

ENGINEERING AND PLANNING COMMITTEE

held 15th January, 2001  
at 7.00 p.m.

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

ALSO PRESENT: Councillor Talukdar

APOLOGIES: Councillor Choudhury

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mr C McConville, Principal Administrative Assistant

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

756 . Resolved that the Minutes of the meeting of the Committee held on 11th December, 2000 be signed by the Chair as a correct record.

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

756 . The Acting Planning Manager submitted a report upon the following planning application 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. He also submitted details of a further letter of objection received since the preparation of his report.

Application Number 2000/247  
Conversion of Barns to Dwellings (4).  
Erection of Horse Schooling Ring/Offices and Stables.  
Change of use of land to equestrian cross country course.  
The Development may affect the setting of footpaths numbered 1, 2, 10 and 11.  
Buildings and Land at New Barn Farm, Off Booth Road, Stacksteads Bