work it was proposed to carry out the establishment of heather and bilberry and let this part as a separate contract due to the specialist nature.

Resolved (i) that firms 1, 2, 3, 4, 5 and 6 be invited to tender Cragg Quarry reclamation work, and

(ii) that S.F. be invited to submit a price for the Specialist Heather Regeneration work associated with this scheme and Standing Orders relating to contracts be suspended in this case for the reasons outlined in the report.

THE MEETING CLOSED AT 5.35 P.M.

A P P E N D I X ' C '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 10th May, 2000  
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)  
Councillors Pearson 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. 2000/130 - Construction of single storey rear extension to form additional bedroom and study at 25 Rectory Close, Newchurch, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed 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. 2000/139 - Construction of ensuite bathroom/utility room extension at 2 Brock Bank, Whitewell Bottom, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed brick 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. 2000/142 - Proposed extension over existing integral garage to provide enlarged bedrooms and bathroom together with construction of conservatory on rear elevation at 39 Redwood Drive, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed brick and tiles have been submitted to and approved by the local planning authority and the outer face of the first floor side extension shall not be constructed other than with the approved materials.

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

Application No. 2000/143 - Proposed two storey extension to rear at Bent Meadow Cottage, Rhodes Avenue, Helmshore, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone and grey slate 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. 2000/150 - Construction of conservatory on rear elevation at 4 Greave Crescent, Todmorden Road, Bacup

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing brick 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.
3. No development shall begin until details of an evergreen screen to the western boundary has been submitted to and approved in writing by the local planning authority. Such screening shall initially be planted at a minimum height of 3 metres growing to a minimum of 4 metres in height at the end of an initial 12 month period and retained thereafter.

Application No. 2000/152 - Proposed single storey rear extension at 5 Grasmere Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing brick, pebbledash 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 No. 2000/097 - Provision of 6 no outdoor floodlit tennis courts. Two storey extension to changing room block. Proposed single storey extension to fitness room. Change of use of groundsmans' store to clubroom/changing. Additional car parking and landscaping at: Haslingden Sports Centre, Helmshore Road, Helmshore, Rossendale

Resolved that planning permission be granted to this application 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 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. 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. 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.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
6. The use of the floodlighting hereby approved shall be restricted to a time no later than 10.00 p.m. each day when their operation shall cease.

Application No. 2000/037 - Consultation from Bury MBC - Proposed factory extension to provide printing facility and storage at: Croft End Mill, Bolton Road North, Stubbins, Ramsbottom

Resolved that Bury MBC be advised that this Council has no objections to the application but that concern be expressed if the premises were able to be changed to noisier activities without the need for express planning permission which may have a detrimental impact on the residential amenity of occupiers of nearby dwellings, and

Application No. 2000/144A - Siting of 2 x 48 advertisement display panels at British Gas Holder Site, Bacup Rd/Bocholt Way, Rawtenstall, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed advertisement sheet panels would, due to their size, siting and eye catching material, be prominent structures within the surrounding locality which would obstruct views from the north of both an attractive row of trees immediately to the south of the application site and open countryside further to the south. Accordingly the proposed panels would detract from the visual amenities of the locality and be contrary to policy DC.5 of the Rossendale District Local Plan which states that advertisements should maintain attractive urban townscape and rural landscape, devoid of unnecessary clutter.
2. The proposed advertisement sheet panels would, due to their size, siting and eye catching material be a distraction to road users using the adjacent junction between Bacup Road and Bocholt Way. Such distraction would be potentially hazardous and thus detrimental to highway safety.

Application No. 2000/115 - Continue use of land as garden area at rear of 1 Adelaide Street, Crawshawbooth, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/132 - Change of use of chapel to dwellinghouse at Wesleyan Chapel, Burnley Road East, Whitewell Bottom, Rossendale

Resolved that planning permission be granted to this application 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 dwelling hereby permitted shall not be occupied until the car parking spaces as indicated on the submitted plans have been provided, laid out and surfaced, and retained thereafter.
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. The room windows in the northern elevation of the building hereby permitted shall be glazed in obscure glass prior to the first occupation of the dwelling and retained thereafter.

Application No. 2000/091 - Erection of an agricultural building at Farm Hill Farm, Edgeside Lane, Waterfoot

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone and corrugated 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. 2000/120 - Single storey extension to form office at Warth Saw Mills, Bacup Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed roof sheeting 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.

Application No. 2000/138 - Proposed new entrance porch, creation of 2 no. new window openings and alterations to existing door openings, Walmersley Golf Club, Garretts Close, Walmersley

Resolved that planning permission be granted to this application 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 take place until samples of the proposed brick 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. 2000/127 - Retention of use as taxi office at 5 Burnley Road East, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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 more than 2 vehicles shall operate from the taxi office hereby approved.

Application No. 2000/128 - Change of use of part of ground floor as extension to estate agents office, including elevational alterations at 2b The Centre, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed brick have been submitted to and approved by the local planning authority and the outer face of the the new pillaster shall not be constructed other than with the approved materials.
3. The premises shall be used for an estate agency and for no other purpose (including any other purpose in Class A2 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. 2000/133 - Change of use of remainder of the first floor to health and fitness studio at First floor Pioneer Buildings,  
Rochdale Road, Bacup, Lancashire

Resolved that planning permission be granted to this application 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 noise level generated by the health and fitness studio hereby approved should not exceed the background noise level by more than 5dB(A). (The noise level should be measured as a LAeq (5 mins) at a point 1m from the facade of the nearest noise sensitive location).
3. After 10.00 pm noise generated by the health and fitness studio should be inaudible in the nearest noise sensitive property with windows open for normal ventilation.

Application No. 2000/126 - Siting of a steel storage container for equipment in connection with college nursery at Accrington and  
Rossendale College, Haslingden Road, Rawtenstall

Resolved that planning permission be granted to this application 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 steel storage container shall be sited in the college quadrangle off Cow Lane in accordance with the agent's letter received on 19th April, 2000.
3. The steel storage container shall be painted dark olive green.
4. The use of land for the siting of the steel storage container hereby approved shall be discontinued at the end of a period of 5 years beginning with the date upon which the use first commences, unless a renewal of permission is obtained .

Application No. 2000/135 - Construction of a detached prefabricated steel shelter at Accrington & Rossendale College, Rawtenstall Centre, Haslingden Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 steel shelter hereby approved shall be sited in accordance with the siting shown on the amended location plan received on 13th April, 2000.
3. Prior to the erection of the steel shelter hereby approved a colour scheme for the shelter shall be submitted to and approved by the local planning authority and thereafter only the approved colour scheme shall be implemented.

Application No. 2000/146 - Change of use of 249 Bacup Road into extension to licensed restaurant including extension to rear of 251 Bacup Road and alterations to frontage, 245, 245A, 247, 249 Bacup Road, Rawtenstall

Resolved that planning permission be granted to this application 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 only take place in conjunction with the use of nos. 245, 245a and 247 Bacup Road as a restaurant and shall not be operated independently.
3. The dining capacity of the extended premises, nos. 245, 245a, 247 and 249 Bacup Road shall not exceed 90 covers.
4. The use which is the subject of this permission shall not be carried out beyond the hours of 12.00 to 14.30 and 18.00 to 23.30 .
5. 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. 2000/119 - Retention of 12 spaces as overflow parking to St. Mary's Chambers at Car park at Ashday Lea, Masonic Lodge, off Haslingden Road, Rawtenstall

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

Application No. 2000/117LB - Convert existing window into an entrance at Hall Carr Mill, Fallbarn Road, Rawtenstall

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

THE MEETING CLOSED AT 6.15 P.M.

A P P E N D I X 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 17th May, 2000  
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)  
Councillors Barnes and Grogan

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. 2000/148 - Retention of existing shed and 1.8m high fencing at 33 Hawthorne Meadows, Crawshawbooth, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/153 - Proposed front balcony at 9 Saunders Close, Crawshawbooth, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/165 - Proposed first floor bedroom/ensuite extension at 20 Highfield Road, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application 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 take place until samples of the proposed brick 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. 2000/167 - Proposed conservatory and utility room extensions on rear elevation at 5 Hazel Grove, Bacup, Lancashire

Resolved that planning permission be granted to this application 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 take place until samples of the proposed render and slate roofing 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.
3. The first floor windows in the southern gable elevation of the extension hereby permitted shall be glazed in obscure glass prior to the first occupation of the extension and retained thereafter.

Application No. 2000/172 - Proposed extension to contain living room, bedroom and bathroom at 18 Saunders Close, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed render 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. 2000/173 - Proposed two storey side extension to provide toilet and playroom on ground floor and bathroom and bedroom on first floor at 159 Hardman Avenue, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed 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. 2000/141 - Proposed two storey side extension comprising double garage on ground floor and bedrooms at first floor at 40 Cherry Tree Way, Helmshore, Rossendale

Resolved that planning permission be granted to this application 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 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. 2000/174 - Proposed replacement of poor condition garage with new wooden garage on concrete base at Plot 2, Garage colony at Heathfield Road, Stacksteads, Bacup

Resolved that planning permission be granted to this application 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 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.
3. 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. 2000/136 - Conversion of part of barn to bed and breakfast accommodation at Hindle Pastures, Highgate Lane, Healey, Whitworth

Resolved that planning permission be granted to this application 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 external alterations hereby approved for the western elevation of the barn shall accord with those depicted on the amended plan received on 28th April 2000.

Application No. 2000/147 - Removal of former shop front and change of use from retail to dwellinghouse at 268 Blackburn Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural coursed stone has been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application No. 2000/151 - Erection of 5 no. 3 bed dwellings and associated car-parking at Land off Rake Foot/Marsden Square, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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. 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 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 pavements, or other approved materials.
6. There shall be no direct vehicular access along the Rake 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 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 the front gardens of plots 19 to 23 which face Rake Foot.
9. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Application No. 2000/162 - Change of use of former sheet metal works to dwellinghouse at Building at Rossendale  
Sheet Megal, Dobbin Lane, Cloughfold, Rossendale

Resolved that planning permission be granted to this application 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. 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. 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. No development shall take place until there has been submitted to and approved by the local planning authority a scheme for a vehicular driveway and standing space within the curtilage of the application site. No building/none of the buildings hereby permitted shall be occupied until the vehicle turning area has been provided in accordance with the approved scheme, and the vehicle turning area so provided shall thereafter be retained.

Application No. 2000/161 - Proposed extension to house ATM cash machine at Shell Rawtenstall, Haslingden Road, Rawtenstall,  
Rossendale

Resolved that planning permission be granted to this application 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 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 extension shall not be constructed other than with the approved materials.

Application No. 2000/164 - Construction of a detached concrete garage at Land to the rear of 46 Tong Lane,  
Whitworth, nr. Rochdale

Resolved that planning permission be granted to this application 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 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.

3. 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.

THE MEETING CLOSED AT 5.40 P.M.

A P P E N D I X 'E'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 24th May, 2000  
at 5.00 p.m.

PRESENT: Councillor Pilling (in the Chair)  
Councillors Challinor (for Cheetham) and Pearson

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. 2000/157  
Proposed single storey front extension  
at: 10 Marlborough Close, Whitworth, Near Rochdale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 building shall not be constructed other than with the approved materials.

Application No. 2000/159  
Proposed first floor bedroom extension to the eastern elevation  
of the existing dwellinghouse  
at: 4 Ainsdale Drive, Whitworth, Near Rochdale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 eastern and southern elevations of the extension shall not be constructed other than with the approved materials.
3. The window hereby approved for the southern elevation of the dwellinghouse shall be obscure glazed and thereafter such glazing shall be retained.

Application No. 2000/171  
Proposed single storey kitchen/bathroom extension at rear  
at: 13 Salisbury Street, Haslingden, Rossendale

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

Application No. 2000/178  
Proposed two storey rear extension  
at: 4 Reedsholme Close, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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.
3. The window hereby approved for the northern gable of the dwellinghouse shall be obscure glazed and thereafter such glazing shall be retained.

Application No. 2000/181  
Proposed side and rear extensions to dwellinghouse  
at: 50 Rising Bridge Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed coursed natural stone, render and tile/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. 2000/182  
Proposed extension forming annexe for the use of a disabled relative  
at: Rushbed Bungalow, off Short Clough Lane, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application 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 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.
3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rushbed Bungalow.

Application No. 2000/187  
Conversion and extension of existing garage to form store and utility room  
at: Woodview, 1 Clough Bottom, Burnley Road East, Water, Rossendale

Resolved that planning permission be granted to this application 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 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.

Application 2000/188  
Proposed single storey extension to provide suitable accommodation  
for a disabled person  
at: 32 Campion Drive, Helmshore, Rossendale

Resolved that planning permission be granted to this application 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 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. 2000/175  
Application for determination as to whether detailed approval is required to erect a 15m high lightweight lattice with 4 no cross polar  
ADC directional antennaes and 2 no 300 mm diameter microwave dishes together with an extended mini cabin to house the  
equipment  
at: Land adjacent to Little Chef, off Blackburn Road, Rising Bridge, Accrington

Resolved that planning permission be granted to this application 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.

Application No. 2000/159  
Proposed first floor bedroom extension to the eastern elevation  
of the existing dwellinghouse  
at: 4 Ainsdale Drive, Whitworth, Near Rochdale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed artificial 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.
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 and D 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. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
5. Before the development hereby approved is first commenced, a detailed scheme for the landscaping of the proposed public open space (edged blue on the approved site plan) and, as such including arrangements for its long term maintenance, shall be submitted to and approved by the local planning authority. Thereafter the public open space landscaping shall be fully implemented prior to the first occupation of any of the dwellings hereby approved or at such other time as may be subsequently agreed in writing with that authority and maintained thereafter. Any trees or shrubs dying/becoming diseased or otherwise being removed within 2 years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application No. 2000/015  
Demolition of 2 no single storey garages and creation of 10 no residential loft units with open central courtyard and associated fitness  
centre  
at: Victoria Mill adjacent to Victoria Arcade, Burnley Road East, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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. Prior to the commencement of the development of the residential loft units hereby approved, samples of the natural stone and blue slate proposed for use in facing and cladding the internal courtyard shall be submitted to and approved by the local planning authority and thereafter only the approved materials shall be used.
3. Prior to the commencement of occupation of the residential loft units hereby approved, the four car parking spaces adjacent to loft 2 shall be fully constructed and thereafter retained as car parking spaces.
4. Prior to the commencement of use of the fitness centre hereby approved, a strategy for sound proofing shall be submitted to and approved by the local planning authority and prior to the commencement of use of the fitness centre hereby approved, the approved strategy shall be fully implemented.
5. The fitness centre hereby approved shall only be used between the hours of 10am and 10pm.

Application No. 2000/016LB

Demolition of 2 no single storey garages and creation of 10 no residential loft units with open central courtyard and associated fitness centre

at: Victoria Mill adjacent to Victoria Arcade, Burnley Road East, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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. Prior to the commencement of occupation of the residential loft units, a colour scheme for all external windows and doors shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be implemented.
3. Prior to the commencement of occupation of the residential loft units, a scheme providing details of the proposed gates to the internal courtyard shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be implemented.

Application No. 2000/160

Erection of 9 no dwellinghouses

at: Plots 17-25 The Ferns, Bacup, Lancashire

Resolved that planning permission be granted to this application 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 take place until samples of the proposed artificial stone and roof tile have been submitted to and approved by the local planning authority and the external facings of the dwellings shall not be constructed other than with the approved materials.

3. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
4. 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 boundary wall adjacent Mersey Street and Ribble Street shall not be constructed other than with the approved materials.

Application No.2000/156

Conversion of warehouse to offices and consultancy rooms (B1 Business/D1 Non Residential Institutions)  
at: Hurstwood Court, New Hall Hey Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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. 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. Reason: For the avoidance of doubt insofar as the current proposal relates only to a change of use of the building.

Application No. 2000/180

Siting of a 10'x 8' metal storage container to contain waste foam  
at: Land rear of Lancashire Sock Manufacturing Co Ltd adjacent to the substation, New Line, Bacup, Lancashire

Resolved that planning permission be granted to this application 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 storage container 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.

THE MEETING CLOSED AT 6.00 P.M.

A P P E N D I X ' F '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 31st May, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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. 2000/166 - Formation of first floor balcony accessed from new french windows to the rear elevation at 3 Healey hall Farm, Shawclough Road, Healey, nr. Rochdale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/197 - Proposed single storey side and rear extension to existing semi detached dwelling at 1 Sunny Bank, Todmorden Road, Bacup, Lancashire

Resolved that planning permission be granted to this application 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 take place until samples of the proposed coursed natural stone, red facing brick 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. 2000/200 - Construction of conservatory (resubmission - amended scheme) at 6 North Street, Water, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application No. 2000/202 - Proposed single storey rear extension to provide facilities for disabled person at 73 New Line, Bacup, Lancashire

Resolved that planning permission be granted to this application 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 take place until samples of the proposed render 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. 2000/183 - Proposed double storey extension to gable at 56 Rising Bridge Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed pebbledash 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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (and any order revoking or re-enacting the order) no doors shall be fitted to the front elevation of the extension without the prior written permission of the local planning authority.

Application No. 2000/129 - Outline - Erection of one detached dwelling at Garden area at Shortclough Lea, Shortclough Lane, Rawtenstall

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

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of (three) years from the date of this permission.
2. The development hereby permitted shall be begun either before the expiration of (five) years from the date of this permission, or before the expiration of (two) years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
3. 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.

4. 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 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. 2000/179 - Conversion of existing shop and living accommodation to 2 no. flats at 89 Burnley Road East, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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. 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. 2000/083 - Continuation of siting of portable buildings for use as nursery with extended use as playscheme and out of school care between 7.00 a.m. and 7.00 p.m. at Accrington & Rossendale College, Haslingden Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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.
3. Within one month of the date of this permission, a scheme providing details of the colours to be used in repainting the portable buildings shall be submitted to and approved by the local planning authority and the approved scheme shall be fully implemented within three months of the date of this approval.
4. The uses hereby approved shall be carried out in accordance with the applicant's letter of 9th May 2000.

Application No. 2000/067 - Construction of detached warehouse (854m<sup>2</sup>) and the provision of 32 car parking spaces and a vehicular turning area, and Construction of an extension (180m<sup>2</sup>) to the front of the existing warehouse (previously approved under planning permission ref no. 1997/320) at Kippax Mill, Goodshawfold, Road, Loveclough, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone, plastic coated corrugated steel sheeting and cladding material to vehicular door have been submitted to and approved by the local planning authority and the outer face of the detached warehouse shall not be constructed other than with the approved materials.
3. No development shall take place until samples of the proposed plastic coated corrugated steel sheeting and cladding material to vehicular door have been submitted to and approved by the local planning authority and the outer face of the extension to the front of the existing warehouse shall not be constructed other than with the approved materials.
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.
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 warehouse building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
6. 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.
7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from car parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.
8. No vehicular movements, including forklift truck operations, to and from or within the application site and adjoining land edged blue, other than employee access, shall be permitted before 7am weekdays and 8am on Saturdays, nor after 7pm on weekdays and 5pm on Saturdays nor at any time on Sundays or bank holidays.

9. The detached warehouse hereby approved shall only be used for the provision of storage and distribution facilities that are ancillary to the manufacturing use at Kippax Mill.
10. 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 and adjoining land edged blue 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.
11. The permission hereby granted (hereinafter called 'the second permission') shall not be implemented in addition to or in combination with the yet to be constructed factory extension and engineering works to create loading area and car park permitted by the notice of permission number 97/320 issued by the Council on 10th December 1997 (hereinafter called 'the first permission').

#### PRIVATE STREET WORKS, STUBBINS VALE ROAD

The Borough Engineer and Planning Officer reported that at the Council Meeting on 19th April authority was delegated to this Sub-Committee to deal with any matters associated with this scheme, including approval of provisional apportionments, consideration of objections and any other associated issues.

The Borough Engineer and Planning Officer had prepared the revised apportionment. However, the Borough Engineer and Planning Officer was proposing - in view of the likely implications of the new apportionment for the principal objectors to the previous scheme - to meet the company concerned.

Resolved that the report be noted.

THE MEETING CLOSED AT 5.25 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 17th July, 2000  
at 7.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Bolton, Challinor, Cheetham,  
Driver, Hancock, McShea (for Easton) O'Driscoll (for Balchin), Pearson, Pilling, Schofield and  
Wadsworth (for Choudhury)

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mrs M Mortimer, Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

213 . Resolved that the Minutes of the meeting of the Committee held on  
12th June, 2000 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

213 . The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes  
Nod. 215 to 216 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 14/1999/436  
Conversion of Redundant Agricultural Building into  
4 No. Bed Detached Dwelling  
The development may affect the setting of footpath number 370  
Bull Hall Barn, Todmorden Road, Bacup

213 . The Borough Engineer and Planning Officer reported that he was satisfied that a Certificate Of Lawfulness Of Use for  
keeping and breeding dogs on the adjacent site was imminently to be determined. He informed the Committee in the light of his  
proposed decision in that matter that his recommendation on the current application would now be one of refusal.

Resolved that this application be refused for the following reasons:

1. Policy E.13 of the Rossendale District Local Plan states "the Council will not normally support development proposals  
which would introduce noise sensitive uses in close proximity to existing noise sources which are or could be the  
subject of justified public complaint."

The proposed conversion of Bull Hall Barn to a dwelling would entail the introduction of a noise sensitive residential  
use into a building that lies in very close proximity to land adjacent to Bull Hall where dogs are kept and bred. This  
use of land constitutes an existing noise source which would be likely to give rise to justifiable complaints from future  
occupiers of the proposed new dwelling. Likewise a reasonable standard of residential amenity could not be assured  
for future occupiers of the proposed dwelling, due to this existing neighbouring noise source.

For these reasons, the proposed development would be contrary to the provisions of Rossendale District Local Plan Policy E.13 and should, accordingly, be resisted.

Application Number 14/2000/220  
Outline - Erection of 2 No. Dwellinghouses to replace a range  
of existing unsightly buildings, together with a Section 106 Agreement  
to provide a bus bay and for the clearance and landscaping of the remainder  
of the site. Land adjacent to 2 Market Street, Whitworth

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

1. The proposed development is contrary to provisions contained both within the approved structure plan for Lancashire and the approved and adopted Rossendale District Local Plan wherein the site is shown to be located within an area designated as Green Belt where in accordance with the provisions of PPG2 - Green Belts the construction of residential property other than that required for agriculture and forestry is inappropriate.
2. The site which is the subject of this application is shown to be located beyond the Urban Boundary in the approved and adopted Rossendale District Local Plan - the Urban Boundary delineating the area within which it is anticipated that the majority of new development within the Borough will be accommodated during the Plan period: development beyond the Urban Boundary will generally be strongly resisted.
3. Sufficient land is already available within the Borough, either with the benefit of planning permission or firm allocation for residential development to meet future housing needs both in accordance with the provisions of the Development Plan and PPG3 - Housing.
4. The proposal would, furthermore, if approved, and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well planned development.
5. The proposal would constitute an extension of the urban area of Healey along this north side of Market Street. The site forms the remaining area of open space between Healey and the outskirts of Rochdale and if approved, the development would result in the coalescence of the settlements which it is considered would adversely affect the character and visual amenity of the area and be contrary to the aims of securing orderly and well planned development.

Engineering and Planning Sub-Committee

213 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 7th June, 14th June, 21st June, 28th June and 5th July, 2000 be noted (for Minutes see Appendices A - E).

THE MEETING CLOSED AT 7.15 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 7th June, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (Chair),  
Councillors Challinor and Pilling

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. 2000/192 - Change of use of shop to dwelling to form additional accommodation to existing dwellinghouse at 26 and 28 Todmorden Road, Bacup, Lancashire

Resolved that planning permission be granted to this application 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. 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. 2000/193 - Erection of 7 no. 4 bed detached and 14 no. 3 bed detached dwellings with 1 no. 2 bed detached bungalow at Haslingden Cattle Market, Broadway, Helmshore

Resolved that the application be referred to the Engineering and Planning Committee for determination at the request of a Member.

Application No. 2000/154 - Refurbishment to form antique and bric a brac shops at Victoria Arcade, Burnley Road East, Waterfoot, Rossendale

Resolved that planning permission be granted to this application 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 which is the subject of this permission shall only be carried out between the hours of 8am to 9pm.

Application No. 2000/1555LB - Proposed refurbishment of internal shops and fronts for antique brick a brac sales at Victoria Arcade, Burnley Road East, Waterfoot, Rossendale

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

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. Prior to the commencement of the refurbishment hereby approved, a scheme providing details of the colour(s) of paint proposed for use in repainting the arcade and its entrance way shall be submitted to and approved by the local planning authority and thereafter only the approved scheme shall be implemented.

Application No. 2000/198 - Proposed covered canopy to existing exercise yard (36.6m x 15.5m) as an extension of the existing riding arena. The development may affect the setting of footpaths 41, 42 and 43 at Croft Top Riding Arena, Kings Highway, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 roofing/cladding operations shall begin until details of the roofing/cladding have been submitted to and approved in writing by the local planning authority. The roofing/cladding sheets shall be installed in accordance with the details so approved and shall be so retained thereafter.

Application No. 1997/332 - Erection of 11 no. dwellings. The development may affect the setting of footpath no. 201 (further amended plan) at Land off Greenbank/Grange Close, Rawtenstall, Rossendale

Resolved that the application be referred to the Engineering and Planning Committee for determination at the request of a Member.

Application No. 1999/231 - Outline - Demolition of existing buildings. Erection of residential blocks providing 19 dwellings with garaging at basement level utilising the existing access, provision of 3 no. passing bays and an improved junction to Rochdale Road at Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

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

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of (three) years from the date of this permission.
2. The development hereby permitted shall be begun either before the expiration of (five) years from the date of this permission, or before the expiration of (two) years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

3. Before any development is commenced approval shall be obtained from the local planning authority with respect to the reserved matters, namely, 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.
4. No development shall take place until samples of the proposed natural coursed stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
5. 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.
6. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details.
7. The existing access 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. 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.
9. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstanding for vehicles, shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
10. 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.

Construction of 2 no. detached dormer bungalows with integral garages at Land at Warcock Lane, Bacup, Lancashire

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

Bus Shelter at Lancaster Avenue, Helmshore

The Chief Executive Officer submitted a report which explained that the Haslingden Estate Management Board had requested the demolition of the bus shelter on Lancaster Avenue, Haslingden due to the nuisance being caused by youths.

The cost of removing the shelter would be approximately £500 with a replacement Shelter costing in the region of £2,000.

Resolved (i) that the bus shelter would be demolished at a cost of £500.

(ii) that in the first instance the Architect's Department would consult with Adshel over the possibility of installing a refurbished bus shelter.

THE MEETING CLOSED AT 5.30 P.M.

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 14th June, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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. 2000/145 - Proposed porch extension and provision of off-street car parking space at 12 Fernhill Drive, Stacksteads, Bacup

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing brick and render to match the existing drawings 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. 2000/191 - Proposed classroom extension to rear of main building at Sharneyford County Primary School, Todmorden Road, Bacup, Lancashire

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

Application No. 2000/201 - Construction of conservatory on rear elevation at Waterfold Barn, Burnley Road East, Water, Rossendale

Resolved that the application be deferred until next Engineering and Planning Sub-Committee with site visit arranged.

Application No. 2000/176 - Erection of 6 no. 3 storey dwellings and 2 no. flats at Springvale Mill, Burnley Road, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural facing stone and roof tiles/slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to 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 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 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 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.
6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping of the raised beds as indicated on the approved plans.
7. All planting comprised in the details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
8. The room windows in the northern elevation of the dwellings hereby permitted shall be glazed in obscure glass prior to the first occupation of the dwellings and retained thereafter.
9. Prior to the first occupation of the dwellings hereby permitted, details of the finishes and colour of all surfacing materials, including those to access driveways, forecourts, parking/turning areas etc. 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.
10. 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.
11. 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.

12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from car parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Application No. 2000/199 - Change of use from office to retail/office (photographic laboratory) and amendments to the side elevation to form a new entrance and doorway at 88A Bank Street, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed stone head, cill and jamb (which should be local sawn 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. 1999/436 - Conversion of redundant agricultural building into 3 no. bed detached dwelling. The development may affect the setting of footpath no. 370 (amended plan) at Bull Hall Barn, Todmorden Road, Bacup, Lancashire

Resolved that the application be deferred.

THE MEETING CLOSED AT 5.30 P.M.

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 21st June, 2000  
at 5.00 p.m.

PRESENT: Councillors Grogan, Driver (for Challinor) and Pilling

Standing Order No. 39(1)

Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillor B. Pawson taking part in the discussion in respect of Application 2000/212 Proposed refurbishment of Ogden Bridge.

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 2000/211  
Proposed two storey side extension at:  
24 Croft Close, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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 Number 2000/215  
Proposed conversion of garage to bedroom with single storey  
extension at front of dwellinghouse at:  
74 Mercer Crescent, Helmshore, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed facing brick and concrete tile 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.

3. Before the development hereby permitted is first brought into use the parking area indicated on the approved plans shall be provided and retained thereafter.

Application Number 2000/216  
Proposed addition of 2 storey extension including the demolition  
of existing single storey extension at:  
Cross Farm Cottage, 29 Dobbin Lane, Cloughfold, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed pebble dash render and natural slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2000/217  
Proposed single storey extension to rear of garage and conversion  
of garage. Proposed new pitched roof to garage and extension. Proposed conservatory to rear of dwelling.  
Erection of a timber fence to the rear garden boundary at:  
120 Cherry Crescent, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application 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 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 single storey 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 garage roof shall not be constructed other than with the approved materials.

Application Number 2000/221  
Construction of single detached concrete garage and base  
to the rear of driveway at:  
Rear of 1265 Burnley Road, Loveclough, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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 Number 2000/222  
Construction of conservatory on side elevation at:  
79 Goodshaw Avenue North, Loveclough, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed artificial facing stone 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 2000/227  
Erection of conservatory to rear at:  
25 Greendale Avenue, Newchurch, Rossendale

Resolved that planning permission be granted to this application 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 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.
3. The conservatory windows in the northern elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to the first occupation of the conservatory and retained thereafter.

Application Number 2000/229  
Proposed bedroom/ensuite extension at:  
11 Croft Acres, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application 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 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 Number 2000/231  
Proposed lounge extension on front elevation at:  
10 Anderton Close, Cowpe, Bacup, Lancashire

Resolved that planning permission be granted to this application 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 take place until samples of the proposed artificial facing stone and roof tile 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 2000/190  
Consultation from Lancashire County Council -  
Proposed 2 no classroom extension to rear of school at:  
Newchurch CE Primary School, Dark Lane, Newchurch, Rossendale

Resolved no objection be raised to this application.

Application Number 2000/234  
Application for determination as to whether detailed approval is required  
to replace the existing sector antennae with up to 6 no new sector antennae on the column, place 4 no 0.6m dia dishes on the column  
and the installation of 3F cabin racks, approximately 4.5m x 3.4m x 2.8m at:  
Telecommunications site at Bacup Golf Club, Bankside Lane, Bacup

Resolved that planning permission be granted to this application 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. Prior to the commencement of the development hereby approved a scheme of landscaping to the eastern edge of the telecommunications compound indicated on the approved plans shall be submitted to and approved in writing by the local planning authority and thereafter the approved scheme shall be fully implemented in the next available planting season or at such other time as may subsequently be agreed in writing with the authority.

Application Number 2000/201  
Construction of conservatory on rear elevation at:  
Waterfold Barn, Burnley Road East, Water, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone walling 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.
3. Notwithstanding the details shown on the permitted plans, the development should not begin until details of a square/rectangular window, to replace the circular window shown on the approved plans have been submitted to and approved in writing by the local planning authority. The window shall then be installed in accordance with the approved details and so retained thereafter.

Application Number 2000/193  
Erection of 7 no 4 bed detached & 14 no 3 bed detached dwellings  
with 1 no 2 bed detached bungalow at:  
Haslingden Cattle Market, Broadway, Helmshore

Resolved i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desires the applicant/developer to offer a unilateral planning obligation under Section 106 of the Town and Country Planning Act 1990, and

ii) that on receipt of such unilateral planning obligation, which meets with the approval of the Borough Solicitor, the Borough Engineer and Planning Officer be authorised to approve the said application 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 take place until samples of the proposed facing brick 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.
3. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure). Any trees or plants which die, are removed or become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
4. Before the development hereby approved is first commenced, proposals for the long term maintenance of the public open space landscaping hereby approved shall be submitted to and approved by the local planning authority. Thereafter the public open space landscaping shall be fully implemented prior to the first occupation of any of the dwellings hereby approved or at such other time as may be subsequently agreed in writing with the authority and maintained thereafter. Any trees or shrubs dying/becoming diseased or otherwise being removed within 2 years of planting shall be replaced by the applicant/developer by species of a similar type and size.
5. No development shall take place until such time as the junction of Manchester Road and Private Lane has been closed to vehicular traffic by means of a Traffic Regulation Order.

Application Number 2000/225  
Continuation of use as a tanning salon and shop at:  
593 Market Street, Whitworth, near Rochdale

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

Application Number 2000/196LB

Proposed replacement of windows with single light windows and the installation on the rear elevation of an external flue to service a central heating system. Proposed relaying of the ground floor with hardwood over flags and alterations to the internal layout of room partitions. Retention and completion of partially plasterboard ceilings at:  
1137 Burnley Road East, Water, Rossendale

Resolved that this application be refused for the following reasons:

1. The application property is a grade II listed, pre-industrial cottage that has been largely unaltered over time. It is therefore a good example of this type of cottage and so, in accordance with Government advice contained in Planning Policy Guidance Note 15, its characteristics should be retained and, in accordance with Policy HP.2 of the Rossendale District Local Plan, alterations should not be authorised unless there is no adverse effect on a listed building's architectural or historic character.

The alterations proposed under this application would entail covering over the stone flag floor in the lounge with a hardwood floor and covering over the tong and groove boarded ceilings to the ground and first floor rooms with plasterboard. These alterations would lead to the concealment and loss of distinctive features of this cottage and as such would adversely effect its character and so be contrary to national guidance and local policy for listed buildings.

2. The replacement windows proposed under this application would have timber frames that would be stained rather than painted. This finish runs contrary to paragraph 42 of Planning Policy Guidance Note 15 which states that 'paint is usually the correct finish for timber windows; staining is not a traditional finish and should not normally be used.'

Application Number 2000/205

Removal of condition no 2 on planning permission reference 1987/106 at:  
Wesley Old Hall, New Row, Bacup, Lancs

Resolved that this application be refused for the following reasons:

1. The removal of condition no. 2 of planning permission 14/1987/106 would enable development currently permitted by Classes A, B, C, D, E, F, G and H of Part 1 (Development within the curtilage of a dwellinghouse) and Classes A and B of Part 6 (Agricultural Buildings and Operations) of the Town and Country Planning (General Permitted Development) Order 1995 to be carried out within the identified planning unit which would have a potentially harmful impact upon the rural landscape character of the locality, contrary to policies DS.5 and C.6 of the Rossendale District Local Plan which seek to control inappropriate development in the countryside.

Application Number 2000/212

Proposed refurbishment of Ogden Bridge at:  
Ogden Bridge, Irwell Vale, Ewood Bridge, Haslingden, Rossendale

Resolved that planning permission be granted to this application 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 take place until samples of the proposed natural stone facings have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Select List of Tenderers - Lee Mill Industrial Site

The Borough Engineer and Planning Officer submitted a list of firms whom he recommended should be invited to tender for the construction of road works and derelict land reclamation at the above site.

Resolved that the eight firms as included on the list as shown in the report now presented to the Sub- Committee be invited to tender for the above works.

THE MEETING CLOSED AT 6.12 PM

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 28th June, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan in the Chair  
Councillors Challinor and Pilling

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 2000/109  
Proposed two storey side extension (amended plan)  
at: 5 Eden Avenue, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing brick 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 Number 2000/219  
Proposed double garage and side extension to dwellinghouse (amended plan)  
at: 304 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural coursed stone 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 Number 2000/236  
Proposed pitched roofs to existing flat roofs  
at: 222 New Line, Britannia, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed blue slates to match the existing roofs 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 2000/241  
Conversion of remainder of garage to habitable accommodation  
at: 6 Holmeswood Park, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed 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 Number 2000/244  
Replacement of flat roof with a tiled pitched roof  
at: 6 Talbot Close, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed roofing 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. No development shall take place until samples of the proposed cedar boarding 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 2000/214  
Erection of a 1.75/1.52m high fence along easterly boundary  
of the property approximately 42m in length  
at: Woodlands, Forest Bank Road, Crawshawbooth, Rossendale

Resolved that this application be refused for the following reasons:

1. By reason of its height, close boarded design and prominent location, the proposed fence would constitute an obtrusive and incongruous feature in the street scene which would adversely affect the visual amenity of the locality, and would thereby constitute an inappropriate form of development contrary to Policy DC.1 of the Rossendale District Local Plan which requires that all new development be assessed (inter alia) by reference to its visual appearance and relation to surroundings.

Application Number 2000/218  
Construction 1 no dwellinghouse  
at: Land off Pendle Avenue/Coniston Way, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed artificial stone walling 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 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.

Application Number 2000/223  
Change of use of former works used for the storage and mechanical assembly and production of pumps (use class B8/B1) to the  
production of tower packaging and valves (general industrial use (use class B2))  
at: Peel Works, Market Street, Shawforth, near Rochdale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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. Prior to the commencement of the use hereby approved, a scheme which specifies the provisions to be made for the control of noise emanating from the site shall be submitted to and approved by the local planning authority and prior to the commencement of the use hereby approved, the approved scheme shall be fully implemented.
4. The level of noise emitted from the site shall not exceed 5 dBA above background noise measured at the nearest domestic noise sensitive premises. The measurement and assessment shall be made in accordance with BS4142 1997.

Application Number 2000/239  
Change of use of retail shop to coffee shop and alternative therapy rooms  
at: 13 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The use which is the subject of this permission shall only be carried out between the hours of 9.00am and 8.00pm.
3. The coffee shop hereby approved shall only operate as ancillary to the therapy rooms and the premises shall not be used for any other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Application Number 2000/232  
Installation of water level monitoring equipment  
at: Folly Clough Brook, Crawshawbooth, 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/028  
Change of use of land to form sand menage comprising 800 m<sup>2</sup>  
at: Carr Barn Cottage, Hardman 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Before the menage is first brought into use the approved drainage shall be fully implemented and maintained thereafter.
3. Before the menage is first brought into use the manure heap shall be contained by a screen wall and drained in accordance with details to be submitted to and approved in writing by the local planning authority before the commencement of development.

Application Number 2000/056  
Construction of 13 no detached dwellings  
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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 building shall not be constructed other than with the approved materials.

3. 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.
4. Prior to the first occupation of any of the dwellings hereby approved, or at such other times as may be agreed in writing with the local planning authority, the proposed access road shall be constructed to base course level.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
6. 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 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 2000/220

Outline - Erection of 2 no dwellinghouses to replace a range of existing unsightly buildings; together with a section 106 agreement to provide a bus bay and for the clearance and landscaping of the remainder of site at: Land adjacent to 2 Market Street, Whitworth, near Rochdale

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

Application Number 2000/186  
Application for retrospective consent for the change of use of part of dwellinghouse (2 bedrooms) to bed and breakfast  
accommodation  
at: 41 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The use of two bedrooms within the dwelling for Bed and Breakfast purposes hereby approved shall only continue whilst four on site parking spaces are provided and/or retained either as indicated on the additional plans or in a manner to be submitted to and approved in writing by the local planning authority.

THE MEETING CLOSED AT 5.55PM

A P P E N D I X ' E '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 5th July, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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 2000/250  
Proposed single storey rear conservatory extension  
at: 25 Rochdale Road, Edenfield, Ramsbottom, near Bury

1. Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
3. The three panels in the south eastern elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to the first occupation of the conservatory and retained thereafter.

Application Number 2000/252  
Proposed new pitched roof to dwelling  
at: 11 Balmoral Road, Haslingden, Rossendale

2. Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed 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 Number 2000/249A  
Provision of externally illuminated projecting sign  
at: Lee Mill Furnishings, Newchurch Road, Bacup, Lancashire

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/226A  
Erection of non illuminated advertising hoarding  
at: Land off Grane Road, Haslingden, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (two) years from the date of this consent.

Application Number 2000/233  
Application for prior approval for the siting and appearance of a 15m telecommunications installation, associated antennae and an equipment cabin  
at: Field adjacent to Blackburn Road, Acre, Near Haslingden, Rossendale

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

1. The applicant has failed to identify any overriding technical or other practical reason for not sharing a telecommunication mast proposed to be erected within a very close distance of the application site and which was granted an appropriate consent as recently as 24th May 2000 (application 14/2000/175 refers). In the absence of a reasoned justification for the provision of an independent mast facility the proposal is considered to be contrary to Department of the Environment PPG8: Telecommunications, and Policy DC.10 of the Rossendale District Local Plan.
2. The proposed telecommunication mast would be prominently sited on elevated land within an area designated as Green Belt, wherein there is the strongest presumption against the grant of planning permission for inappropriate development which by definition harms the purposes of including land within Green Belt. The mast would have an adverse visual impact by reason of its prominent siting and visual intrusiveness.

Application Number 2000/262

Application for determination as to whether detailed approval is required to erect personal communication network equipment at: Electricity Pylon rear of 248 and 250 Burnley Road, Weir, Bacup

6. 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 be begun before the expiration of five years from the date of this permission.

Application Number 2000/140

Conversion of attached barn to residential  
at: Higher Barn Farm, Roundhill Road, Haslingden, Rossendale

7. 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/256

Formation of hard surfaced car park on site of the former United Norwest Co-Operative Society store  
at: Former Co-Op Store, Union Street, Bacup, Lancashire

8. 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/257CA

Application for conservation area consent for the demolition of the former United Norwest Co-Operative Society store and formation of car park on cleared site

at: Former Co-Op Store, Union Street, Bacup, Lancashire

9. Resolved that planning permission be granted to this application subject to the standard time period condition and 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 demolition of the former United Norwest Co-operative Society Store, shall include the demolition of the entire building, breaking up and removal of the floor slab together with obstructions down to 300mm below floor slab and thereafter the site shall be levelled with an even finish between adjoining pavements and roadways and the top 50mm finished with a rolled blinding of 20mm down crushed sandrock.

Application Number 2000/206

Retention of residential caravan park approved by way of planning application ref 1996/492 by removal of conditions 2 & 3 and replacement with a planning obligation relating to the maintenance of the site, caravans and landscaping in an appropriate manner at: Holden Mill Caravan Site, Grane Road, Haslingden, Rossendale

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

1. The proposed planning obligation seeks to ensure that the impact of Holden Mill House caravan site on the character and appearance of the locality is safeguarded in a manner equivalent to that of conditions 2 and 3 imposed upon planning permission ref no. 1996/492. These conditions require that Mr C and Mrs G Tattersall be resident in Holden Mill House for as long as the use of land at and adjoining this house persists. Such equivalence would not however be achieved as the personal expertise of Mr C and Mrs G Tattersall in running the caravan site could not be ensured under the planning obligation. Thus the impact of the site on the character and appearance of the locality would not be safeguarded as at present. Accordingly, the visual and residential amenities of the locality would be jeopardised by this proposal.
2. The effect of the proposed planning obligation would be to bestow permanent planning permission upon Holden Mill House caravan site. The southern portion of the site lies within an area of greenlands as designated by the Rossendale District Local Plan. Policy E.1 of this Plan seeks to protect and enhance the open character of greenlands. This objective would be frustrated by a permanent planning permission and so the proposal would be contrary to this Plan.

Application Number 2000/207

Retention of residential caravan park approved by way of planning application ref 1998/308 by removal of conditions 2 & 3 and replacement with a planning obligation relating to the maintenance of the site, caravans and landscaping in an appropriate manner at: Holden Mill Caravan Site, Grane Road, Haslingden, Rossendale

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

1. The proposed planning obligation seeks to ensure that the impact of Holden Mill House caravan site on the character and appearance of the locality is safeguarded in a manner equivalent to that of conditions 2 and 3 imposed upon planning permission ref no. 1998/308. These conditions require that Mr C and Mrs G Tattersall be resident in Holden Mill House for as long as the use of land at and adjoining this house persists. Such equivalence would not however be achieved as the personal expertise of Mr C and Mrs G Tattersall in running the caravan site could not be ensured under the planning obligation. Thus the impact of the site on the character and appearance of the locality would not be safeguarded as at present. Accordingly, the visual and residential amenities of the locality would be jeopardised by this proposal.
2. The effect of the proposed planning obligation would be to bestow permanent planning permission upon Holden Mill House caravan site. The southern portion of the site lies within an area of greenlands as designated by the Rossendale District Local Plan. Policy E.1 of this Plan seeks to protect and enhance the open character of greenlands. This objective would be frustrated by a permanent planning permission and so the proposal would be contrary to this Plan.

Application Number 2000/208

Retention of residential caravan park approved by way of planning application ref 1996/491 by removal of conditions 2 & 3 and replacement with a planning obligation relating to the maintenance of the site, caravans and landscaping in an appropriate manner at: Holden Mill Caravan Site, Grane Road, Haslingden, Rossendale

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

1. The proposed planning obligation seeks to ensure that the impact of Holden Mill House caravan site on the character and appearance of the locality is safeguarded in a manner equivalent to that of conditions 2 and 3 imposed upon planning permission ref no. 1996/491. These conditions require that Mr C and Mrs G Tattersall be resident in Holden Mill House for as long as the use of land at and adjoining this house persists. Such equivalence would not however be achieved as the personal expertise of Mr C and Mrs G Tattersall in running the caravan site could not be ensured under the planning obligation. Thus the impact of the site on the character and appearance of the locality would not be safeguarded as at present. Accordingly, the visual and residential amenities of the locality would be jeopardised by this proposal.

Application Number 2000/209

Proposed modification of conditions 2&3 imposed upon planning permission ref no 1992/264. This modification would link the duration on site of a shop and laundry with the retention of a residential caravan park. at: Holden Mill Caravan Site, Grane Road, Haslingden, Rossendale

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

1. The proposed planning obligation seeks to ensure that the impact of Holden Mill House caravan site on the character and appearance of the locality is safeguarded in a manner equivalent to that of conditions 2 and 3 imposed upon planning permission ref no. 1992/264. These conditions require that Mr C and Mrs G Tattersall be resident in Holden Mill House for as long as the use of the shop and laundry in this house persists. Such equivalence would not however be achieved as the personal expertise of Mr C and Mrs G Tattersall in running the shop and laundry could not be ensured under the planning obligation. Thus the impact of the shop and laundry on the character and appearance of the locality would not be safeguarded as at present. Accordingly, the visual and residential amenities of the locality would be jeopardised by this proposal.

Application Number 2000/210

Retention of residential caravan park approved on appeal by way of Planning Inspectorate Ref T/APP/C/91/B2355/609251-75 by removal of conditions 1 and 2 and replacement with a planning obligation relating to the maintenance of the site, caravans and landscaping in an appropriate manner  
at: Holden Mill Caravan Site, Grane Road, Haslingden, Rossendale

14. Resolved that this application be refused for the following reasons:
  1. The proposed planning obligation seeks to ensure that the impact of Holden Mill House caravan site on the character and appearance of the locality is safeguarded in a manner equivalent to that of conditions 1 and 2 imposed upon deemed planning permission ref no. T/APP/C/91/B2355/609251-75. These conditions require that Mr C and Mrs G Tattersall be resident in Holden Mill House for as long as the use of land at and adjoining this house persists. Such equivalence would not however be achieved as the personal expertise of Mr C and Mrs G Tattersall in running the caravan site could not be ensured under the planning obligation. Thus the impact of the site on the character and appearance of the locality would not be safeguarded as at present. Accordingly, the visual and residential amenities of the locality would be jeopardised by this proposal.
  2. The effect of the proposed planning obligation would be to bestow permanent planning permission upon Holden Mill House caravan site. The southern portion of the site lies within an area of greenlands as designated by the Rossendale District Local Plan. Policy E.1 of this Plan seeks to protect and enhance the open character of greenlands. This objective would be frustrated by a permanent planning permission and so the proposal would be contrary to this Plan.

Exclusion of the Public and Press

15. 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 8 and 9 of Part I of Schedule 12A to the Act.

Cragg Quarry Reclamation Scheme

16. The Borough Engineer and Planning Officer submitted details of six tenders received for Cragg Quarry reclamation works.

Resolved i) that the lowest tender in the sum of £45,683.24 from Essexcare (Northern) Limited being the lowest received, be accepted for the main work subject to the North West Development Agency making the necessary funding available, and

ii) that the quote in the sum of £23,720 from Stephen Fletcher be accepted for heather regeneration work subject to the North West Development Agency making the necessary funding available.

THE MEETING CLOSED AT 5.30 PM

ENGINEERING AND PLANNING COMMITTEE

held 14th August 2000  
at 7.00 p.m.

- PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin, Beavan (for Schofield), Bolton, Challinor, Cheetham, Choudhury, Driver,  
Easton, Hancock and Pearson.
- IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mrs M Mortimer, Administrative Assistant
- APOLOGIES: Councillor Pilling

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

- 227 . Resolved that the Minutes of the meeting of the Committee held on  
17th July, 2000 be signed by the Chair as a correct record.

Report of Action taken on the Minutes of Previous Meetings

- 227 . The Borough Engineer and Planning Officer submitted the above report for the information of the Committee.  
Resolved that the report be noted.

SECTION 'B' FUNCTIONS DELEGATED

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

- 227 . The Borough Engineer and Planning Officer submitted a report upon each of the application contained in Minute No. 230 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 each application. He also submitted details of further correspondence received since the preparation of the reports.

Application No 14/2000/169

Alterations to front entrance to include door, disables access ramp and external steps. Kay Street Baptist Church, Kay Street, Rawtenstall, Rossendale

- 227 . Resolved that planning permission be granted for this application subject to the following condition(s):-
1. No development shall take place until samples of the proposed coursed natural stone and artstone wall coping have been submitted to and approved by the local planning authority. Thereafter the walling shall not be constructed other than with the approved materials and shall be laid to unbroken horizontal courses with flush pointing in yellow sand mortar.
  2. No development shall take place until details of the design and materials of construction of the proposed new railings have been submitted to and approved by the local planning authority and thereafter the railings shall not be installed other than in accordance with the approved details.

### Planning Appeal Decisions

227 . The Borough Engineer and Planning Officer reported on the results of Planning Appeals since the last meeting of the Committee.

Application Number 14/99/141 - Erection of a single dwelling, land adjacent to The Croft, Conway Road, Higher Cloughfold.

Method of Appeal - Informal.

Appeal Dismissed.

Bacup Application Number E1/99/11/4 - Enforcement Appeal - site at Lee Farm,

Method of Appeal - Written Representations.

The Borough Engineer and Planning Officer informed the Committee that an enforcement notice was served in respect of a breach of planning control in respect of the change of use of the land from agriculture to the use for the siting and occupation of a caravan for residential purposes, together with the siting of other caravans, wooden structures, vehicles and various stored materials.

The requirements of the notice were:-

- a) to cease using the land for residential purposes;
- b) to cease using the land for the siting of caravans, wooden structures, vehicles and stored materials;
- c) to remove from the land all caravans, vehicles, wooden structures, and stored materials.

The period for compliance with the requirements was 13 weeks.

The appeal was dismissed but included a variation of the period of time for compliance with the requirements of the notice being 1 year, as opposed to 13 weeks.

Resolved that the report be noted.

### Departmental Objectives

227 . The Borough Engineer and Planning Officer submitted details of Departmental Objectives for the information of the Committee.

The Borough Engineer and Planning Officer informed the Committee that with no more than one-third of the year gone, significant progress has already been made towards actioning many of the strategic objectives set at the last meeting of the Committee.

Resolved that progress be noted.

### Regional Planning Guidance

227. At the meeting of the Committee held 12th June 2000, Members had considered a report outlined the fifth draft of the RPG and enclosed the officer comments submitted on behalf of the Council. (Minute No 40 refers) The Borough Engineer and Planning Officer circulated a copy of the response and the Draft RPG for the information of the Committee and informed Members that a copy of the full RPG, the letter which accompanied its submission to the Secretary of State and a copy of a report on the Sustainable Development Appraisal of the RPG had been placed in the Members' Library for information.

Although considerably reduced in length and complexity compared to previous drafts the report still dealt comprehensively with the issues which faced the region and the proposals for future directions of growth and change. There were few major changes between the previous drafts and the published report. It still identified that East Lancashire should be seen as a Priority Regeneration Area, although in the Borough Engineer and Planning Officer's opinion still did not necessarily follow that through properly in terms of specific policy provisions.

He further reported that comment upon previous drafts of the RPG had noted that housing development was itself a key economic activity and a significant part of most regeneration packages. The amount of housing development allocated to Lancashire would therefore be a significant issue. The Draft RPG indicated that for the period 1996-2016, 63,200 dwellings should be provided (net of clearance/replacement). That was less than previous drafts and probably less than had been built in the past based on analysis of trends. Whilst the figure was still only a draft and had not yet been allocated to sub-regions or districts it was likely that the end result would be for fewer houses than a continuation of existing trends. Whilst on the one hand that would reduce the pressure for greenfield releases it could also have a negative effect on regeneration. The new housing figures were based upon a continuation of the very low levels of house clearance.

The Borough Engineer and Planning Officer further reported that the Draft RPG was on deposit for comment and representation until Friday 13th October, 2000.

The Committee considered the report.

Resolved that the Council expresses real concerns about the level of proposed housing for Lancashire having regard to the regeneration needs of the area otherwise the Regional Assembly be informed that the Council:-

- (i) welcomes the designation of East Lancashire as a Priority Regeneration Area, but express concern that there still did not appear to be a sufficiently cogent policy basis to provide for special/specific action to combat problems within such areas,
- (ii) that the Council expresses concern about the spatial location criteria which was attached to policies concerned with economic development which might actually work against the needs of local regeneration,
- (iii) the Council stresses the need to make specific and strong policy provision to tackle problems of unfit/poor conditions of pre-1919 housing stock and to provide and focus the sort of resources necessary to resolve those problems,

(iv)

the Council suggests that the towns of Blackburn and Burnl



(v) the Council supports the identification of a Regional

(vi) the Council welcomes the reference to transport studies underway in East Lancashire, and stresses the importance of giving transport improvements a high priority in view of the value in unlocking potential for delivering local/regional regeneration goals.

#### Mobile Telecommunications Masts

227. The Borough Engineer and Planning Officer reported that the Independent Expert Group on Mobile Phones (IGMP) under the Chairmanship of Sir William Stewart was set up in 1999 and during May 2000 published its report upon the possible health effects of the use of mobile phones, base stations and transmitters. The Government's response was published on the 11th May, 2000. He circulated a summary of the response for the information of the Committee. In its foreword Sir William Stewart stated that "the balance of evidence does not suggest that mobile phone technologies put the health of the general population of the UK at risk. There is some preliminary evidence that outputs from mobile phone technologies may cause, in some cases, subtle biological effects although, importantly, these do not necessarily mean that health is affected" and Stewart proposed that a precautionary approach be adopted until more robust scientific information became available.

The Borough Engineer and Planning Officer further reported that most of the report, and its advice and therefore the Government's responses related to the design technologies and related standards and usage of mobile phones themselves and it was in those areas that the report recommended a precautionary approach particularly to the use of mobile phone technology.

With regard to Base Stations the report discussed and recommended various national standards for Exclusion Zones around base station antenna - for the avoidance of doubt those were areas of about 1 to 2 metres around the antennas whilst they were transmitting and referred to, and were for the protection of, people working on the transmitters. The report emphasised that with regard to their effects on the general public most existing base stations were already well within the required standard set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

The Borough Engineer and Planning Officer further reported that on the planning aspects a further recent letter from the Planning Minister confirmed the Government's intentions to introduce a requirement for a full planning application for all masts (not just those over 15m high as at present).

The Committee discussed the matter.

Resolved i) that the report be noted, and

ii) that the Chief Executive Officer seek information on the possibility of adopting a byelaw to prevent Mobile Telecommunications Masts from being erected adjacent to schools.

Quarterly Monitoring Report April - June 2000

227 . The Borough Engineer and Planning Officer circulated copies of the quarterly monitoring report for the information of the Committee which showed that for the last quarter for which figures were available (April - June 2000) 79.6% of all applications had been dealt with in 8 weeks.

Resolved that the report be noted.

Planning Condition requiring provision of street name plates by developers

227 . The Borough Engineer and Planning Officer referred to the proceedings of the Borough Council meeting held 12th July 2000 when the following resolution had been added to the resolution to Minute No. 47 of the meeting of the Committee held 12th June 2000 as follows:-

"Resolved i) that all future consents granted for residential developments carry with them a requirement that on completion of 25% of the proposed number of properties, the developer shall provide and install name plate(s) in a quantity and to a design and standard approved by the planning authority."

The Borough Engineer and Planning Officer reported that it was his firm view, supported by that of the Borough Solicitor, that for a number of reasons the condition would be unenforceable. He gave details of the reasons for the consideration of the Committee.

Resolved that resolution (i) to Minute No. 47 (Street Sign Budget) of the meeting held 12th June 2000 as detailed above be rescinded.

Planning Users Concordat

227 . The Borough Engineer and Planning Officer circulated a copy of the Concordat agreed between the Local Government Association and over 50 groups from the voluntary and business sectors. The Concordat outlined the main headings of best practice in areas such as local plans, development control and planning obligations which had been agreed between voluntary and business sectors and local government at a national level. The Local Government Association was asking all Councils to take it through the democratic process and support its principles and develop their own best practice on the basis of consultations with their own business and voluntary sectors.

The Committee considered the request.

Resolved i) that the provisions of the Concordat be noted, and

ii) that the Local Government Association be informed that the Council supports the Concordat's principles and would be actively working towards placing itself in a position to be a signatory to the Concordat.

Improvements to New Line Reservoir/Greenway Site

227 . Further to Minute 1073 of the meeting of the Committee held on 20th March 2000, the Borough Engineer and Planning Officer reported that since the completion of the derelict land reclamation scheme some 12 years ago, New Line Reservoir had only been maintained on a minimal/reactive basis because of revenue funding limitations. The area had been created as public open space for informal recreation and nature conservation and was well used. Facilities included the reservoir and feeder streams, footpath, bridleway (for horses and cycles) and picnic table.

He informed the Committee that lack of maintenance over the years had resulted in a number of problems.

The Borough Engineer and Planning Officer reported that the total cost of the works proposed was £10,300 of which £600 would represent an ongoing revenue element.

The Committee discussed the matter.

- Resolved i) that the nature and scope of the works as outlined above be approved, and
- ii) that the matter of funding the proposed works be referred to the Corporate Policy Committee for consideration.

Tree Preservation Order- Land off Beech Close, Bacup T2/112

227 . The Borough Engineer and Planning Officer submitted a report giving details of objections received to the making of a Tree Preservation Order on land off Beech Close, Bacup.

He reported that work was carried out to unprotected trees on land off Beech Close, Bacup of the 5th April 2000. Concerns were expressed by local residents and a Member. An Area TPO was made on the 28th May 2000 on the trees of amenity value which were the subject of the concerns. An objection to the making of the Order was received from the new landowner on the basis that he wished to satisfy himself about the condition of the trees by obtaining professional advice.

The Borough Engineer and Planning Officer further informed the Committee that he had written to the objector seeking withdrawal of his objection on the basis that under the terms of any Tree Preservation Order he would not in the future be prevented taking action to lop, prune or indeed fell any trees which might subsequently become diseased or dangerous providing that he made prior application to the local authority. To date he had received no reply from the objector.

Resolved that the Tree Preservation Order - land off Beech Close, Bacup be confirmed.

Private Street Works - Stubbins Vale Road

227 . The Borough Engineer and Planning Officer reported that in accordance with Minute 1074 of the meeting of the Committee held 20th March 2000, a revised provisional apportionment has been prepared.

He informed the Committee that one of the industrial premises on Stubbins Vale Road had objected strongly to the first apportionment advertised in respect of the proposed street works. Under the revised apportionment, their contribution would in fact be even greater and the company had indicated that it would again object due to the prejudicial impact on their business in terms of financial contribution. Therefore, although authority to consider the matter had been delegated to the Engineering and Planning Sub-Committee, he felt it was appropriate to bring the matter before the full Committee.

The Committee discussed the matter.

- Resolved i) that the plans, specifications and provisional apportionment be approved, and

ii) that the Chief Executive Officer be authorised to prepare and serve the necessary notice of provisional apportionment in accordance with the terms of the Highways Act 1980.

Traffic Regulation Orders

Esk Avenue, Edenfield

227 . (a) The Borough Engineer and Planning Officer reported that Esk Avenue was a narrow unadopted and partially unmade road running from Blackburn Road to Burnley Road via Pinfold. The road was used by through traffic seeking to avoid traffic signals or as a short cut and residents had requested that this movement be stopped up via bollards erected at the junction with Pinfold.

He further reported that the road was not suitable for non-residential through traffic, particularly as the route had definitive footpath status. The Police and the County Council have been consulted and have no objections to the proposal.

Resolved that in accordance with the terms of the Agency Agreement, with the County Council, the Chief Executive Officer be authorised to make an Order stopping up Esk Avenue, Edenfield to vehicular traffic at its junction with Pinfold.

Bank Street, Rawtenstall

241(b) The Chief Executive Officer referred to an error in Minute 86(b) of the Minutes of the meeting of the Committee held 15th June 1998 which rendered part of Order 395 void such as to require that part to be revoked and readvertised.

Signs and markings had been placed in accordance with the plan previously presented to Committee but since the description in the order was incorrect the restrictions were unenforceable and the situation needed to be regularised.

The order remained necessary in order to ease congestion and facilitate bus turning movements.

Resolved i) that Minute No. 86(b) of the meeting of the Committee held 15th June 1998 in so far as it relates to Bank Street (north west site) (Lord Street for 45 metres in a westerly direction) be rescinded and the associated section of Order 395 be revoked, and

ii) that the Chief Executive Officer be authorised to make an order in respect of Bank Street, Rawtenstall (north west side) that the existing working day restriction be revoked from the junction with Lord Street a distance of 45 metres approximately in a north easterly direction and that it be replaced by a "loading only" bay over the same terminal points.

Land Drainage Problems - Hazel Grove/Oakenclough Area, Bacup

227 . The Borough Engineer and Planning Officer reported that residents of Hazel Grove/Oakenclough Road, Bacup had requested that the Council carry out a drainage scheme as empowered under the Land Drainage Act 1991 so as to alleviate flooding caused to their properties during periods of prolonged heavy rain.

He informed the Committee that surface water run-off during heavy rain caused flooding, to varying degrees, to seven properties on Hazel Grove and Oakenclough Road. There did not appear to be any defective culverts or water courses causing the problem where the Council could use its permissive powers under the Land Drainage Act 1991 to require a land owner to carry out repairs or remove blockages. The Council had a permissive power under Section 14(2) of the Land Drainage Act 1991 which entitled the local authority to carry out a land drainage scheme on private land subject to the payment of compensation to any party injured by the works. The estimated cost of the scheme would be in the region of £20,000 with an expected ongoing annual maintenance cost of £1,000 per year. Land drainage schemes attracted additional SSA grant aid equivalent to the cost of the scheme but the Borough Treasurer had advised that for a scheme funded in 2000/2001, the SSA reimbursement would be unlikely to be received until 2003/2004.

The Borough Engineer and Planning Officer further informed the Committee that it was likely that there would be similar problems which already existed within the Borough, or would occur in the future, and to fund a scheme at Hazel Grove/Oakenclough Road was likely to create a precedent which would make it difficult to resist similar requests in the future. The Council had no statutory duty to carry out such schemes.

Resolved that no action be taken in the matter.

#### Rights of Way

##### Diversion of by-way at Lumb Slack Farm.

227 . (a) The Borough Engineer and Planning Officer reported that in July 1999 the status of most of public footpath 67 together with a section of track through Lumb Slack Farm which carried no current public status, were upgraded after a public inquiry to by-way. A by-way is a highway carrying vehicular rights and can only be diverted by Order of the Magistrates' Court. It was necessary therefore for the Borough Solicitor to make the application on behalf of the landowner, in the Magistrates' Court. The Borough Engineer and Planning Officer informed the Committee that the Borough Solicitor would prepare the case for the application, undertake the necessary advertisements and then present the application to the Magistrates. The landowner would be asked to pay towards the costs of the application and would construct the new highway.

He further reported that the line of the historic route through the property had long since fallen into disuse and was inadequate for its proposed use as a by-way. A new route would be constructed by the landowner. In order to satisfy the statutory criteria for the diversion of a vehicular highway the applicant must be able to show that the new route was either shorter or more commodious than the old. In the present situation, the new route would be slightly more direct and therefore slightly shorter than the old route. It would also be more open, away from buildings and would have the benefit of fewer gates or other impediments. It was possible therefore to suggest that the statutory criteria would be satisfied.

Resolved that the Borough Solicitor be authorised to make application to the Magistrates' Court for the diversion of a public by-way at Lumb Slack Farm.

#### Diversion of by-way at Higher Walls Farm

243(b) The Borough Engineer and Planning Officer reported that the diversion of a by-way at Higher Walls Farm had first come before members as a footpath diversion (Footpaths 67 and 59 Rawtenstall) in June 1999. At that time, the Borough Solicitor was authorised to make Diversion Orders.

In July 1999 the status of footpath 67 was changed when it was upgraded, after a Public Inquiry, to by-way. A by-way is a vehicular highway and as such can only be diverted by Order of the Magistrates. The local authority only has jurisdiction over footpaths and bridleways. It was necessary therefore for the Borough Solicitor to make the application on behalf of the Landowner, in the Magistrates' Court. The Borough Engineer and Planning Officer informed the Committee that the Borough Solicitor would prepare the case for the application, undertake the necessary advertisements and then present the application to the magistrates. The landowner would be asked to pay towards the costs involved in doing so.

The Borough Engineer and Planning Officer further informed the Committee that the proposed diverted route already existed on the ground and was used by the public for all the purposes for which a by-way would be used. It represented a more open and accessible route than the definitive line which over the years had become subject to obstruction. In practical terms therefore, for members of the public, the "diversion" would make no obvious difference. The route that had been used for at least the last ten years would remain in use but with the benefit of the proper legal status.

Resolved that the Borough Solicitor be authorised to make the necessary application to the Magistrates' Court for the diversion of the public by-way at Higher Walls Farm.

#### Alleged Encroachment onto the Public Highway at Green Low, off Coal Pit Lane, Bacup

243.(c) The Borough Engineer and Planning Officer reported the receipt of a complaint by a resident that a farmer had moved his fence-line away from the original field boundary and encroached upon the public highway with the effect that the complainant could no longer turn her large horse box into her property.

He informed the Committee that the powers and duties of the highway authority related to the assertion and protection of the public right of way. It was necessary therefore, to establish that there existed a public right of way over the land which has been fenced off. Where a public highway passed between clear boundary features such as walls or fences there was a presumption that the public right existed over the whole width of the way. However, where the public right of way was a right less than full carriageway rights, the presumption did not appear to arise. At the time of construction of the track it was not a public highway but simply an occupation road to the farms. There was nothing to suggest that the public right was created over anything other than the metalled track.

The Borough Engineer and Planning Officer further informed the Committee that the public right, the right which the Council must protect, was the right to walk. It existed over that portion of the land dedicated to public use, which would seem to be confined simply to the metalled track. The public right to use the track had not been challenged and practical use of the track by the public had not been interfered with. The right of the complainant which had allegedly been interfered with, was the right to take a horsebox along the track and into her property. The exact extent of that right, if it existed, had not been established. It was not a matter which the Council had any power or duty to deal with. It was a private matter to be dealt with by the people involved.

The Committee discussed the matter.

Resolved that the report be noted and no further action be taken.

Adoption of Highways

227 . The Borough Engineer and Planning Officer informed the Committee of the imminent adoption of Highfield Street, Haslingden and East Street, Rawtenstall as highways maintainable at public expense following completion of Private Street Works Schemes. Both streets had been made up to adoptable standards under the Private Street Works procedure as laid down in the Highways Act 1980.

Resolved i) that Highfield Street, Haslingden from its junction with Grane Road for a distance of 85.30 metres to end of street be adopted as highway maintainable at the public expense and that the Chief Executive Officer be authorised to prepare and serve notice under Section 228 of the Highways Act 1980, and

ii) that East Street, Rawtenstall from its junction with Holme Terrace for a distance of 66.40 metres to end of street and the side street adjoining 21 East Street from its junction with East Street for a distance of 5.00 metres be adopted as highway maintainable at public expense and that the Chief Executive Officer be authorised to prepare and serve notice under Section 228 of the Highways Act 1980.

Street Naming & Numbering - Development off Mount Street, Rawtenstall

227 . The Borough Engineer and Planning Officer reported that the above development was nearing completion. Ward Councillors and Rawtenstall Civic Society had been consulted on three names suggested by the developer - Whittaker Green, Whittaker Court and Whittaker Fold.

Resolved that the access road to the proposed residential development off Mount Street, Rawtenstall for Hurstwood Developments Limited be named "Whittaker Green".

Confirmation of Tree Preservation Order

The Borough of Rossendale (land adjacent to Kippax Mill,  
Goodshawfold, Rossendale T2/113)

227 . Resolved that the Borough of Rossendale (land adjacent to Kippax Mill, Goodshawfold, Rossendale T2/113 Tree Preservation Order 2000 be confirmed as an unopposed Order.

Engineering and Planning Sub-Committee

227 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 12th July, 19th July, 26th July and 2nd August, 2000 be noted (for Minutes see Appendices A - D).

THE MEETING CLOSED AT 8.00 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 12th July, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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 2000/189  
Conversion of garage to study and utility room and erection of  
conservatory to rear  
at: 26 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 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 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 and the wall beneath the new window in the former garage door opening shall not be constructed other than with the approved materials.

Application Number 2000/251  
Proposed rear conservatory  
at: 8 Coupland Close, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
3. The windows in the southern elevation of the conservatory hereby approved shall be obscure glazed and such glazing shall be retained thereafter.

Application Number 2000/274  
Erection of conservatory on front elevation  
at: 17 Grane Park, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/259  
Application for the painting of the exterior of the shop fronts  
at: 5-13 Yorkshire 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/255  
Change of use of former post office and dwellinghouse to dwellinghouse  
and moving of boundary wall at front of dwellinghouse  
at: 488 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/245  
Proposed restaurant (A3 Use - Consumption of hot food on or off the premises)  
The development may affect the setting of footpath nos 314 and 329  
at: Land at New Hall Hey 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 development hereby permitted shall be begun before the expiration of (five) years from 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. 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. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Application Number 2000/246  
Proposed restaurant (A3 Use - Consumption of hot food on or off the premises)  
The development may affect the setting of footpath nos 314 and 329  
at: Land at New Hall Hey 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 development hereby permitted shall be begun before the expiration of (five) years from 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. 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. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Application Number 2000/253  
Change of use from retail shop with flat above to  
fish and chip takeaway with dining area and flat above  
at: 70 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

2. The use which is the subject of this permission shall only be carried out between the hours of 9.00am and 10.30pm.
3. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
4. Before the use of the premises hereby permitted begins, a filtration system should be fitted to the extraction system, the details of which 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.

Application Number 2000/230  
Construction of stable block. The development may affect the setting  
of footpath numbers. 383,384,346  
at: Brow Top Farm, Old Meadows Road, Broadclough, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural coursed stone and artificial stone slates have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
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 authority.
4. No development approved by this permission shall be commenced until, a scheme for the containment and storage of manure has been approved by the local planning authority. Such a scheme shall be constructed and completed, in accordance with approved plans.

Application Number 2000/268  
Construction of sculptural wall/water feature  
at: Land adjacent to Haslingden Football Club, Manchester Road,  
Ewood Bridge, Rawtenstall, 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/235  
Outline - Erection of 1 no bungalow  
at: Land off Ewood Lane, Haslingden, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed development is contrary to provisions contained both within the approved Structure Plan for North East Lancashire and the approved and adopted District Plan for Rossendale wherein the site is shown to be located within an area designated as Green Belt where in accordance with the provisions of D.O.E. Planning Policy Guidance Note 2 (January 1995) planning permission will not be given for new development, except in very special circumstances, other than for the purpose of agriculture, forestry, or otherwise uses appropriate to a rural area.
2. The site which is the subject of this application is shown to be located beyond the Urban Form Boundary in the approved and adopted District Plan for Rossendale - the Urban Form Boundary delineating the area within which it is anticipated that the majority of new development within the Borough will be accommodated during the Plan period: development beyond the urban boundary will generally be strongly resisted.
3. The proposal would constitute an extension of urban development into the open countryside beyond the limits considered necessary or desirable in the interests of well-planned development.
4. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well-planned development.
5. The proposed development would be contrary to the provision of the approved and adopted District Plan for Rossendale which indicates that the application site is located partly within a designated Important Wildlife Site where development as of rule will not be permitted in the interests of retaining diverse natural habitats and as such would be contrary to Policy E.3.
6. The area in the vicinity of the site has been subject to land slip and as a result there is a likelihood that the site is subject to unstable land conditions. No assessment has been put forward relating to site conditions indicating evident problems and how they would be overcome. As a result there is insufficient evidence to determine this aspect of the appropriateness of the application, as required by Policy E.6 of the Rossendale District Local Plan.

Application Number 2000/238

Outline - Erection of 6 detached bungalows with garages  
at: Land at Carr Street off Park Road, Helmshore, Rossendale

Resolved that this application be refused for the following reasons:

1. Although the site lies within the defined Urban Boundary of the Rossendale District Local Plan it is not specifically allocated for housing purposes, and the sole reason for including the site within the Urban Boundary was to provide car parking, the need for which no longer exists.
2. The proposal would be contrary to advice contained in DETR. PPG3 Housing which indicates that priority should be given to the redevelopment of brownfield and other more preferable urban sites in preference to greenfield sites situated on the urban periphery. The site therefore represents an inappropriate and unsustainable form of development.

3. Unlike a sympathetically designed car park, the proposed development would constitute an incursion into open countryside and have a seriously detrimental visual impact. It is desirable to preserve the rural aspect of the Musbury Valley within which the site lies.
4. If approved, the proposed development would be likely to lead to pressure for infill development between the application site and the existing limits of urban development.

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 8 and 9 of Part I of Schedule 12A to the Act.

Rosendale Quarry Reclamation Project

The Borough Engineer and Planning Officer submitted details of proposals to invite tenders from contractors on the Council's select tender list for Pinner Quarry reclamation works.

He added that it was proposed to carry out the establishment of heather and to let a separate contract for that part of the scheme.

Resolved i) that the contractors listed be invited to tender Pinner Quarry reclamation work,

ii) that Standing Orders for the heather work be suspended for that part of the scheme and SF be invited to submit a price for those terms of work.

THE MEETING CLOSED AT 5.35 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 19th July, 2000

at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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 2000/265

Construction of single storey extension to form link between

converted barn and store

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 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 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 Number 2000/266

Proposed extension to existing garage to form play area

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 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 take place until samples of the proposed natural stone and artificial 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 Number 2000/271

Proposed elevational alterations to existing shop front

at: 59 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/281  
Erection of detached concrete garage  
at: Garage colony plot 7, Bedford Terrace, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/228  
Proposed garage extension and loft conversion to dwelling  
(amended plan)  
at:54 Longacres Drive, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed Yorkshire stone 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 Number 2000/260  
Proposed conversion of barn to dwelling  
at: Redundant Barn & Shippon adjoining Parkinson Fold Farm  
Ewood Bridge, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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 the order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of A,B,C and D 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 Number 2000/270  
Change of use of vacant land to front garden area  
at: Land adjoining 64 Tong Lane, Bacup, Lancashire

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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/169  
Alterations to front entrance to include door, disabled access ramp and external steps at: Kay Street Baptist Church, Kay Street,  
Rawtenstall, 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 paragraphs 5 and 7 of Part I of Schedule 12A to the Act.

Commercial Property Improvements, Haslingden -  
Application for Grant 52 Manchester Road/1 Park Street, Haslingden

Resolved i) that a grant offer be made to Messrs R and K in the sum of up to £4,000.00 for the stone cleaning and roof works at the property subject to the approved Grant Criteria and Conditions for Key Buildings and to the satisfactory completion of the work by no later than 31st October 2000, and

ii) that a further grant application be considered at an appropriate time for the remaining external works subject to eligibility.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 26th July, 2000  
at 5.00 p.m.

PRESENT: Councillor Challinor (in the Chair)  
Councillors Bolton (for Grogan) and Pilling

APOLOGIES: Councillor Grogan

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 2000/283  
Construction of attached double garage and conversion of  
existing garage to form 2 no bedrooms  
at: 5 Bridge Close, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/289  
Proposed first floor rear extension to dwellinghouse  
at: 13 Bond Street, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/254  
Proposed first floor extension  
at: 38 Hallfold, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 2000/258  
Consultation from Rochdale MBC - Erection of stable block  
for 2 no. horses  
at: Nar End Farm, Healey Stones, Whitworth, near Rochdale

Resolved that the Borough Council objects to this application on the grounds now reported by the Borough Engineer and Planning Officer.

Application Number 2000/273LB  
Application for listed building consent to display  
name plate and erection of outdoor lantern  
at: 221 Burnley Road, Weir, Bacup

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

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.

THE MEETING CLOSED AT 5.15 PM

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Wednesday 2nd August, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pearson (for Pilling)

APOLOGIES: Councillor Pilling

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

1. 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 2000/203  
Proposed side conservatory and detached garage  
at: Fish Tenement Barn, Grane 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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 Number 2000/284  
Construction of detached 2 no car garage and private workshop/store  
at: Woodlands Lodge, Townsendfold, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/290  
Construction of detached double garage  
at: 42 Holmeswood Park, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
3. Prior to the commencement of the development hereby approved, a temporary timber fence shall be erected at a radius of 3m from the trunk of the sycamore tree shown on the site plan (job no. 2073 and drawing no. 1) and this fence shall remain insitu until the development has been completed.
4. Prior to the commencement of use of the garage hereby approved, the embankment to the east and southeast of the garage shall be re-graded back to the height and gradient which it exhibited prior to the commencement of the development of the garage.

Application Number 2000/291  
Construction of rear conservatory (resubmission).  
The development may affect the setting of footpath no 310  
at: Langwood, 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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 Number 2000/293  
Replacement of flat roof over garage with a double pitched roof and the  
extension of existing front and rear dormers across this roof and  
conversion of garage into additional living space  
at: 60 Hameldon Road, Loveclough, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 former garage doorway 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 dormers shall not be constructed other than with the approved materials.

Application Number 2000/242A  
Proposed externally illuminated projecting sign  
at: 8,10,12 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. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/275A  
Proposed illuminated shop sign and projecting sign  
at: 17 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. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/263  
Consultation from Lancashire County Council -  
Reclamation of quarry for public amenity and  
limited access to specialist groups, includes earth works,  
tree planting and establishment of heather and grass areas  
associated fencing and upgrading of public access routes  
at: Landgate and Moss Quarries, Shawforth, Whitworth

Resolved that the Council support this application.

Application Number 2000/269  
Consultation from Bury MBC - Installation of 1 no 15 metre monopole telecommunication mast with 1 no equipment cabin within  
fenced compound,  
with proposed access track  
at: Land at Dry Gap Farm, Bury Old Road, Shuttleworth, Ramsbottom

Resolved that concern be expressed regarding the prominence of the site and that a number of masts already exist in the area and the Sub-Committee considers that mast sharing should always be the first option before the provision of new installations and should therefore have been fully explored.

Application Number 2000/158  
Excavation of banking to form car parking spaces  
at: Land west of Ebenezer Cottages, Oak Street, Shawforth, near Rochdale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Prior to the commencement of the development hereby approved a structural report on the proposed retaining measures shall be submitted to and approved by the local planning authority and thereafter the development shall only proceed in accordance with this approved report.
3. Prior to the commencement of use of the parking spaces hereby approved, these spaces shall be provided with a sealed surface.

Application Number 2000/243  
Proposed elevational changes and change of use of first floor offices  
to dining/function room and change of use of second floor assembly room  
to living accommodation  
at: 8,10,12 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The windows hereby approved for the northern gable shall be fixed four light windows.

English Heritage Grants for War Memorials

2. The Heritage Officer reported that English Heritage in association with the Friends of War Memorials had introduced a new grant scheme aimed at encouraging the repair of important war memorials in England. He advised that grant was 50% to a maximum of £5,000 and was restricted to grade II listed memorials in Conservation Areas. He pointed out that only the memorial at St. Mary's Way, Rawtenstall met the criteria.

Resolved that the report be noted.

Bacup and Rawtenstall CAP Progress Report

3. The Heritage Officer reported that the Bacup and Rawtenstall Conservation Area Partnership which had been in operation from 1994 - 1998 had been financially completed in March, 2000.

He advised the Sub-Committee that the Partnership had given grant assistance for the repair of 41 historic properties within the two conservation areas, and that the amount of Conservation Area Partnership Grant distributed was £283,285.35 on schemes the total value of which amounted to £830,000. He submitted a Schedule giving details of properties which had been assisted.

In addition, he pointed out that the Partnership had undertaken or had assisted twenty-one capital works to enhance the character and appearance of the two conservation areas to a total value of £1.4m, details of which were outlined in the report.

Resolved that the report be noted.

Exclusion of the Public and Press

4. 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.

Rawtenstall Heritage Economic Regeneration Scheme  
Progress Report

Rawtenstall HERS, Historic Building Repair Grant  
12-14 Haslingden Old Road, Rawtenstall

5(a) The Heritage Officer submitted a report upon the circumstances surrounding the payment of a grant in respect of the above property.

Resolved that the report be noted.

Rawtenstall HERS Monitoring

5(b) The Heritage Officer reminded the Sub-Committee that the Heritage Economic Regeneration Schemes in Bacup and Rawtenstall had been established in October, 1999 with a budget of £80,000.00 made up of joint English Heritage and Rossendale Borough Council funds to each scheme in each of three financial years to March, 2002.

He pointed out that Heritage Economic Regeneration were concentrated upon the repair of target historic buildings within the two conservation areas and enhancement schemes were not a priority. He stated that the Rawtenstall HERS Implementation Programme did not contain proposals for environmental improvement, but identified a number of target properties as being eligible for grant assistance at 40% of the approved costs. He submitted a list of the targeted properties for Members information.

He pointed out that so far only one property had been given grant assistance and in addition, the Council had been allowed by English Heritage to use part of the uncommitted balance of 1999/2000 funds to assist with architectural fees in respect of the Ilex Mill Project.

He pointed out that no further expressions of interest in grant assistance had been received in respect of the grant eligible properties but five expressions of interest in grants had been received in respect of properties in Bank Street.

He therefore suggested that the Members might wish to consider extending HERS grant availability to those other commercial properties as outlined in Appendix 'C' with the addition of the Pavilion Queens Square, Rawtenstall to his report.

Resolved that subject to the approval of English Heritage, Historic Building Repair Grants under the Rawtenstall Heritage Economic Regeneration Scheme at 35% of the eligible cost be extended to include those properties shown in Appendix 'C' of the report with the addition of the Pavilion Queen Square, Rawtenstall.

Bacup Heritage Economic Regeneration Scheme  
Progress Report

Bacup Heritage Regeneration Scheme Monitoring

6(a) The Heritage Officer reported that in Bacup, four properties were eligible for grant assistance at 50% of approved costs, details of which he outlined in his report but pointed out that no grant applications had been received at the current time although there had been expressions of interest in respect of all the four buildings.

He pointed out that English Heritage had allowed £17,000 of English Heritage funds to be carried forward from 1999/2000 into the current financial year, which meant that joint resources available in the current year amounted to £114,000.00.

He stated that, at Members request, he had written to English Heritage requesting that the grant scheme be extended to include the renovation of the rear of properties on St. James Street, which would be exposed upon demolition of the former Co Op Saver Store on Union Street but English Heritage had indicated that they were unable to assist in this regard since Environmental Improvements could not be a priority whilst there were statutory listed buildings at risk and other notable buildings identified in the action plan which were in desperate need of repair and reuse.

He further pointed out that the implementation programme did allow for the focus of HERS grants to be reconsidered at mid term, possibly to include other commercial properties within the Conservation Area and suggested that it might be premature to extend the scope of the grant scheme at the present time when it appeared that there might soon be progress with one or more of the target buildings.

Resolved that the report be noted.

Bacup HERS Application for Grant:  
Landscaping, Market Street

6(b) The Heritage Officer submitted details of the above application for Members consideration.

Resolved that a CAP grant offer of up to £1,544.00 be paid to T&S subject to the usual conditions.

Whitworth Square Conservation Area Partnership  
Progress Report

Whitworth Conservation Area Partnership Repairs to the Churchyard

7(a) The Heritage Officer reported that the above scheme had now been completed.

Resolved that the report be noted.

Whitworth Conservation Area Partnership, Historic Building Repair Grants

7(b) The Heritage Officer reported that grant assisted repairs to St. Bartholomew's Church tower and the Red Lion Public House had now been completed.

Resolved that the report be noted.

Whitworth Conservation Area Partnership Monitoring

7(c) The Heritage Officer reported that the Whitworth Square Conservation Area Partnership was now in its final year of operation and submitted a progress report in relation thereto.

He advised the Committee that the total budget was £165,000, of which £107,600 had been spent and/or committed thus leaving an available uncommitted balance of £45,500.

He pointed out that the Action Plan contained three Capital Works Schemes which had yet to receive attention and requested the Committee's further instructions with regard to the allocation of funding for these schemes.

Resolved i) that the report be noted

ii) that the Engineering and Planning Officer be requested to proceed with the following outstanding capital works schemes in the current financial year.

Steps adjacent Whitworth Cottage	£15,000
Retaining Wall and Steps, The Square, Whitworth	£25,000
Repairs to church yard	£ 5,500

Whitworth Conservation Area Partnership Application for Grant  
Whitworth House Number I

7(d) The Heritage Officer submitted details of an application for grant in respect of the above mentioned property which was a grade II listed building.

Resolved that a CAP grant of up to £9,315.00 be made to AB in respect of repairs to the above property subject to the usual conditions and subject also to the applicants obtaining 3 competitive tenders and to the grant being recalculated on the basis of the lowest tender received.

Whitworth Conservation Area Partnership Application for Grant  
2 Whitworth Square

7(e) The Heritage Officer submitted details of a application for grant in respect of the above property.

Resolved that a CAP grant offer of up to £306.67 be made to M.McR in respect of a replacement door at the above property subject to the usual conditions.

THE MEETING CLOSED AT 6.20 PM

ENGINEERING AND PLANNING COMMITTEE

held 4th September, 2000  
at 7.00 p.m.

PRESENT: Councillor Challinor (Vice-Chair in the Chair)  
Councillors Balchin, Choudhury, Driver,  
Easton, Hammond (for Grogan), Hancock, Nuttall (for  
Cheetham), O'Driscoll (for Bolton), Pearson, Pilling, and  
Schofield

IN ATTENDANCE: Mr J Haines, Planning Manager  
Mrs M Mortimer, Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

417. Resolved that the Minutes of the meeting of the Committee held on 14th August, 2000 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

417. The Borough Engineer and Planning Officer submitted a report upon each of the applications contained in Minutes Nod. 419 to 420 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 2000/267A  
Erection of externally illuminated sign and name plate  
Olive Mill, Newchurch Road, Stacksteads, Bacup

- 417 . Resolved that advertisement consent be refused for the following reason:-
1. The proposed signs would be obtrusive in the street scene being harmful to the visual amenities of the area and the residential amenity of local residents by reason of their size and means of illumination and, as such, would be contrary to Policy DC.5 of the Rossendale District Local Plan.

Application Number 14/2000/326

Erection of 11 no dwellings

The development may affect the setting of footpath Number 201  
Land off Greenbank/Grange Close, Rawtenstall, Rossendale

417 . The Borough Engineer and Planning Officer reported that the proposal to develop the above site for 11 detached dwellings (Application Number 1997/332) was presented for decision to the Engineering and Planning Committee on 12th June 2000. It was refused for the following reasons:-

1. The proposed development would result in the loss of an attractive area of urban green space which is considered unsuitable for residential development, the loss of which would have an adverse impact upon the visual and residential amenity of the locality and its landscape character.

2. The proposed means of vehicular access are considered unsuitable to serve the proposed development by reason of the adverse impact of additional vehicular traffic movements upon the prevailing highway conditions in the immediate locality which are characterised by narrow carriageways, lack of footway provision and a significant incidence of on-street parking.

He informed the Committee that the applicant had resubmitted the scheme retaining the site layout and hose types of the previously refused application. Additional information submitted included structural landscaping and planting within the site and tree protection measures incorporating advice and recommendations from both the applicants landscape consultant and the arboriculturist who had previously advised the local planning authority.

The Committee discussed application.

Resolved that planning permission be granted for this application subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed artificial 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.
3. Before any development begins a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features, minor artefacts or structures, retained historic landscape features, proposed finished levels/contours and the erection of any screen or boundary walls, fences or other means of enclosure) including site boundary treatment to rear garden boundaries shared with properties on Grange Road and Greenbank Park, shall be submitted to and approved in writing by the local planning authority.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season

following the occupation of the dwelling or the completion of the development, whichever is the sooner; and shall be so retained thereafter, unless any trees or plants within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased. These shall be replaced in the next planting season with others of similar size and species, (unless otherwise agreed in writing with the local planning authority) and these replacement shall be so retained thereafter.

5. The development shall not begin nor shall any construction materials, plant or machinery be brought onto the site until robust protective 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 metres beyond the outer edge of the crown spread of the tree(s) to be retained as indicated on the approved site layout plan no. 2582/100 . 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.

6. 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 Par 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.
  
7. 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.

N.B. An Amendment to the above resolution was moved and seconded that planning permission be refused and in accordance with Standing Order 28(i) voting was recorded and is set out below.

For the Amendment

Councillors Easton, Hancock, Pearson and Pilling.

Against the Amendment

Councillors Balchin, Challinor, Choudhury, Driver, Hammond, Nuttall and Schofield

Abstention

Councillor O'Driscoll

The Amendment was lost and the original motion upon being put to the meeting was carried.

## SECTION A FUNCTIONS NOT DELEGATED

### Gateway Site at the Junction of Manchester Road and Bury Road, Haslingden

417. The Borough Engineer and Planning Officer reported that the proposals for the above site, which formed part of SRB Project 109A, received detailed planning consent on the 8th December 1999. The scheme would be partly funded by the Council and the Action for Haslingden Partnership Limited and allocations had already been earmarked in their respective programmes for that purpose. In the Council's case, funding would be obtained from the item in the 2000/2001 Capital Programme under the allocation of £26,000 for Gateway and Commercial Property Improvements in Haslingden.

He informed the Committee that because the work content of the Scheme was similar to the type of work carried out by the Highways DLO, it had been possible to negotiate an overall price in accordance with the rates contained within the Term Maintenance Contract. The quotation was just over the original estimates but could easily be accommodated.

Members wished to have time to decide whether or not they wanted to reconsider the design and cost of the scheme. A Member reminded the Committee that the scheme had been previously approved by the Council and planning permission had been granted. He requested that, should the Committee resolve to not to proceed with the contract to carry out the work, then a report be presented to the Committee setting out the costs involved in drawing up the scheme and the any costs involved in changing the design.

Resolved that the awarding of the contract for the gateway site at the junction of Manchester Road and Bury Road, Haslingden be deferred.

#### Engineering and Planning Sub-Committee

417. Resolved that the Minutes of the Engineering and Planning Sub-Committee held 8th August, 15th August and 22nd August, 2000 be noted (for Minutes see Appendices A - C).

THE MEETING CLOSED AT 7.25 P.M.

A P P E N D I X ' A '

E N G I N E E R I N G A N D P L A N N I N G S U B C O M M I T T E E

held Tuesday 8th August, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pearson (for Pilling)

APOLOGIES: Councillor Pilling

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

1. 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 2000/292  
Erection of conservatory on rear elevation  
at: 6 Holden Wood Drive, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 windows in the western elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to the first occupation of the conservatory and retained thereafter.

Application Number 2000/296

Reserved Matters - Erection of 1 no detached dwelling.

The development may affect the setting of footpath nos 360 & 361  
at: Parrock Dene, 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 facing 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 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.

3. 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.
4. 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° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.
5. Before any work on the development hereby permitted is commenced, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.
6. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out as detailed on the plan accompanying the application. The vehicular turning space shall be laid out and be available for use before the development is brought into use.

Application Number 2000/297  
Proposed extension of front dormer  
at: 21 Cherry Tree Way, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed shiplap cladding to match the existing dormer 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 2000/298  
Erection of entrance porch and detached garage  
at: Former Sheephouse Reservoir, Rochdale Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural coursed 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 Number 2000/304  
Construction of conservatory on rear elevation  
at: 3 Hurst Crescent, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 windows in the western elevation of the conservatory hereby approved shall be obscure glazed and thereafter such glazing shall be retained in these windows.

Application Number 2000/301A  
Erection of floodlit advertising hoarding  
at: Fort James, Stubbins Lane, Stubbins, Ramsbottom

Resolved that advertisement consent be granted for this application subject to the following condition(s):-

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/312A  
Proposed internally illuminated pole signage  
at: Land off A682/New Hall Hey Road, Rawtenstall, Rossendale

Resolved that advertisement consent be granted for this application subject to the following condition(s):-

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/313A  
Proposed internally illuminated low level signage  
at: Land off A682/New Hall Hey Road, Rawtenstall, Rossendale

Resolved that advertisement consent be granted for this application subject to the following condition(s):-

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/314A  
Proposed internally illuminated roof signage  
at: Land off A682/New Hall Hey Road, Rawtenstall, Rossendale

Resolved that advertisement consent be granted for this application subject to the following condition(s):-

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/348  
Consultation from Hyndburn Borough Council -  
Development consisting of large retail unit (2 storey) and  
7 retail units (2 storey) and 2 storey public house (unit 8) and  
market stall pavillions and kiosk shop units and public toilets  
and waste compactor and table store.  
Associated paving works and servicing areas.  
at: Land at Market Street, Accrington, Lancashire

Resolved that this authority raises no objection to the proposal.

Application Number 2000/267A  
Erection of externally illuminated sign and name plate  
at: Olive Mill, Newchurch Road, Stacksteads, Bacup

Resolved that the application be deferred.

Application Number 2000/303

Take down existing barn and construction of single storey extension to dwellinghouse.

The development may affect the setting of footpath nos 127 and 129 at: Lower Brex Farm, Shawclough 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural or reconstructed roofing slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

3. 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 the integral garaging hereby approved, which would otherwise be permitted by virtue of the provision of Class A of Part 1 of Schedule 2 of the aforementioned Order, shall be carried out without the grant of formal express planning permission in that behalf by the local planning authority.

Application Number 2000/300

Change of use of former working mens club to dancing/drama school teaching small groups and individuals (mainly children) at: Wells St Working Mens Club, Bridleway, Waterfoot, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 hours of 4pm&8.30pm on Mondays to Fridays, 9am&6pm on Saturdays and not at all on Sundays.
4. The premises shall be used for teaching dancing and drama and for no other purpose (including any other purpose in Class D.1 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.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X ' B '

E N G I N E E R I N G A N D P L A N N I N G S U B C O M M I T T E E

held Tuesday 15th August, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pearson (for Pilling)

APOLOGIES: Councillor Pilling

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

1. 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 2000/302  
Proposed second storey extension and porch to front  
at: 30 Fernhill Crescent, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/308

Proposed extension and alterations to existing dwellinghouse  
at: Rosebank Cottage, Todmorden Old Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/316

Construction of front bay window and conversion of existing garage to a living room and utility room (amended description relating to location) at: 3 Stables Close, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed artificial stone and tile have been submitted to and approved by the local planning authority and the outer face of the bay window shall not be constructed other than with the approved materials.

Application Number 2000/267A

Erection of externally illuminated sign and name plate at: Olive Mill, Newchurch Road, Stacksteads, Bacup

Resolved that the application be deferred for further consideration at Engineering and Planning Committee.

Application Number 2000/285

Consultation from Lancashire County Council - Landfill gas control and utilisation scheme compound containing plant and auxiliary equipment at: Horncliffe Quarry, Bury Road, Rawtenstall, Rossendale

Resolved that no objection be raised to this application provided the proposed compound fencing is holly green in colour the above cited noise conditions are imposed upon any permission that may be forthcoming.

Application Number 2000/309

Alterations to existing garage, stables and laying out of school area for horses at: Rosebank Cottage, Todmorden Old Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 stables and horse schooling area hereby approved shall only be used for purposes incidental to the use of the adjacent dwelling known as Rosebank Cottage and shall not be used for commercial activities without the express permission of the local planning authority.

Application Number 2000/305  
Change of use of shop and flat above (Use Class A1) to financial  
and professional services (Use Class A2)  
at: 26 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/237

Proposed formation of short length of estate road to connect Meadows Avenue with land to the east of the application site at: Land adjoining Meadows Avenue, Haslingden, Rossendale

Resolved that the application be deferred until a future meeting of the Engineering and Planning Committee.

THE MEETING CLOSED AT 5.40 PM

A P P E N D I X 'C'

E N G I N E E R I N G A N D P L A N N I N G S U B C O M M I T T E E

held Tuesday 22nd August, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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

2000/337LB

Formation of opening in rear wall for a new back door  
at: 1137 Burnley Road East, Water, Rossendale

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

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. The new back door hereby approved shall comprise tong and groove vertical board.
3. The new back door hereby approved shall be painted with a brown oil based paint.

Application Number 2000/338LB  
Proposed division of front bedroom into two bedrooms using  
softwood stud partitioning  
at: 1137 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. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.

Application Number 2000/339LB  
Proposed installation of a combi boiler and central heating system  
at: 1137 Burnley Road East, Water, Rossendale

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

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.

Application Number 2000/340LB  
Proposed new windows to front and rear elevations  
at: 1137 Burnley Road East, Water, Rossendale

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

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. The new windows hereby approved shall be painted with an off white (BS 10B15) oil based paint.

Application Number 2000/325  
Proposed single storey extension and vehicular crossing  
at: 9 Haworth Drive, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 walls of the proposed extension shall not be constructed other than with a pebble dash finish to match the existing dwelling, a sample of

which shall be submitted to and approved by the local planning authority prior to the commencement of development.

Application Number 2000/334A  
Installation of internally illuminated fascia sign and  
non illuminated projecting sign  
at: 36 Bank Street, Rawtenstall, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/328  
Conversion of former wash houses to living accommodation  
at: Land at Rook Mount, Turn Pike, Newchurch, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 living accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rook Mount.

Application Number 2000/329  
Continued use of land as garden  
at: 11 Fairfield Avenue, Waterfoot, 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/333

Outline - Erection 1 no detached dwelling and garage  
at: Land adjacent to 101 Tonacliffe Road, Whitworth, near Rochdale

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

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of (three) years from the date of this permission.
  
2. The development hereby permitted shall be begun either before the expiration of (five) years from the date of this permission, or before the expiration of (two) years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

3. 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.

Application Number 2000/311

Proposed 4.1m x 1.8m extension to provide an ATM facility  
at: Market Street Service Station, 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural coursed 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 Number 2000/318

Retention of 1.3m diameter satellite antennae on rear elevation  
at: 30/32 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/332  
Change of use of vacant retail shop to office and  
public information centre  
at: 26 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/272  
Proposed redevelopment of existing garage site to provide a two storey  
dwellinghouse with an attached double garage to the east with bedroom  
over and a sun room extension to the west with a balcony over  
(further amended description)  
at: Garage at Ashfield, Vicarage Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural stone, brick 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.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Notwithstanding the provisions of the Town and Country Planning (General 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 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 Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes B, C & D 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.

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 & 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 Number 2000/361

Determination as to whether prior approval is required for Replacement of existing antennae with up to six new sector antennae and the installation of 4 no. 0.6m dishes on the column, installation of 3F cabin racks 5.0m x 3.4m x 2.8m on land at Home Farm, off St. Peters Road, Newchurch.

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

2. Prior to the commencement of the development hereby approved a scheme of landscaping to the perimeter of the telecommunications compound indicated on the approved plans shall be submitted to and approved in writing by the local planning authority and thereafter the approved scheme shall be fully implemented in the next available planting season or at such other time as may subsequently be agreed in writing with the authority.
3. No development shall take place until such time as a scheme of repair of the dry stone wall situated immediately to the east of the proposed extended compound has been submitted to and approved by the local planning authority and thereafter the wall shall be rebuilt in accordance with the approved details prior to the erection of the extended compound fence.
4. The length of unmade track between St. Peters Road and the application site shall be maintained in no worse a condition than that which subsists at present, both during and upon completion of the development approved.

THE MEETING CLOSED AT 5.45 PM

ENGINEERING AND PLANNING COMMITTEE

held 2nd October, 2000  
at 7.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin, Barnes (for Hancock), Bolton,  
Cheetham,  
Driver, Easton, Pearson, Pilling and Schofield, Thorne (for  
Choudhury), Wadsworth (for Challinor)

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mrs M Mortimer, Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

439. Resolved that the Minutes of the meeting of the Committee held on 4th September, 2000 be signed by the Chair as a correct record.

Rossendale Quarries Reclamation Project  
Compulsory Purchase of Brow Edge Quarry

439. The Borough Engineer and Planning Officer submitted a progress report on Rossendale Quarries Reclamation Project.

He informed the Committee that responsibility for delivering the programme was split on a partnership basis between the Council and the County Council. The Council had responsibility for Thurns Head (Whitworth), Cragg (Cowpe), Heald Deerplay (Bacup), Pinner (Crawshawbooth) and Hurdles (Rawtenstall).

The Borough Engineer and Planning Officer further reported that planning permission to reclaim Brow Edge Quarry was granted in October 1999 (No. 99/350).

The District Valuer on the Council's behalf had been in negotiation with the landowner since 1998 to acquire the land by agreement. The owner had declined an offer made by the District Valuer. After a series of correspondence between the District Valuer and the owner over a year and a half, with no response, the District Valuer was of the opinion that the owner was not serious about entering into meaningful negotiations and that there was at present little prospect of reaching an agreed settlement. A Section 16 Notice under the Local Government (Miscellaneous Provisions) Act 1976 was served on the landowner on 20th June, 2000 to require information concerning interests in the land. Despite several reminders the Council had not received any response from the owner.

Brow Edge Quarry had been subject to large scale unauthorised tipping and wire burning operations over many years. Both the quarry area and the access are regularly the subject of deposit of vehicles, tyres, domestic refuse, builders rubble as well as evidence of oil dumping. A recent soil survey carried out by Lancashire County Highways Laboratory found high levels of lead, copper, zinc and cadmium and further investigation was required to find out more precise nature of the contamination.

The North West Development Agency had agreed to fund the Rossendale Quarries Reclamation Project.

Resolved i) that progress to date be noted in implementing the Quarry Reclamation Programme at Troy, Thurns Head, Cragg, Lee and Pinner Quarries,

ii) that whereas it appeared to the Committee that land at Brow Edge Quarry in the area of the Council was derelict, neglected and unsightly and whereas the Committee was desirous of carrying out works on the land for the purposes of reclaiming that land and whereas there was little prospect of negotiating an agreed purchase of the land, a compulsory purchase order be made under the National Parks and Access to the Countryside Act 1949 Section 89 in respect of the land known as Brow Edge Quarry, as shown on the plan now submitted and to be displayed to the Committee,

iii) that upon confirmation of such order by the Secretary of State, and subject to detailed funding approval by the NWDA the Borough Solicitor be authorised to acquire the land comprised therein and to do all things precedent and subsequent thereto.

#### Landfill Tax Credit

439. Further to Minute No 593 (ii) of the meeting of the Committee held 4th September 2000, the Borough Engineer and Planning Officer reported that it was now necessary for the Committee to consider and prioritise the proposals for projects submitted by local community/voluntary groups.

He circulated a summary schedule of all the proposals received and informed the Committee that in many respects it would be difficult at this stage to give full, fair and objective consideration to the proposals, and especially to prioritise them, without further significant work input, and it was his view (subject to resource implications) that the best way to proceed would be to ask Rossendale Groundwork to carry out the initial work on the Council's behalf since they had a wide experience of dealing with both local community groups and the landfill tax credit scheme. Groundwork had indicated that they would be willing to share the costs of carrying out the work, therefore the Council's contribution would actually be in the region of £1,475.00 which should be able to be met from within the existing budget providing that there were no significant revenue costs for planning appeal work over the next few months.

The Committee considered the matter. Members suggested that Groundwork should be asked to agree the projects on a Borough wide basis paying particular attention to those areas which had not benefited from SRB Projects.

Resolved i) that Rossendale Groundwork be appointed to act on the Council's behalf to do whatever may be necessary to enable the Council to consider and prioritise the proposals against a fair, consistent and objective framework, and

ii) that a sum not exceeding £1,500 be approved for the purposes from within the existing revenue budget as set out above.

### Mobile Telecommunication Masts

439 . The Borough Engineer and Planning Officer reported that, at a previous meeting of the Committee a report was submitted upon the "Stewart Report" and many planning implications. Principal amongst those was that the Government was minded to amend the regulations governing the control of telecommunication masts and specifically to introduce a requirement for applications for planning permission for all new telecommunication masts.

The national policy on telecommunication development was "to facilitate the rollout of a modern national telecommunications network whilst protecting the environment. The Government also had responsibility for protecting public health. The consultation set out ten questions and the Borough Engineer and Planning Officer set out proposed replies to each.

Resolved that the responses, as set out in the Borough Engineer and Planning Officer's report, on this consultation be agreed and submitted to the DETR.

#### Byelaw - siting of masts near to schools

442(b) The Chief Executive Officer reported that, at the meeting of the Committee held 14th August 2000, it was resolved that the Chief Executive Officer seek information on the possibility of adopting a byelaw to prevent Mobile Telecommunications Masts from being erected adjacent to schools.

He informed the Committee that he had now received a reply from the Home Office who reported that they could only make byelaws for local issues not national issues and were therefore not in a position to make byelaws on the topic.

Resolved that the report be noted.

#### Convening a Working Group or Sub-Committee

442(c) At the meeting of the Council held 13th September 2000 it was resolved that a Working Group or Sub-Committee be convened to consider the wider implications of the siting of Mobile Telecommunication Masts.

Resolved that a Working Party be convened comprising Chair, Vice-Chair, Opposition Spokesperson and one Member each from the Conservative and Labour Party - Members to be named at the Council meeting to be held 1st November 2000.

#### A Heritage Strategy for the Southern Pennines

439. The Borough Engineer and Planning Officer reported that the Southern Pennines were the only upland area in England not to have statutory protection. It was sandwiched between the Peak District and Dales National Parks. There were also pressures for development and change.

He informed the Committee that the Strategy identified the cultural, natural and built heritage of the area. It provided the vision for the future management and enhancement of assets to ensure that they contributed to the social, economic and environmental wealth of the area. It was concerned with funding ways to secure the conservation of the heritage and ensured that future generations could enjoy it.

The Strategy had been produced on behalf of the 15 local authorities in the Southern Pennines Character Area (SCOSPA and West Pennine Moors) and supported by national organisations (eg. Forestry Commission) and North West Water and funded by the Countryside Agency and Heritage Lottery Fund. The key assets and issues for the management of the areas heritage were developed through a number of seminars involving local people representing over 130 organisations.

The Borough Engineer and Planning Officer further reported that the Strategy had six strategic objectives and thirty five subsidiary objectives concerned with such matters as heritage, information, local community involvement, landowners, education, access and raising the profile of the area. Many of this Council's existing projects and priorities in the fields of countryside management, tree planting, access, environmental improvements and tourism promotion were included in the issues addressed.

Resolved that the Committee endorse the Heritage Strategy for the Southern Pennines and support the preparation of subsequent bids for grant aid.

### Traffic Regulation Orders

439 . The Borough Engineer and Planning Officer reported the following requests for traffic regulation orders at the following sites:-

- a) Fernhill Drive, Stacksteads - disabled parking bay at no. 14.
- b) Oak Avenue, Rising Bridge - prohibition of parking on one side.
- c) Private Lane, Haslingden - stopping up to vehicular traffic at its junction with Manchester Road.

Resolved i) that in accordance with the terms of the Agency Agreement with Lancashire County Council the Chief Executive Officer be authorised to:-

- a) Make an order implementing a disabled parking bay at 14 Fernhill Drive, Stacksteads.
- b) Make an order stopping up Private Lane, Haslingden, to vehicular traffic at its junction with Manchester Road.

ii) that the petition requesting a TRO on Oak Avenue, Rising Bridge be noted and that the Borough Engineer and Planning Officer be instructed to report to the next meeting of the Committee following consultation with the Police and Highway Authority.

### Social Lighting and Highway Improvement Requests

439. The Borough Engineer and Planning Officer reported the receipt of petitions requesting improvements at Dale View and Carr Mount, Rawtenstall (social lighting) and Chester Crescent, Helmshore (traffic calming).

He informed the Committee that no highway authority funds were available for lighting improvements on minor roads or side streets, nor for traffic calming schemes on roads with historically good safety records. Accordingly, neither scheme would be eligible for highway authority funding. Such schemes would be appropriate for funding via the Council's own highway improvement and social lighting budget but there was a large backlog of outstanding requests and the Council already has an approved priority list for schemes to be designed.

The Committee discussed the matter. A Member suggested that priority be given to those social lighting schemes where street lighting was nonexistent.

Resolved that the requests be added to the list of outstanding social lighting and highway improvement projects for future consideration.

### Plantation Street, Stacksteads - Request for Highway Works

439. The Borough Engineer and Planning Officer reported that the Leisure and Industrial Development Committee, at their meeting held 15th August 2000 had resolved to ask this Committee to consider improvements for vehicular access at Plantation Street, Stacksteads at an estimated cost of £725.65.

He informed the Committee that the area was an open space amenity managed by the Leisure Section and the adjacent road was unadopted. The work would not be eligible for highway authority funding as the road servicing the land is unadopted.

The Committee did not have a budget for repairs and improvement to private streets, the legal presumption was that the adjacent landowners are responsible for the maintenance of the part of the private street fronted by their land.

Resolved that the Leisure and Economic Development Committee be advised that the Engineering and Planning Committee is unable to allocate funds in respect of the requested improvements to the private street and open space off Plantation Street, Stacksteads.

### Stopping up of Streets

#### Edison Street, Bacup

439. (a) The Borough Engineer and Planning Officer reported the receipt of a request from Norwest Estates Ltd. for the Council to exercise its statutory powers to seek an order for the stopping up of Edison Street, Bacup, to facilitate construction of development in accordance with planning consents sought by the company.

Resolved that the Borough Solicitor be authorised to seek an order under Section 116 of the Highways Act 1980, stopping up Edison Street, Bacup, as shown on the plan appended to the report, subject to the Council's administrative costs being met by Norwest Estates Ltd.

## Cockerill Street, Haslingden

447(b) The Borough Engineer and Planning Officer reported the receipt of a request from West Pennine Housing Association for the Council to exercise its statutory powers to seek an order for the stopping up of Cockerill Street, Haslingden to facilitate construction of development in accordance with planning consents.

Resolved that the Borough Solicitor be authorised to seek an order under Section 116 of the Highways Act 1980, stopping up Cockerill Street, Haslingden as shown on the plan appended to the report, subject to the Council's administrative costs being met by West Pennine Housing Association.

### Street Naming and Numbering - Marsden Square Development

439. Resolved that the Marsden Square housing development, Haslingden be named Derwent Close and the numbering layout, as submitted, be accepted.

### Parking at Grange Avenue, Rawtenstall

439. The Borough Engineer and Planning Officer reported that over a period of many months, he had been in correspondence with two residents of Grange Avenue, Rawtenstall, regarding requests that action be taken to prevent parking outside their properties.

The residents' concerns were that double parking restricted access to the street, pavement parking restricted visibility when leaving their private driveways, and that vehicular loads imposed by pavement parking were causing damage to their garden fences.

The Borough Engineer and Planning Officer initially consulted the police and County Council regarding the request that double yellow lines be placed on one side of the street. The authorities would not support such a proposal on the basis that parked vehicles might be displaced to other locations where the risks to highway safety would be greater. There is no history of road traffic accidents on Grange Avenue. A Member reported that the Police Authority had been in correspondence with a resident of Grange Avenue and were now showing support for a Traffic Regulation Order.

Resolved that in light of the fact that the Police Authority may apparently now be willing to show support for a Traffic Regulation Order at Grange Avenue, a further report be submitted thereon to the next meeting of the Committee.

### Action for Haslingden SRB - Blackburn Road Highway Improvements

439. The Borough Engineer and Planning Officer informed the Committee that the Blackburn Road Corridor package of improvements included project 65 - Blackburn Road Traffic Calming - a scheme commenced in Year 1 of the Programme by the widening of the footway from Higher Deardengate to the New Market entrance. The remainder of the traffic calming project was due to be completed during Year 5 ie. 2000/2001.

The original intention was to consult local residents during January 2000 to determine local problems and options for action. However, there was some

doubt as to whether RBC and LCC matched funding would be available, thus I understood that the project may not be included in the Year 5 Delivery Plan. Although LCC matched funding had not been approved, he had been advised that the scheme remained in the SRB programme and the Council's capital programme has the sum of £56,690 allocated to the project in 2000/2001. The Action for Haslingden Partnership would like to see the project progressed, though all works had to be approved, constructed and paid for before 31st March, 2001. The SRB allocation for 2000/01 was £23,900.

The Borough Engineer and Planning Officer further reported that traffic calming schemes, pedestrian crossings etc. invariably had a lead-in period in excess of 12 months due to the lengthy consultation and design processes involved. However, there are a number of improvements which could arguably be constructed without public consultation and a number which could be deemed non-controversial but for which consultation should be undertaken.

He outlined a possible package of schemes for the consideration of the Committee.

Resolved i) that the Committee approves the list of schemes outlined in the report to utilise funding available via SRB Project 65, Blackburn Road Traffic Calming, and RBC Capital Programme,

ii) that Corporate Policy Committee be requested to release capital allocation in respect of those schemes,

iii) that the Borough Engineer and Planning Officer be authorised to award the works to Highways DLO in accordance with the provisions of the Term Maintenance Contract, and

iv) that the Engineering and Planning Sub-Committee be granted delegated authority to act in respect of all matters associated with detailed design approval and progress of the scheme.

#### Report on Action taken on the Minutes of Previous Meetings

439. The Borough Engineer and Planning Officer submitted the above report for the information of the Committee.

Resolved that the report be noted.

#### Departmental Objectives

439. The Borough Engineer and Planning Officer submitted details of Departmental Objectives for the information of the Committee.

He informed the Committee that arrangements were in hand to visit four adjacent authorities and he would shortly be circulating details.

The Committee discussed the cost of providing training in Planning for Councillors by professional training providers.

Resolved that the report be noted.

#### Planning Appeal Decisions

439. The Borough Engineer and Planning Officer reported on the results of Planning Appeals since the last meeting of the Committee.

Application Number 14/99/358 - Conversion of existing garage to bedroom.

18 Worston Close, Constablee.

Method of Appeal - Written Representations.

Appeal upheld, subject to the following condition:-

Unless within three months of the date of this decision samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to the local planning authority for approval, and unless the external surfaces have been constructed with the approved materials within six months of the local planning authority's approval the use of the bedroom hereby approved shall cease until such time as samples of the materials to be used have been approved and the external surfaces constructed.

Application Number 14/2000/144A - Siting of 2 x 48 sheet advertisement display panels. British Gas Holder Site, Bacup Road/Bocholt Way, Rawtenstall.

Method of Appeal - Written Representations.

Appeal Dismissed.

Application Number 14/1999/454 - Outline for the erection of a farm manager's dwelling. Willows Farm, Gib Hill Lane, Crawshawbooth.  
Method of Appeal - informal hearing on 8th August, 2000.  
Appeal Dismissed.

Application Number E1/00/1/1 - Enforcement appeal - 37 Burnley Road, Rawtenstall.

An enforcement notice was served in respect of the construction of an extension to the rear of the property by raising the height of the boundary walls to the rear yard, the construction of a roof over the whole of the rear yard and the installation of a door and window.  
Method of Appeal - Written Representation.  
Appeal Dismissed, the enforcement notice and time for compliance therewith upheld.

Resolved that the report be noted.

#### Engineering and Planning Sub-Committee

439. Resolved that the Minutes of the Engineering and Planning Sub-Committee held 29th August, 5th September, 12th September and 19th September 2000 be noted (for Minutes see Appendices A - D).

#### Best Value Report - Customer Care

439. The Borough Solicitor reported that at its meeting on the 25th September 2000, the Standards and Monitoring Committee resolved to circulate the review of Customer Care to all service Committees for consideration.

The Customer Care Review Team had proposed that the Council should adopt a Customer Care Policy, and had produced a sample policy which was annexed to their report. They proposed that the policy should be adopted and issued to all employees and to customers who made enquiries and quality standards. The Review Team also believed that the following issues needed to be

addressed in order for the Authority to improve its customer care to the required standard:-

- Training for all employees
- Co-ordination by way of a common policy incorporating core standards of service delivery, and a sole person who takes on the issue of customer care for all of the Council
- Monitoring of the effect and performance of the Authority so that feedback was obtained, comparisons could be accurately made and future aims and objectives in the section could be accurately targeted
- Facilities should be enhanced to show that customers were thought of with high regard and truly valued.

The Borough Solicitor further reported that the Service Committees views were requested as to what action the council should implement as a result of the Customer Care Review Team's report. The views of all the Service Committees would then be reported back to the Corporate Policy Committee for consideration.

Resolved that the report be noted.

Proposed "Gateway" Improvement - Junction of Bury Road/Manchester Road,  
Haslingden

439. The Borough Engineer and Planning Officer reported that at the meeting of the Committee held 4th September, 2000, Members had decided that they wished to have more time to choose whether or not they wanted to reconsider the design and cost of the above scheme.

He informed the Committee that a number of proposals to enhance "gateways" to the town had been developed on a partnership basis in response to the Action for Haslingden regeneration initiative. Two other had already been implemented as part of an agreed funding package. Planning consent for the above proposal was granted during December 1999. The Scheme had been designed by the Town Centre Project Officer and design time to date equated to approximately £2,500 together with the Planning Application fee and time/cost expended by the Highways DLO in pricing up the Scheme. During the current financial year the approved SRB proposals envisaged £37,000 to be matched by £33,000 from the Council's capital programme and £127,000 by the private sector. Should there be any significant variance from those levels of spend, then the Action for Haslingden Partnership might be put in a position where they must look to "clawback" SRB monies already spent on other elements of the package. If the Scheme was not proceeded with it was likely to have significant implications for the Highways DLO as it was proposed to award the work to them based on their tendered term maintenance contract rates.

Resolved that the scheme be not proceeded with.

THE MEETING CLOSED AT 7.45 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 29th August, 2000  
at 5.00 p.m.

PRESENT: Councillor Challinor (in the Chair)  
Councillors Bolton (for Grogan) and Pilling

APOLOGIES: Councillor Grogan

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 2000/331

Proposed extension to rear of property to create a dining room and bedroom

Conversion of loft space to bedroom and ensuite.

Re-building of garden wall to match existing dwelling

at:20 Rising Bridge 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

2. No development shall take place until samples of the proposed render 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 Number 2000/343

Proposed bedroom extension over existing single storey side extension  
at:42 Narcissus Avenue, Helmsore, 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 be begun before the expiration of (five) years from the date of this permission.
2. 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 Number 2000/345  
Proposed single storey rear extension  
at:5 Hargreaves Court, Lumb, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/353  
Retention of garden shed  
at:27 Hawthorn Meadows, Crawshawbooth, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/351  
Application for determination as to whether detailed approval is required  
to erect personal communication network equipment  
at: Land at Sunnyfield Farm, 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The telecommunications equipment hereby approved shall be operated within the limitations of the recommendations of the report "Mobile Phones and Health" prepared by the Independent Expert Group on Mobile Phones chaired by Sir William Stewart.

Application Number 2000/383

Application for determination as to whether detailed approval is required to erect personal telecommunications equipment at: Oakenhead Transmitting Station, 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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The telecommunications equipment hereby approved shall be operated within the limitations of the recommendations of the report "Mobile Phones and Health" prepared by the Independent Expert Group on Mobile Phones chaired by Sir William Stewart.

Application Number 2000/277  
Proposed dormer extension to rear  
at:8 Springbank Gardens, Goodshawfold Road, Loveclough, Rossendale

Resolved that this application be refused for the following reasons:

1. The application property lies within the Goodshawfold Conservation Area. Under section 72 of The Town & Country Planning Act 1990, proposals within conservation areas should preserve or enhance the character or appearance of such areas. Furthermore, dormer window proposals are the subject of policy DC.6 of the Rossendale District Local Plans which states that such windows should only be approved if they are of a design which is in harmony with the appearance and character of the building and it's neighbours.

The proposed dormer would be large in relation to the rear roof plane of the dwelling house at 8 Springbank Gardens. It would be of a non-traditional design. Accordingly it would appear top heavy and ungainly. The proposed dormer would also be the first such development within the immediate locality of the application property.

Accordingly, the proposed dormer would both fail to preserve or enhance the character or appearance of Goodshawfold Conservation Area and be contrary to policy DC. 6 of the Rossendale District Local Plan.

Application Number 2000/317  
Proposed rear extension to dwellinghouse  
at:4 Church Court, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/269

Consultation from Bury MBC - Installation of 1 no 15 metre monopole telecommunication mast with 1 no equipment cabin within fenced compound, with proposed access track  
at: Land at Dry Gap Farm, Bury Old Road, Shuttleworth, Ramsbottom

Resolved that concern be expressed regarding the prominence of the site and that a number of masts already exist in the area. Mast sharing should always be the first option before the provision of new installations and should have been fully explored.

Application Number 2000/240

Erection of 8 no semi detached dwellings.

The development may affect the setting of footpath number 176 (AMENDED PROPOSALS)

at: Land off 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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.
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. The new estate road/access between the site and Burnley Road East shall be constructed in accordance with the Lancashire County Council Specification for construction of estate roads to at least base course level before any development takes place within the site.
5. 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 device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed access road from the continuation of the nearer edge of the carriageway of Burnley Road East to points measured 90m in each direction along the nearer edge of the carriageway of Burnley Road East from the centre line of the access road and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

6. The existing site access shall be physically and permanently closed and existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for construction of estate roads to the occupation of any dwelling with the site.
7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

8. 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 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.
9. 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 the order, shall be carried out anywhere within plot 8 of the application site without the grant of formal express planning permission in that behalf by the local planning authority.

Application Number 2000/310

Change of use of former barn and shippon to dwellinghouse  
at: Crabtree Hurst, Lench 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural stone and 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.
3. Work required for the change of use of the barn to a dwelling hereby permitted shall only be carried out in accordance with the structural survey submitted on the 11th July, 2000. Any additional or further structural works required should not be carried out without the prior written permission of the local planning authority.

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 & 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.
5. No building/none of the buildings hereby permitted shall be occupied until 2 car parking spaces, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.

Application Number 2000/324LB

Proposed works to include a) roof repairs due to damaged valley gutter )  
re-instatement of metal guttering and rainwater pipes c)re-instatement of double  
hung (Georgian) sash windows d) replace felt extension roof with lead e)  
re-instatement of gate to driveway and  
at: Whitworth House, Whitworth Square, Whitworth, near Rochdale

Resolved that listed building consent be granted to this application subject to the standard time period condition and the following conditions:-

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. The repairs and reinstatements shall not be undertaken other than in accordance with the submitted specification of building repair works hereby approved and no variation to that specification shall occur unless previously agreed in writing with the local planning authority.

Application Number 2000/362

Construction of 4 no detached 4 bed houses with detached 2 car garages.

The development may affect the setting of footpath number 240

at: Land formerly occupied by Tennis Club at Parkwood Drive,

Rawtenstall Rossendale

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C and D 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.
  
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 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 2000/319

Proposed siting of outdoor condensing unit(s) on the flat roof of the extension to the rear of the bank at:17 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/341

Proposed new doorway and retention of 2.4m high security fencing at: Townsend Sheet Metal Co, St Mary's Way, Rawtenstall, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Within 12 months of the date of this decision, the security fencing and gates hereby approved shall be painted in accordance with the applicant's letter which was received by the local planning authority on 18th August 2000.

Application Number 2000/347

Proposed elevational alterations to existing estate agency at:72 Bank Street, Rawtenstall, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

2. Prior to the installation of the windows hereby approved a colour scheme for the window joinery shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented.

Application Number 2000/323

Erection of galvanised sheet metal garage to act as a store for educational material to include associated concrete base and extension of tarmac access area  
at: Stubbins Primary School, 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/306  
Erection of 4 no detached dwellings  
at: Land to rear of Croft Acres, Bolton Road North, Stubbins, Ramsbottom

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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.
3. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.
4. Before Plot 4 is occupied, the screen wall, as detailed on the amended plan dated 16 August 2000, 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. 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.

7. 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.
  
8. 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 Number 2000/326

Erection of 11 no dwellings.

The development may affect the setting of footpath no 201  
at: Land off Greenbank/Grange Close, Rawtenstall, Rossendale

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

Application Number 2000/336LB  
Proposed relaying of flagstone floor with a fully floating  
hardwood floor laid on top  
at:1137 Burnley Road East, Water, Rossendale

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

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.

Application Number 2000/224  
Construction of new sports hall and link with existing gymnasium  
at: BRGS, Glen 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural stone 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.
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 2000/295

Erection of super slimline (telecommunications) monopole equipment cabin and ancillary equipment sited within a secure compound comprising 78m<sup>2</sup> at: Lectros International Ltd, Unit 3, Knowsley Road, Haslingden, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed development would, by reason of its siting, size, and mass, create an intrusive and incongruous feature in the street scene, and would be out of character with existing buildings in the vicinity to the detriment of visual amenity, harmony within the street scene and well-planned development.
2. The proposed telecommunications development results in the loss of off-street parking spaces within the industrial curtilage which is likely to result in additional on-street parking which would be detrimental to highway safety and the free flow of traffic and, as such, would be contrary to policy T4 (car parking) of the Rossendale District Local Plan.

3. The proposed development, due to the restricted nature of the compound size, prejudices the future expansion of the site for the purposes of mast sharing, contrary to PPG advice and the industry's own code of practice and may result in further demands for additional developments of this type to the detriment of the visual amenity within the wider locality and which would then be more difficult to resist, thereby prejudicing the policy of the local planning authority in seeking to secure orderly and well planned development.

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.

Commercial Property Improvements, Haslingden  
Application for Grant (Key Buildings)  
35-37 Deardengate, 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. E in the sum of £4,000 based on the eligible works as itemised in the lowest tender received subject to the approved Grant Criteria and Conditions for Commercial Frontages and also to the satisfactory completion of these works and the claiming of the grant no later than the end of November, 2000.

THE MEETING CLOSED AT 6.15 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 5th September, 2000  
at 5.00 p.m.

PRESENT: Councillor Challinor (in the Chair)  
Councillors Hammond (for Grogan) and Pilling

APOLOGIES: Councillor Grogan

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 2000/248  
Construction of Porch on Front Elevation  
35 Station Road, Helmshore.

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing render and grey 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 Number 2000/373  
Proposed Two Storey Extension to Rear Elevation and  
First Floor Extension to Front  
Ellenby, Bridleway, Waterfoot, Rossendale.

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/370  
Proposed Side Extension to Provide Self Contained Flat and Detached Garage  
Twingates, Goodshawfold, Crawshawbooth.

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed stone, render 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.

3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Twingates.

Application Number 2000/367  
Proposed Single Storey Front Extension  
15 Mitton Avenue, Rawtenstall

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/346  
Erection of Single Detached Prefabricated Garage  
Plot 8 Garage Colony, Mark Street, Stacksteads

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/372A  
Installation of Signage Including Internally Illuminated Wall Mounted Signage

TNT Ramsbottom (Eng), Cuba Industrial Estate, Bolton Road North, Ramsbottom.

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/365  
Proposed Building up of Gable Wall and Construction of Rear Dormer  
2 Piper Lea, Waterfoot, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed building up of the gable of the semi-detached dwellinghouse at 2 Piper Lea would cause this dwellinghouse to appear lopsided and unbalanced within the context of the pair of semi-detached dwellinghouses concerned and within the wider locality, within which there are no examples of pairs of semi-detached dwellinghouses with different gable treatments. Accordingly this proposal would be detrimental to the visual amenities of the locality.

2. The proposed rear dormer extension would, by reason of its size, mass and window type and alignment, appear as a top heavy element to the rear elevation of the semi-detached dwellinghouse at 2 Piper Lea. It would also add to the sense of lopsidedness that would result from building up the gable to this dwellinghouse and would further appear as an intrusive and incongruous feature within the surrounding visual envelope formed by Booth Crescent, within which there are presently no examples of dormer extensions. Accordingly this proposal would be contrary to Policy DC.6 of the Rossendale District Local Plan which requires that the design of dormer windows be 'in harmony with the appearance and character of the building and its neighbours' and, as such, detrimental to the visual amenities of the locality.

Application Number 2000/359

Application for Determination as to Whether the Prior Approval of the Authority will required to the Siting and Appearance of a Replacement Lattice Tower of an Existing 11m Monopole with a 15m Telecommunications Equipment Land at Park Pit Land Fill, Horncliffe Quarry, Bury Road, Rawtenstall  
Rosendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until such time as a colour scheme for the painting of the lattice tower has been submitted to and agreed by the local planning authority, and thereafter the lattice tower shall not be painted other than in the agreed colour Scheme.
3. The telecommunications equipment hereby approved shall be operated within the limitations of the recommendations of the report "Mobile Phones and Health" prepared by the Independent Expert Group on Mobile Phones chaired by Sir William Stewart.

Application Number 2000/294

Restoration of Disused Farmhouse and Storage Building to  
Provide Residential Accommodation  
New Barn Farm, Hollin Lane, Rawtenstall

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural stone and natural stone slab have been submitted to and approved by the local planning authority and the outer face of the proposed portions of

wall to be rebuilt and the roof shall not be constructed other than with the approved materials.

3. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the local planning authority. Such a scheme shall be constructed and completed in accordance with the approved plans.
4. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

5. The restoration of the disused farmhouse and storage building hereby approved shall only proceed in accordance with the agent's methodology statement structural aspects received by the local planning authority on 29th August, 2000.
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 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 Number 2000/282  
Erection of 2 No. First Floor Extensions at Rear  
93/95 Bacup Road, Rawtenstall

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing 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 Number 2000/344  
Proposed Single Storey Extension to Form Additional Classroom  
St. Veronicas RC Primary School, Raven Avenue, Helmshore

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing brick and roof 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.

Application Number 2000/279

Erection of a Slimline Lattice Telecommunications Mast 18m High with  
Associated Equipment, Compound and Access  
Land at Chatterton Farm, Chatterton Old Road, Stubbins, Ramsbottom

Resolved that this application be refused for the following reasons:

1. By reason of its height and prominent elevated position the proposed base station and lattice tower would constitute inappropriate development which would fail to preserve the openness of the Green Belt and conflicts with the purposes of including land within the Green Belt and would thereby be contrary to the provisions of Policy 4 of the Lancashire Structure Plan 1991-2006 and PPG2 Green Belts.
2. The prominent urban fringe location of the proposed development would have an adverse impact upon the visual amenity of the locality.

3. By reason of its height and prominent elevated position the proposed base station and lattice tower would constitute inappropriate development within the Chatterton and Strongstry Conservation Area which would have an adverse impact upon the landscape character and views within and out of the Conservation Area and would thereby be contrary to Policy HP.1 - Conservation Areas, of the Rossendale District Local Plan.

**THE MEETING CLOSED AT 5.45 PM**

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 12th September, 2000  
at 5.00 p.m.

PRESENT: Councillor Bolton (in the Chair)  
Councillors O'Driscoll and Pilling

APOLOGIES: Councillors Grogan and Challinor

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 2000/350  
Erection of a lean-to conservatory on side of property  
at: 46 Tong 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 lower walls of the conservatory shall not be constructed other than with the approved materials.

Application Number 2000/356  
Proposed two storey side extension  
at: 10 Hollin Grove, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural stone and natural 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 Number 2000/357  
Proposed detached double garage with gym over  
Proposed side extension to dwellinghouse to provide a utility room  
and store under existing patio  
Proposed boundary walls and gates  
at:408 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 retaining and boundary walls shall not be constructed other than with the approved materials.
3. 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 double garage with gym over shall not be constructed other than with the approved materials.
4. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application Number 2000/366  
Proposed single storey extension to side and rear

at:12 Laneside 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural facing stone 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 Number 2000/371

Retention of conservatory on south west elevation

at: 38 Hallfold, Whitworth, near Rochdale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/376  
Construction of attached garage to dwellinghouse  
at: 3 Old Kiln, Off Holme Street, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing natural stone, blue slate and render 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 2000/377  
Proposed extension on western gable to form porch  
at:1 Duckworth Clough Farm, Clough End Road, Haslingden

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural random stone walling and reconstituted stone flag roof 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 2000/381  
Proposed extension to side and rear  
at:22 Goodshaw Avenue, Loveclough, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed render 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 Number 2000/355

Erection of porch on front elevation at: 100 Bury Road, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural stone 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 Number 2000/384

Application for determination as to whether detailed approval is required to erect personal communication network equipment at: Sherfin Farm, Kings Highway, Haslingden, Rossendale

Resolved that this application be refused for the following reasons:

1. By reason of its height and prominent position the proposed base station and monopole mast would constitute inappropriate development which would fail to preserve the openness of the Green Belt and conflicts with the purposes of including land within the Green Belt and would thereby be contrary to the provisions of Policy 4 of the Lancashire Structure Plan 1991-2006 and PPG2 Green Belts.
2. The prominent urban fringe location of the proposed development would have an adverse impact upon the visual amenity of the locality.
3. The proposed development would result in a further proliferation of telecommunication related development in a visually prominent location, and would therefore be contrary to PPG advice, and the industry's code of practice relative to the principle of facility sharing. In this context the applicant has failed to provide any technical or other justification for the provision of this new facility in preference to the sharing of existing or consented installations within close proximity of the application site.

Application Number 2000/330

Proposed 2 no dwellings and re-routed site access road at: Woodcroft Bank, Hollytree Close, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed cedar shingle and single ply membrane roofing system have been submitted to

and approved by the local planning authority and the roofs of the dwellings shall not be constructed other than with the approved materials.

3. No development shall take place until samples of the proposed natural stone and external cladding 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.
4. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

5. 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 of Schedule 2 to Article 3 the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
6. Notwithstanding the provisions of the Town and Country Planning (General 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 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 development shall not begin, nor shall any construction materials, plant or machinery be brought on to the site until robust protective fencing, (details of which shall be submitted to and approved 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 trees to be retained as indicated on the approved arboricultural report of Iain Tavendale, dated 20th July 2000 and the approved site layout plan (drawing no 6.22/P.01). Any variation to the afore said line of protective fencing shall not be made other than with the written consent of the local planning authority. This fencing shall be retained until the completion of the development and no materials, plant or machinery/equipment shall be stored, no bonfire lit, nor any building or excavation works of any kind shall take place within the protective fencing.
8. Before the development hereby approved is first commenced, details of the site access junction with Woodcroft Street shall be submitted to, and approved by the Local Planning Authority, and the dwellings shall not be occupied until such time as the site access junction has been constructed in accordance with the approved details.

Application Number 2000/354

Installation of 1.0m diameter satellite antennae wall mounted  
on rear elevation at:695-699 Bacup Road, Waterfoot, 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/375

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 conditions:-

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

2. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.

Application Number 2000/364

Installation of insulated render system to existing external brickwork surfaces and provision of GRP canopies over communal entrances.

Demolition of existing single storey bin stores

at: Block Numbers 1-18 and 29, West View Estate, Hud Rake, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 insulated render system hereby approved shall be of beige marble finish in 7 Dashing Standard Cream or any other finish submitted to and approved in writing by the Local Planning Authority.

Application Number 2000/264

Proposed partial rebuild of outer skin of side wall and facing in natural stone at: Matten Works, Market Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/358

Proposed agricultural building for the storage of agricultural machinery  
at: Land at Parrock Lumb Farm, 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural facing stone and yorkshire boarding to the externally visible elevations 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 agricultural building hereby approved shall be used only for the storage of agricultural machinery, equipment and produce and not for the housing of livestock or any other purpose.
4. The buildings notated as 3 and 4 on the aerial photograph submitted with the application shall be removed within 6 months of the date that the building hereby permitted is brought into use.

THE MEETING CLOSED AT 5.55 PM

A P P E N D I X 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 19th September, 2000  
at 5.00 p.m.

PRESENT: Councillor Challinor (in the Chair)  
Councillors Bolton (for Grogan) and Pilling

APOLOGIES: Councillor Grogan

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 2000/379  
Reserved Matters - Construction of 2 no split level  
linked detached dwellings with single garages  
at: Land adjacent to 139 Market Street, Shawforth, near Rochdale

Resolved that reserved matters approval be 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 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.

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 the drive spaces are used for vehicular purposes, they shall be appropriately paved in permanent construction. .

5. 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 & 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.
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 B, C D 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 Number 2000/385

Replacement of existing garage with single detached concrete garage  
at: Land adjoining 7 Stanley Mount, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/386

Replacement of existing MFC garage with new concrete garage  
at:1 Darley Bank, Britannia, Bacup, Lancashire

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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/393  
Proposed single storey bedroom and bathroom extension to  
provide disabled facilities  
at:1 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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 Number 2000/397

Proposed extension to dwellinghouse comprising porch/wc on front elevation,  
garage and kitchen extension on side elevation and conservatory at rear  
at: 154 Booth Road, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
3. The glazing to the eastern elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to it's first occupation and retained thereafter.

Application Number 2000/401

Erection of conservatory on rear elevation  
at:34 Holden Wood Drive, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 glazing to the southern elevation of the conservatory hereby permitted shall be glazed in obscure glass prior to it's first occupation and retained thereafter.

Application Number 2000/402

Conversion of part of double garage to living accommodation  
at:63 Fields 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/403

Proposed two storey side extension to dwellinghouse to provide extended living accommodation and 2 no bedrooms at first floor level at: 34 Narcissus Avenue, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/396  
Construction of PVC porch on front elevation  
at: Thorn House, 24 Dean Lane, Water, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed porch would, due to its size, siting and design, detract from the traditional character of the application property and the adjoining dwellinghouse at 22 Dean Lane, Water.
2. Specifically these two adjoining dwellinghouses are of solid form, being of stone and slate construction, have combined front elevations which are broadly and strikingly symmetrical. The proposed porch would be a visually light weight structure that would appear intrusive and incongruous within the context of both the application property and that of this property and the adjoining dwellinghouse. It would also cover over the main ground floor window on the front elevation of the application property, thereby removing the strong correspondence between this window and the one above, and unbalance the combined front elevations of the application property and the adjoining dwellinghouse.
3. Accordingly, the proposed porch would fail to comply with policy DC.1 of the Rossendale District Local Plans which seeks to ensure a high standard of design in new buildings and as such it would be detrimental to the visual amenities of the locality.

Application Number 2000/382  
Conversion of barn to dwelling  
The development may affect the setting of footpath no 134, 135 and 359  
at: The Barn, Hollins Lane, Horncliffe, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until such time as a method statement for the conversion of the barn to residential use has been submitted to and approved by the local planning authority and thereafter the conversion shall not take place other than in accordance with the approved method statement.
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 & 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. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
5. No development shall take place until samples of the proposed natural stone for the construction of external heads, cills and jambs of additional window openings 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 development hereby approved is first commenced details of the proposed window joinery and roof lights shall be submitted to and approved by the local planning authority and thereafter the windows and roof lights shall not be installed other than in accordance with the approved details.

Application Number 2000/369

Deletion of 2 no semi detached and 1 no link detached dwellings  
approved under planning application 1998/125 and the construction of  
2 no detached dwellings (revised scheme)  
at: Land adjoining Water Lane, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
3. Before any development commences that portion of the existing and proposed access within the red edge shall be improved/constructed in accordance with Table 1 and more particularly category 1 as detailed in the LCC specification for Construction of Estate Roads.
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 envelope of plot numbers 2, 3 and 4 shall be constructed so as to provide sound attenuation against external noise, not less than 15 dB(A), with windows shut and other means of ventilation provided.

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. 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 similar size and species, unless the local planning authority gives written consent to any variation.
8. 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.
9. Before development commences a scheme of street lighting within the application site boundary shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be implemented prior to the occupation of any of the dwellings hereby approved.
10. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Application Number 2000/374

Outline - Erection of a dormer bungalow with means of access on land

adjacent 21 Ramsey Avenue  
at: Land at 19 Ramsey Avenue, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The proposal would constitute an undesirable form of backland development, by reason of its poor spacial relationship to neighbouring residential property, cramped layout and inappropriate tandem access arrangement relative to No. 19 Ramsey Avenue which would be contrary to Policy DC.1 (Development Criteria) of the Rossendale District Local Plan.
  
2. By reason of its cramped siting and spacial relationship relative to neighbouring residential properties the proposed development would impact adversely upon the amenities and privacy of the occupiers of adjoining dwellinghouses.

Application Number 2000/327  
Renewal of planning permission reference 1995/125 for the erection  
of a 1200 square foot unit for garaging and servicing of heavy goods vehicles  
at: Land off Chapel Street, Haslingden, Rossendale

Resolved that this application be refused for the following reason:

1. Development of the site for garaging and servicing of heavy goods vehicle would be likely to result in disturbance being generated for residents at adjacent dwellings and would thereby be detrimental to the amenities of those residents. For these reasons the proposal would be contrary to Policy DC.1 of the Rossendale District Local Plan.

Application Number 2000/237  
Proposed formation of short length of estate road to connect  
Meadows Avenue with land to the east of the application site  
at: Land adjoining Meadows Avenue, Haslingden, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed development would constitute an undesirable and unsuitable form of piecemeal development and would prejudice the proper planning of the area in that it does not fit satisfactorily into a comprehensive scheme.
2. The proposed development would harm the amenities of adjacent dwellings because of the noise generation from any traffic to a future use of the adjoining site.

Exclusion of the Public and Press

2. 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 8 and 9 of Part I of Schedule 12A to the Act.

Pinner Quarry Reclamation Scheme

3. The Borough Engineer and Planning Officer submitted details of tenders for Pinner Quarry Reclamation Scheme.

Resolved i) that the lowest tender in the sum of £29,422.10 from Heritage Construction and Landscaping Limited being the lowest tender received, be accepted for the main work subject to the North West Development Agency making the necessary funding available, and

ii) that the quote in the sum of £8,390 from Stephen Fletcher be accepted for heather regeneration work subject to the North West Development Agency making the necessary funding available.

Retaining Wall at Northfield Road

4. The Borough Engineer and Planning Officer submitted details of works required to the retaining wall at Northfield Road, Rising Bridge.

Resolved that the Highways DLO contract for Northfield Road be extended to include reconstruction of an additional 22.5 metres of retaining wall, estimated cost £34,015.49 (funded via Lancashire County Council Highways Structures Strengthening Programme).

THE MEETING CLOSED AT 5.50 PM

ENGINEERING AND PLANNING COMMITTEE

held 23rd October 2000  
at 7.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin, Bolton, Challinor, Cheetham,  
Eaton (for Driver) Easton, Pearson, and Pilling.

APOLOGIES: Councillor Driver

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mr P Heath, Chief Administrative Officer

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

568 . Resolved that the Minutes of the meeting of the Committee held on 2nd October, 2000 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

568 . The Borough Engineer and Planning Officer submitted a report upon the application contained in Minute No. 570 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 14/200/315  
Erection of detached dwelling and garage  
The development may affect the setting of footpath Number 240  
(Amended Plan) - Land off Mount Street, Rawtenstall, Rossendale

568 . Resolved that the application be granted for this application subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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. 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, B, C 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.
5. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. None of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

6. 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.
  
7. 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.

Engineering and Planning Sub-Committee

568 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 26th September, 3rd October and 10th October, 2000 be noted (for Minutes see Appendices 'A' - 'C').

THE MEETING CLOSED AT 7.15 P.M.

## A P P E N D I X 'A'

### ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 26th September, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

#### 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 2000/398

Construction of 2 no new first floor bedrooms over existing ground floor extension and a proposed kitchen extension. Conversion of integral garage to lounge and erection of a new detached garage at: 1 Belvedere Avenue, Waterfoot, Rossendale

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

3. 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 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 2000/349  
Proposed two storey rear extension  
at:4 Church Court, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing stone 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 Number 2000/299  
Conversion of mill to 16 no self contained flats  
at: Waterside Mill, 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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.
3. None of the flats hereby approved shall be occupied until a bin store has been provided within the storage area indicated on the amended plan received on 12th September, 2000.

Application Number 2000/392  
Erection of 2 no 4 bedroom split level houses  
at: Marsden Square Flats, off Hargreaves Street, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from 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 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 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 2000/391

Conversion of an existing garage into a 2 no bed bungalow  
at: Garage at Springbank Farm, Lodge Lane, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

- 1) The proposed development for the change of use of an ancillary domestic garage to a dwelling with associated curtilage would result in the loss of open land contrary to the provisions of Policy E1 - Greenlands of the Rossendale District Local Plan which requires that all development in designated Greenlands should be ancillary to the use of the land in question and preserve the open character of the land.
- 2) By reason of its narrow width, lack of footway provision and steepness Lodge Lane is not considered to be an appropriate vehicular access to serve the development proposed.
- 3) The loss of garaging to Spring Bank Farm arising from the conversion of the present garage may create the need for replacement garaging which would add to the stock of urban buildings, contrary to the aim of Policy E1 - Greenlands to maintain the open character of the Greenlands.

Siting/Re-siting/Removal of Bus Shelters

The Borough Engineer and Planning Officer reported that Members would be aware that issues/decisions relating to the siting/re-siting of bus shelters had been delegated to the Engineering and Planning Sub-Committee.

He informed the Sub-Committee that it had become clear that issues surrounding the siting of bus shelters were becoming of increasing interest/concern to local residents and occupiers of other properties, particularly from the point of their potential sometimes to become a focus for un-neighbourly activities.

The Borough Engineer and Planning Officer further reported that whilst some shelters were caught up in the normal development control consultation procedures, the remainder were not. He suggested that in such cases there was merit in making the siting of the shelters subject to a similar consultation procedure. He therefore proposed a mechanism for such consultation which would normally be by way of letters of notification giving 14 days for receipt of written representations which would be summarised and reported to the Sub-Committee.

Resolved that the Sub-Committee endorse the proposal to institute and formalise a consultation procedure to cover the siting/re-siting/removal of bus shelters.

THE MEETING CLOSED AT 5.20 PM

## A P P E N D I X ' B '

### ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 3rd October, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Grogan and Pearson (for Pilling)

APOLOGIES: Councillor Pilling

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

1. 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 2000/421

Application for determination as to whether detailed approval is required to erect personal communication network equipment at: Transmitting Station, Cribden End 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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2, The telecommunications equipment hereby approved shall be operated within the limitations of the recommendations of the report "Mobile

Phones and Health" prepared by the Independent Expert Group on Mobile Phones chaired by Sir William Stewart.

Application Number 2000/387

Replacement of existing mono pitched roof with a double pitched roof and 3 no rear dormers to provide 3 no bedrooms and an ensuite (roof pitch amended from 35 degrees to 30 degrees and additional cross section through Minor Street) (amended proposal) at: Cedar Bank, Minor Street, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/177  
Erection of 1 no dwelling  
at: Land at Lumb Holes Mill, Cowpe 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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.
3. The room windows in the northern elevation of the dwelling hereby permitted shall be glazed in obscure glass prior to the first occupation of the dwelling and retained thereafter.
4. The construction of the dwellinghouse hereby approved shall not begin until such time as the access and bridge shown on the approved plan R/CB/01 have been completed.
5. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
6. Before the development hereby permitted is first brought into use, details of the system of surface water drainage to serve the development shall be

submitted to and approved by the Local Planning Authority. The system of drainage so approved shall be installed and retained thereafter.

Street Lighting Scheme at Helmshore Road, Haslingden

2. The Borough Engineer and Planning Officer submitted a report upon the above, the purpose of which was to advise Members of the receipt of a letter from the resident of 519 Helmshore Road objecting to the erection of a new street light outside his property without prior notification.

He submitted details of the scheme and outlined the background with regard to the implementation of the scheme.

He submitted his observations thereon and requested the Sub-Committee to consider the representation in accordance with Minute number 50 of the Engineering and Planning Committee held 12th July, 2000.

He also put forward three options which he felt the Committee might wish to consider in dealing with this matter.

Resolved that no action be taken to relocate the street light at 519 Helmshore Road.

THE MEETING CLOSED AT 5.20 PM

## APPENDIX 'C'

### ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 10th October, 2000  
at 5.00 p.m.

PRESENT: Councillor Challinor (in the Chair)  
Councillors Grogan and Pilling

#### 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 2000/390 Formation of hard standing within garden area and vehicular access to Burnley Road at: 712 Burnley Road, Crawshawbooth, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Prior to the commencement of use of the hardstanding for the parking of vehicles, the hardstanding shall be provided with a block paved surface in

accordance with the amended proposals plan received on 3rd October 2000.

Application Number 2000/405

Proposed first floor side extension over garage to provide bedroom accommodation  
at:133 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural stone, render, blue slate and red clay hip and ridge tiles have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2000/406  
Proposed lean to conservatory to the side of the existing dwellinghouse  
at: 28 Carr Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/408  
Change of house type  
at: Plots 170 - 197 Hollin Way, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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.
3. 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.

4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. Notwithstanding the provisions of the Town and County 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 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. At least 75% of dwellings in one phase should be occupied or ready for occupation before the next stage is commenced.

Application Number 2000/409

Proposed single attached garage adjacent to the existing dwellinghouse  
at: 10 Holmeswood Park, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/412

Proposed single storey extension to rear and two storey  
extension to side elevation  
at:74 Rydal 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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 Number 2000/415

Proposed first floor extension to rear of existing roof space to provide a study, bedroom and ensuite. Proposed lean to rear conservatory. Proposed replacement of flat garage roof with a pitched roof and proposed replacement of flat front dormer roof with a mono pitched roof  
at: 67 Longacres Drive, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 new garage and front dormer roofs shall not be constructed other than with the approved materials.
3. 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.
4. 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 first floor rear extension shall not be constructed other than with the approved materials.

Application Number 2000/419

Construction of conservatory on east elevation  
at: 2 Maden Close, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 2000/422  
Proposed side extension to dwellinghouse  
at: 3 Rockliffe Avenue, Bacup, Lancashire

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed natural stone, facing brick and blue 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 Number 2000/423  
Erection of detached double garage  
at: 2 Helmcroft Cottage, Helmshore Road, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 2000/429  
Proposed second floor extension  
at: 248 Todmorden Road, Bacup, Lancashire

Resolved that this application be refused for the following reason:

1. The proposed two storey rear extension by reason of its size and siting in close proximity to the common boundary, would be detrimental to the amenities currently enjoyed by the occupiers of the adjoining residential properties, in particular the reason of loss of light, overshadowing and visual intrusion and this would be contrary to Policy DC.1 Development Criteria of the Rossendale District Local Plan.

Application Number 2000/280  
Change of use of shop premises to lounge  
at: 212 Newchurch Road, Stacksteads, Bacup

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/410  
Change of use from garage colony to garden and garage land.  
Erection of wooden prefabricated double garage with pitched  
roof to replace existing derelict garages  
at: Land at Lanehead 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/411  
Construction of 5 no dwellings  
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 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 take place until samples of the proposed artificial stone walling 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 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.

Application Number 2000/315  
Erection of detached dwelling and garage.  
The development may affect the setting of footpath no 240 (AMENDED PLAN)  
at: Land off Mount Street, Rawtenstall, Rossendale

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

Application Number 2000/378  
Erection of a single dwelling  
at: Land adjacent to The Croft, Conway Road, Higher Cloughfold, Rossendale

Resolved that this application be refused for the following reason:

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 and elevated position create a dominant feature in this Conservation Area, which would fail to preserve or enhance the character or appearance of this Area. Such dominance would be especially apparent from adjacent dwellinghouses to the west and northwest, which would have views of the expansive and bland western elevation of the dwelling, and from public and private vantage points to the north, which would have views of the top heavy rear elevation of the dwelling resulting from a disproportionate depth of roof compared to the depth of wall and gable elements.

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 2000/418

Change of use from B1,B2 and B8 to a sui generis use (a use in a class all of its own) to permit the use of the building for the storage of plant and machinery, trade stocks and commercial chattels and use of building periodically for sale by auction and tender the aforementioned goods  
at: Unit B Knowsley Park Way, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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. This permission shall not be exercised by any person, group of persons or company other than the applicant SHM Smith Hodgkinson McGinty and the use hereby permitted shall be discontinued on the date when the aforesaid applicant ceases to occupy the premises.

Application Number 2000/426

Proposed upgrade of existing telecommunications equipment on roof  
at: Orama Mill, Hall Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 telecommunications equipment hereby approved shall be operated within the limitations of the recommendations of the report "Mobile Phones and Health" prepared by the Independent Expert Group on Mobile Phones chaired by Sir William Stewart.

**THE MEETING CLOSED AT 6.00 PM**

ENGINEERING AND PLANNING COMMITTEE

held 20th November 2000

at 7.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin, Bolton, Cheetham, Driver, Easton, Hancock, O'Driscoll (for Choudhury),  
Pearson, Pilling and Schofield

APOLOGIES: Councillor Challinor

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mr C McConville, Principal Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

578 . Resolved that the Minutes of the meeting of the Committee held on 23rd October, 2000 be signed by the Chair as a correct record.

Groundwork Rossendale - Business Plan.

578 . Mr. P. Jordan, Operations Director of Groundwork Rossendale attended the meeting and outlined the work undertaken by Groundwork Rossendale since it was established in 1983. He indicated that the 46 Trusts which had now been established throughout the Country undertook projects designed to establish and support sustainable communities through joint environmental action. He pointed out that the Trust relied on financial support including that from the Council which was £16,000.00 during the current financial year. Mr. Jordan advised that the Council's contribution during the current year had enabled the Trust to undertake a significant number of projects, details of which he reported to the Committee and that the sums expended on such schemes had had the effect of increasing the value of the Council's contribution by a factor of 50.

Mr. Jordan went on to give details of the Business Plan for 2001/2002 which covered schemes including people, - community involvement, education and projects involving young people; programmes relating to places - guided walks, cycleways and bridleways, practical projects similar to the Lumb Millennium Green Scheme and environmental training; schemes involving employment training and environmental advice for local businesses and he advised of the Partnerships in which the Trust was involved.

Members asked questions about the Business Plan to which Mr. Jordan responded.

The Chair thanked Mr. Jordan for his attendance and Mr. Jordan then withdrew.

Resolved that the report be noted.

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

578 . The Borough Engineer and Planning Officer reported that no planning applications had been referred to this meeting by the Engineering and Planning Sub-Committee.

Resolved that the report be noted.

Appeal - Scout Moor Quarry

578 . The Borough Engineer and Planning Officer reported that appeals had been lodged by the applicants in respect of applications 1996/108, 1997/330 and 1997/331. He reminded Members that the Council had previously objected to these applications and the County Council had refused each application.

The Borough Engineer and Planning Officer advised that since the Council had objected strongly to the applications, the objections should be reinforced at the appeal and he recommended that the objections be made by way of written representation.

Resolved that the Council makes objections to all three applications at the appeal hearings and that the objections be made by way of written representations.

Traffic Regulation Orders

Junction of Turton Hollow Road/Burnley Road, Crawshawbooth

578 . (a) The Borough Engineer and Planning Officer reported that a site meeting had now been held when a large articulated vehicle had been used to demonstrate difficulties experienced by such vehicles as a result of parked vehicles at this location. He advised that the results of the demonstration would be reported to the Sub-Committee who had delegated authority to act in this matter.

Resolved that the report be noted.

Grange Avenue, Rawtenstall

582(b) Further to Minute number 449, the Borough Engineer and Planning Officer reported that a site meeting had been held with representatives of the Police and County Council to consider the request for a Traffic Regulation Order on the west side of Grange Avenue. He reported that the Police appeared now to support the introduction of a Traffic Order but the County Council did not consider an Order of this type to be of sufficient priority to justify expenditure of Highways Agency funds and it would therefore be necessary for the Council to pay the costs of making the Order if the Committee decided to proceed.

Resolved that subject to there being no objections to the making of the Order from the Police and the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the west side of Grange Avenue, Rawtenstall.

Millar Barn Lane, Waterfoot

582(c) The Borough Engineer and Planning Officer reported further to Minute number 49 that a public meeting had been held at Bacup and Rawtenstall Grammar School on 30th October to consider the continuing concerns of residents and the question of traffic management within the location of Millar Barn Lane and surrounding streets. The report outlined the issues raised at the public meeting and the Borough Engineer and Planning Officer indicated that consultation was continuing with the County Council Public Transport Section regarding the possible relocation of bus pickup points onto Booth Road and the bus turning circle on Burnley Road East.

Resolved that the Borough Engineer and Planning Officer be requested to report to a future meeting regarding the consultations with the County Council Public Transport Section and that a comprehensive report be submitted to the Committee at that time following further discussion with the Police and the Lancashire County Council so that consideration may be given to the suitability of the introduction of a Traffic Management Scheme incorporating suitable calming and other measures.

Oak Avenue, Rising Bridge

583(d) Further to Minute number 44(ii) the Borough Engineer and Planning Officer advised that a site meeting had been held with the Police and Lancashire County Council to consider the request for a Traffic Regulation Order at the above location.

Resolved that subject to confirmation of the support of the Police and the Lancashire County Council, the Chief Executive Officer be authorised to make a Traffic Regulation Order prohibiting the waiting of vehicles at all times on the western side of Oak Avenue, Rising Bridge and the turning circle fronted by numbers 12 to 11 (inclusive) Oak Avenue.

Sponsorship of Litter Bins

578 . Further to Minute 1076 (1999/2000) the Borough Engineer and Planning Officer submitted a Draft Agreement relating to the provision of litter bins throughout the Borough, to be provided in association with Trash Media Limited, which Company would be responsible for the selling of advertisement space on the bins. The Borough Engineer and Planning Officer also circulated a schedule of proposed sites for the provision of the bins which had been agreed with the Company.

Members asked a number of questions on the terms of the agreement and the extent of the Council's commitment under the agreement. The Committee discussed the schedule of sites and it was pointed out that the main town centre streets were not included in the schedule but the intention was to give the widest possible coverage whilst acknowledging that there was a need for the sites to be attractive to advertisers.

Following a full discussion it was

Resolved that the Form of Agreement and Schedule of Sites be approved.

SECTION 'B' - FUNCTIONS DELEGATED

Naming of Streets

578 . Resolved that the access road to the proposed residential development of 13 detached houses off Cockhall Lane, Whitworth be named "The Stables".

SECTION 'A' - FUNCTIONS NOT DELEGATED

Cowm Park Way North, Whitworth - Reconstruction of retaining wall

578 . The Borough Engineer and Planning Officer reported that in order to facilitate the Phase II reconstruction of the highway retaining wall at Cowm Park Way North, it would be necessary to negotiate easements and agreements etc., with land owners.

Resolved that the Borough Solicitor be authorised to enter into negotiations and to conclude appropriate agreements with private land owners at Cown Park Way North, Whitworth so as to enable reconstruction of the highway retaining wall (Phase II) subject to compensation costs and land owners legal costs being met by Lancashire County Council.

The Town and Country Planning  
(Residential Development on Greenfield Land)(England) Direction 2000

578 . The Borough Engineer and Planning Officer submitted a report on the above mentioned Direction which required that Local Planning Authorities consult the Secretary of State of any planning applications which on their own or as part of a related number of contiguous schemes, related to a site of 5 hectares or more of green field land, or for 150 dwellings or more on such land, where the Local Planning Authority does not propose to refuse the application.

Resolved that the report be noted.

Resurfacing of A671 Bacup to Whitworth

578 . The Borough Engineer and Planning Officer reported that the County Council proposed to carry out works on the A671 Rochdale Road, Bacup and the A671 Market Street, Whitworth from Pennine Road, Bacup to the Whitworth Reform Club. The work was scheduled to commence on 13th November with a programmed duration of approximately 16 weeks. He advised that where possible, two way traffic flow would continue but that for part of the carriageway works, temporary traffic control would be necessary.

Resolved that the report be noted.

Report on Action Taken on the Minutes of Previous Meetings

578 . The Borough Engineer and Planning Officer submitted the above report for the information of the Committee.

In answer to a question from a Member, the Borough Engineer and Planning Officer reported that he was hoping to finalise arrangements for training for Councillors with a view to such training being offered early in the new year.

Resolved that the report be noted.

Stopping up of Public Rights of Way - Valley Centre, Rawtenstall

578 . The Committee considered a report which had been prepared by the Borough Solicitor in which the Committee were requested to consider stopping up the public rights of way within the Valley Centre. The report outlined the anti social and criminal behaviour which had taken place in and around the public areas of the Valley Centre and indicated that similar shopping areas in neighbouring towns were closed to the public in the evenings.

The Committee discussed the matter.

Resolved i) that the Committee agrees in principle to proposed stopping up of the Public Rights of Way within the Valley Centre, Rawtenstall,

ii) that the Borough Solicitor consult formally with the owners and occupiers of the Valley Centre and with the organisers of the Rossendale Motorbike Show and submit a detailed report to a future meeting as to how such proposals might be implemented.

Engineering and Planning Sub-Committee

578 . Resolved that the minutes of the Engineering and Planning Sub-Committee held 17th October, 24th October, 31st October and 7th November be noted (for minutes see Appendices 'A' to 'D').

THE MEETING CLOSED AT 8.00 PM

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 17th October, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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 2000/434  
Proposed single storey extension to provide garage,  
extended kitchen, dining and utility room  
at: 88 Rydal 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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 Number 2000/442  
Proposed conservatory at rear elevation  
at: 13 Middlegate Green, Loveclough, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 take place until samples of the proposed facing brick 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 Number 2000/420  
Replacement of existing concrete fence at rear and enclose  
front of units 6-14 with 2.4 m security fence and gates  
at: Units 4-6 and units 7-14 Knowsley 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Notwithstanding the details shown on the submitted plans, the security gates hereby approved shall only open inwards (away from the highway), and shall be so retained thereafter.

Application Number 2000/368A  
Retention of illuminated fascia and projecting signage  
at: Regent Hotel, 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. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.  
Reason: Required to be imposed pursuant to Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

Application Number 2000/440  
Erection of single concrete detached garage  
at: Garage colony plot 5, Fernhill Drive, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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 Number 2000/433  
Application for determination as to whether detailed approval is  
required to erect personal communication network equipment  
at: Land at Rossendale Motor Show, Bury Road, Rawtenstall, Rossendale

Resolved that this application be refused for the following reason:

The proposed development would increase the number of telecommunication related development sites within the locality. In this context the applicant has failed to provide sufficient technical justification for the provision of this new facility on the site proposed in preference to the sharing of existing or consented installations in the locality or the siting of this facility in a less prominent location, further removed from residential development. Consequently the proposal fails to comply both with Policy DC.10 of the Rossendale District Local Plan and PPG8.

Application Number 1999/481/1  
Consultation from Lancashire County Council -  
Submission of details for condition 31 of planning permission 14/99/481  
scheme and programme for the phased and final restoration of the site  
at: Jamestone Quarry, Grane Road, Haslingden, Rossendale

Resolved that concerns be raised in respect of the discrepancies in the submitted plans and lack of clarity in the proposals.

Application Number 2000/352  
Proposed siting of two twenty foot steel containers for the storage  
of fireworks. The development may affect the setting of footpath no 4  
at: Rough Hill Farm, off Sliven Clod Road, Loveclough, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Prior to the siting of the containers hereby approved, a scheme showing the colour of the containers shall be submitted to and approved by the local planning authority and thereafter the containers shall be of that colour.
3. Prior to the siting of the containers hereby approved, a scheme showing the number and species of trees and shrubs to be planted adjacent to the containers shall be submitted to, and approved by, the local planning authority. The approved scheme shall be fully implemented in the next available planting season after the siting of the containers or at such other time as may be agreed in writing with the local planning 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 containers authorised by this permission shall be removed at the end of a period of 10 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.
5. The containers, the siting of which is hereby approved, shall not be used for any retail or wholesale activities in accordance with the point (v) of the prospective operators letter of 3rd October 2000.

Application Number 2000/414  
Change of use of land to parking area  
at: Land at Broadclough Mill, Burnley Road, Bacup, Lancashire

Resolved that this application be withdrawn.

Application Number 2000/430  
Renovation/upgrading of front elevation of public house  
at: 14 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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 4 of Part I of Schedule 12A to the Act.

Exclusion of the Public and Press

2. 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.

Rawtenstall Cemetery Culvert - Approval of Select List

3. The Borough Engineer and Planning Officer reported that the Council had resolved that tenders be invited for the design and subsequent reconstruction of a section of deformed culvert in the grounds of Rawtenstall Cemetery.

The works would require Technical Approval by the Highway Authority due to the culverts proximity to the A682 Burnley Road and the adjacent highway structure at Larkhill.

Accordingly, the Borough Engineer and Planning Officer recommended that the following select list of tenderers which had been drawn from the County Council's standing list of bridgeworks contractors be approved:-

1. A.E. Yates Limited
2. Eric Wright Civil Engineering Limited
3. Lancashire County Engineering Services
4. Galliford Northern Limited
5. Greenbooth Construction Limited
6. Hovington Civil Engineering Limited
7. J. N. Bentley Limited

Resolved that the select list detailed above be approved.

THE MEETING CLOSED AT 5.30 PM

APPENDIX 'B'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 24th October, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Cheetham (for Challinor) and Pilling

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 2000/437  
Change of use of existing cafe to manager's accommodation  
at: Valley Aquatics, Plantation Mill, Flip 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The occupation of the property shall be limited to a person solely or mainly employed at the adjacent aquatic centre, or a dependant of such a person residing with him/her. The continuation of the use by a party different from that noted above will require the express consent of the Local Planning Authority.

Application Number 2000/443  
Retention of a portable building for administration use  
in association with the residential caravan site  
at: Land at Holden Mill House, Grane 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The use hereby permitted shall be for a limited period, being the period during which Holden Mill House is occupied residentially by Christopher or Gabrielle Tattersall.
3. When Holden Mill House ceases to be occupied residentially by Mr or Mrs Tattersall, the use hereby permitted shall cease, and the portable building and any other items brought onto the site in connection with the use shall be removed from the land.

4. The building authorised by this permission shall be removed at the end of a period of 5 years, beginning with the date of this decision notice 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 Number 2000/445  
Change of use of former retail shop to form additional residential  
accommodation comprising games room and utility room  
at: 14 Rochdale Road, Bacup, Lancashire

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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/448  
Elevational alterations to existing rear loading bay to form  
a storeroom and entrance foyer  
at: 3 Pleasant Street, 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 be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/388  
Conversion of existing barn into detached house  
The development may affect the setting of footpath nos 253 and 254 (AMENDED PLAN)  
at: Barn 1 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. The development hereby permitted shall be begun before the expiration of (five) years from 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 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 structural survey submitted on 31.7.00. 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 Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions 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.
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 Number 2000/424  
Construction of 4 bed detached farmhouse with integral 2 car  
garage on site of recently demolished agricultural building  
at: High Moor Farm, (Copy Farm), Moor 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural stone and roof slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. 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 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 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.
5. Before the development hereby approved is first commenced there shall be submitted to and approved by the local planning authority a plan indicating the extent and treatment of the associated residential garden curtilage of the proposed dwellinghouse, and thereafter the associated curtilage shall be established in accordance with the approved plan.
6. Before the dwelling hereby approved is first occupied, the remains of the fire damaged bungalow at High Moor Farm shall be demolished and the site restored by soiling and seeding or by other such means and to a specification to be agreed in writing with the local planning authority.

THE MEETING CLOSED AT 5.22 PM

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 31st October, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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 2000/436  
Proposed front balcony and erection of conservatory on rear elevation  
at: 21 Ainsdale Drive, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 1.8m screen fence to the southern elevation of the balcony hereby approved shall be installed as indicated on the approved plans prior to the balcony first being brought into use and retained thereafter.

Application Number 2000/464  
Retrospective erection of single detached concrete garage with side access door  
at: Garage colony at Green Hill, Bacup, Lancashire

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 be begun before the expiration of (five) years from the date of this permission.
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 Number 2000/451A  
Provision of internally illuminated roof signage  
at: Land at Newhallhey Road, Rawtenstall, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/458A  
Provision of low level internally illuminated signage  
at: Land at Newhallhey Road, Rawtenstall, Rossendale

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

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

6. The consent hereby granted expires at the end of a period of (five) years from the date of this consent.

Application Number 2000/441  
Reinstatement of farmhouse to form dwelling  
(amended scheme to include rebuilding of two storey  
section to right hand bay) and extension of garden  
curtilage and modification of garage to barn conversion  
at: Willowfield Farm and Barn, Cowpe 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 development hereby permitted shall be begun before the expiration of (five) years from 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. Prior to the first occupation of the dwellings approved, the existing access shall be provided with a stone surface to its twin tracks.
4. The development hereby approved shall not be undertaken other than in accordance with the recommendations and methodology of the submitted method statement prepared by Paul Minshull BSc (Hons).
5. 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.
6. No development shall take place until samples of the proposed natural stone slab have been submitted to and approved by the local planning authority and the roof of the building shall not be constructed other than with the approved materials.

7. 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 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 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 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 Number 2000/444  
Construction of detached dwellinghouse  
at: Plot 1, Broadley Street, Rawtenstall, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from 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 artificial stone facings 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.

4. 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 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 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 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 Number 2000/454  
Change of use from shop to 2 no flats,  
including elevational alterations  
at: 172-174 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
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 building shall not be constructed other than with the approved materials.

Application Number 2000/450  
Proposed A3 restaurant  
(The consumption of hot food on or off the premises)  
at: Land at Newhallhey 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 development hereby permitted shall be begun before the expiration of (five) years from 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. 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. No development shall take place until samples of the proposed brick facing slips 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.
5. Prior to being discharged into any waterway, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Application Number 2000/456  
Construction of lean to open sided transit shed -  
2.15m x 6.45m x 3.6m  
at: J B Broadley, Reedsholme Works, Burnley Road, Crawshawbooth, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/438  
Change of use of retail shop to taxi booking office  
at: 47 Burnley Road East, Waterfoot, Rossendale

Resolved that this application be refused for the following reasons:

- 1) The proposed taxi office is situated on a bend at the junction of Burnley Road East (B6238) and Thornfield Avenue. There have been six injury accidents at this location in the last five years, four of which involved pedestrians. The parking of taxi vehicles in the lay-bys on the opposite (west) side of Burnley Road East to the office will generate increased vehicular and pedestrian movements across Burnley Road East where forward visibility, particularly south bound is restricted to the detriment of highway safety and contrary to Policies DC.1 (Development Criteria) and Policy T3 (Commercial Traffic) of the Rossendale District Local Plan.

THE MEETING CLOSED AT 5.25 PM

APPENDIX 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 7th November, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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 2000/447  
Proposed new frontage at ground floor front elevation  
at: 93/95 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The external timber joinery hereby approved shall receive a traditional oil based paint finish, in a colour to be approved in writing by the Local Planning Authority, and shall be so retained thereafter.

Application Number 2000/455  
Proposed roof over existing yard area  
at: Globe 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 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 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 Number 2000/425LB  
Replacement windows and doors, removal of porch, removal of  
unauthorised internal architectural details, replacement stone  
flag floor, removal of plastic vents and rainwater pipes and replacement  
with cast iron and retrospective consent for upper floor layout and  
2 no. plastic meter boxes  
at: 3 The Greens, off Todmorden Road, Bacup, Lancashire

Resolved that Listed Buildings consent be granted to this application subject to the standard time period condition and the following conditions:-

1. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. The external timber joinery, including windows and doors, shall receive a paint finish, in a colour to be approved in writing by the Local Planning Authority, and shall be so retained thereafter.

Application Number 2000/463  
Erection of stainless steel flue to rear elevation  
at: Town Hall, 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

THE MEETING CLOSED AT 5.15 PM

The undermentioned Minutes were submitted to and approved by the Council on the 20th December, 2000 and are printed here for record purposes only

ENGINEERING AND PLANNING COMMITTEE

held 11th December 2000  
at 7.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin, Barnes (for Hancock), Bolton, Challinor, Cheetham, Driver, Easton, Pearson, Pilling, Schofield and Wadsworth (for Choudhury)

APOLOGIES: Councillors Choudhury and Hancock

IN ATTENDANCE: Mr J S Hartley, Chief Executive Officer  
Mr J Haines, Acting Planning Manager  
Mr C McConville, Principal Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

741. Resolved that the Minutes of the meeting of the Committee held on 20th November, 2000 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

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

The Acting Planning Manager submitted a report upon application number 14/2000/286 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. In addition, further documentation and correspondence was submitted to the Committee including a facsimile letter received earlier that day which contained objections to the proposal.

Application Number 2000/286  
Outline - Following demolition of existing buildings,  
the erection of a food convenience superstore (use class A1)  
and a leisure associated car parking, access, servicing arrangements,  
landscaping and office use (Use Class B1)  
at: Lower Mill, St. Mary's Way, Rawtenstall

741. Resolved i) that having regard to the policies contained in the approved Structure Plan for Lancashire, and notwithstanding Policy J2 of the Rossendale District Local Plan, DETR Planning Policy Guidance Note 6 'Town Centres and Retail Developments' and the recommendation of the Planning Manager, the Committee be minded to grant outline planning permission for the following reasons:

1. The proposed development would be both supportive of the retailing function of Rawtenstall Town Centre and would introduce choice and competition within the identified catchment area of the proposed foodstore.

2. The close proximity of the site to the retail shopping core of the town, and the proposed signalised pedestrian crossings on St. Mary's Way will facilitate and encourage a high level of linked shopping trips between the proposed foodstore and the Town Centre which will be supportive of retailing generally in Rawtenstall.
3. The proposed leisure use will broaden the appeal of the Town Centre and extend the period of each day when the Town Centre is in beneficial use.
4. The overall scheme of development for mixed retail/leisure/business uses will have a significant and positive impact in urban regeneration terms.
5. The development will contribute to meeting the employment needs of the Borough.
6. The Green Transport Plan offered by the applicants and the good levels of accessibility of the site for users of public transport, cyclists and pedestrians demonstrate the sustainability of the development.
7. The proposed development is not incompatible with the Council's own development aspirations and initiatives in Rawtenstall Town Centre.
8. Any increased congestion that might arise in consequence of the development is amenable to satisfactory mitigation.

(ii) that the Council consult the Secretary of State for the Environment Transport and the Regions about the application pursuant to The Town and Country Planning (Shopping Development) (England and Wales) (No. 2) Direction 1993 as the development includes the provision of gross shopping floorspace of not less than 2,500 sq. metres, but of less than 20,000 sq. metres, which will exceed 20,000 sq. metres when aggregated with gross shopping floorspace of not less than 2,500 sq. metres within 10 miles of the development which is comprised or included in the following developments:

Gross Retail		
Site	Floorspace	Status
Woodfields, off Peel Way, Bury.	13,751 sq. m	Completed Autumn 1997.
Moorgate Retail Park, Bury	5,213 sq. m	Completed December 1996.
B & Q, Heap Bridge, Bury.	12,350 sq. m	Completed February 1997.
Tesco, Land off Centenary Way, Burnley.	5,840 sq. m	Current application.
Prestige Site, Colne Road, Burnley.	8,035 sq. m	Consents 1999/2000.
—————		
45,189 sq. m		

(iii) that the Council send to the Secretary of State the requisite details of the development pursuant to the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 as the development is for more than 5,000 sq. metres of gross retail floorspace and constitutes a departure from the development plan as indicated above.

(iv) that subject to completion of the said departure procedure and to any decision of the Secretary of State for the Environment, Transport and the Regions, the Committee be minded to grant outline 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, relating to shared car parking, green transport plan and local employment plan, the completion of which shall be delegated to the Borough Solicitor and that on completion of such Section 106 Agreement, the Engineering and Planning Sub-Committee be authorised to determine the application subject to such conditions as it may then consider appropriate.

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.
2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to siting, design and external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and such reserved matters shall be carried out in strict accordance with an approval of the local planning authority.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in strict accordance with such approval. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, indicating lines, manholes, supports).
6. For the purposes of Condition 5 above, soft landscape works shall include planting plans and written specifications (including specifications for cultivation and other operations associated with plants and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities; and implementation programme.

7. If within a period of 2 years from the date of planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
8. All hard and soft landscape works referred to in Conditions 5 and 6 above shall be carried out in accordance with the approved details prior to the occupation of any part of the development or by such later date as may be specified in any programme agreed with the Local Planning Authority.
9. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved scheme before the use of the premises hereby permitted becomes operative.
10. Before work commences on the development hereby approved facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Such facilities shall remain and be used as necessary for the full period of construction of the development.
11. Construction of any part of the development shall not commence until a scheme for the construction of the site access and off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Such a scheme shall include suitable access to internal parking areas and service access to the site and a scheme for the improvement of traffic flows around the Queen's Square gyratory system.
12. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 11 has been constructed and completed in accordance with the scheme details.
13. No development shall take place prior to the implementation and completion of a programme of archaeological recording in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority.
14. No development shall be commenced until a study has been undertaken to assess the effects of the development on the hydraulic regime of the Limy Water and its tributaries to the satisfaction of the Local Planning Authority. If the study demonstrates the capacity of the channel is insufficient to convey flows generated by a 1 in 100 year catchment wide rainfall event, a scheme of works to remedy such incapacity shall be submitted to and approved by the Local Planning Authority and shall, prior to the commencement of the development be implemented in full.
15. No development shall be commenced until details of the existing and proposed floor levels have been submitted to and approved by the Local Planning Authority. The scheme shall be constructed and completed with floor levels in accordance with the approved details.

16. Before the development is commenced a detailed site investigation shall be carried out to establish if the site contains contaminants, to assess the degree and nature of any contaminants present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of the investigation. 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 Local Planning Authority before the development commences. The development shall not proceed unless such measures are implemented in full.
17. No development shall be commenced until a scheme for the storage, handling, loading and unloading of fuels, oils, chemicals or effluents has been approved by the Local Planning Authority. The development shall be constructed and completed in accordance with the approved scheme and any works constructed pursuant to the scheme (except works specified in the scheme as being required only temporarily) shall be retained and any other requirement of the scheme be observed after completion of the development.
18. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from areas and ways to which vehicles have access shall be passed through an oil interceptor designed and constructed in accordance with details for which the prior approval in writing of the Local Planning Authority shall have been obtained.
19. Water draining from any roof in the development into a pipe connected to such roof shall, without passing through such oil interceptor be piped to such watercourse, surface water sewer or soakaway system in a pipe totally enclosed save for its mouth and (i) a connection with a roof or (ii) a connection with a pipe of which the only other opening is a connection with a roof or (iii) a connection with a pipe of which the only other opening is a connection to a similar pipe or a pipe as mentioned in (ii) above.
20. No development shall be commenced until a scheme for the landscaping of the proposed open river channel has been submitted to and approved in writing by the Local Planning Authority. Such landscaping shall be completed in accordance with the approved scheme prior to the occupation of any part of the development or by such later date as may be specified in any programme agreed with the Local Planning Authority.

#### SECTION 'A' - FUNCTIONS NOT DELEGATED

##### Survey of Local Authority Woodlands

741 . The Acting Planning Manager reported that an opportunity had arisen in the form of the availability of grant to enable the Council to undertake a survey of all the 38 Council Owned Woodlands so as to provide baseline information to facilitate the proper management of the woodlands and to enable access to further sources of grant in connection with the management of the woodlands.

The Acting Planning Manager submitted a list of 5 Companies which he recommended should be invited to tender for the survey work and he pointed out that the grant from East Lancashire Woodland Project (ELWOOD) would cover the cost of the scheme.

- Resolved i) that tenders be invited from the five Companies included in the report to undertake the survey work,
- ii) that the Engineering and Planning Sub-Committee be given delegated authority to accept the lowest suitable tender for the works,
- iii) that the Borough Engineer and Planning Officer be authorised to let a contract to the successful tenderer.

Engineering and Planning Sub-Committee

741 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 14th November, 21st November and 28th November, 2000 be noted (for Minutes see Appendices 'A' - 'C').

Exclusion of the Public and Press

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

Land to the rear of Lumb Holes Lane, Cowpe

741 . The Acting Planning Manager reported on the circumstances surrounding the occupation of a twin unit caravan on land to the rear of Lumb Holes Lane, Cowpe. He advised that enforcement action had commenced in respect of this occupation and he submitted details of the relevant legislation in respect of this case.

Resolved that the Committee approve the making of an application to the Secretary of State for the Environment for an Order disapplying paragraph 9 of the First Schedule to the Caravan Sites and Control of Development Act 1960 in respect of the said land.

THE MEETING CLOSED AT 7.25 PM

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 14th November, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Driver (for Challinor) and Pilling

APOLOGIES: Councillor

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 2000/389  
Conversion of existing barn into detached house.  
The development may affect the setting of footpath nos 253 and 254 (AMENDED PLAN)  
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. The development hereby permitted shall be begun before the expiration of (five) years from 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 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.
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 structural survey submitted on 31.7.00. 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 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 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.
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.
7. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Application Number 2000/453  
Construction of 1 no detached bungalow and detached garage  
at: Land adjacent to Oaklands, off 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed natural stone, 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.
3. Prior to the commencement of occupation of the bungalow hereby approved, the fence shown on the site plan (drawing no. 223/3) as being sited between points A & B shall be erected and thereafter retained for the duration of such occupancy.
4. There shall be no direct pedestrian or vehicular access between the site and Rochdale Road, and to that end a continuous wall or fence no more than 1 metre in height shall be erected before the development commences and be permanently maintained on the highway boundary, all vehicular and pedestrian access being obtained from the unnamed access road.
5. 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 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 Number 2000/457

Change of use of part of building (units 2 & 4) to College  
including internal alterations to form educational and  
office accommodation  
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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/461

Construction of footpaths, bridleways and car parks in connection withDunnockshaw Community Woodland Scheme  
at: Dunnockshaw Community Woodland, Manchester Road, Dunnockshaw, Burnley

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 be begun before the expiration of (five) years from the date of this permission.

THE MEETING CLOSED AT 5.20 PM

APPENDIX 'B'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 21st November, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillor Pilling

APOLOGIES: Councillor Challinor

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 2000/466  
Proposed single storey rear conservatory  
at: 449 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. No development shall take place until samples of the proposed stone and render 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 2000/470  
Proposed two storey rear extension to existing two storey outrigger  
at: 851 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. 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 Number 2000/460

Change of use of land to garden area  
at: Land rear of 35 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/395

Construction of a 900m2 warehouse unit  
at: Land at Holme Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject to the standard time period condition and 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 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. Within 3 months of the commencement of the development hereby approved a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Prior to the first occupation of the building hereby approved the easement shown on drawing no. KS-04 shall be provided.

Application Number 2000/471  
Proposed side extension to form disabled wc  
at: Little Chef Restaurant, Blackburn Road,  
Rising Bridge, Rossendale

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

THE MEETING CLOSED AT 5.10 PM

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 28th November, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

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 2000/307  
Construction of double garage and workshop  
at: Hill End Farm, Hill End Lane, Cloughfold, Rossendale

Resolved that the application be deferred.

Application Number 2000/508

Application for determination as to whether detailed approval is required  
to erect personal communication network equipment  
at: Transmitting Station, Cribden End 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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The telecommunications equipment hereby approved shall be operated within the limitations of the recommendations of the report "Mobile Phones and Health" prepared by the Independent Expert Group on Mobile Phones chaired by Sir William Stewart.

Application Number 2000/493  
Application for determination as to whether detailed approval is required  
to erect personal telecommunications equipment  
at: Oakenhead Transmitting Station, 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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The telecommunications equipment hereby approved shall be operated within the limitations of the recommendations of the report "Mobile Phones and Health" prepared by the Independent Expert Group on Mobile Phones chaired by Sir William Stewart.

Application Number 2000/452LB  
Conversion of mill to 16 no self contained flats  
at: Waterside Mill, 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. The works to which this listed building consent relates shall be begun before the expiration of five years beginning with the date of this consent.
2. The development hereby permitted should not begin until details of the materials, treatment and/or colour of the window and door frames, and the doors have been submitted to and approved in writing by the Local Planning Authority. The window and door frames and the doors shall then be installed in accordance with the approved details and so retained thereafter.
3. The development hereby permitted shall not begin until details of all gutters, downpipes and all other external plumbing have been submitted to and approved in writing by the Local Planning Authority; the use of plastic or similar materials for such items will not be acceptable. These items shall then be provided in accordance with the approved details and so retained thereafter.
4. The works of demolition/alteration shall not begin until details of works to make good any areas of retained wall(s)/roof(s) which become exposed by the demolition/alteration have been submitted to and approved in writing by the Local Planning Authority. (Such details shall include the use of local natural stone/natural slates to match in colour, texture, pointing and coursing of the remaining wall(s)/roof(s). The approved works shall be carried out in accordance with the approved details and be so retained thereafter.
5. 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.

THE MEETING CLOSED AT 5.10 PM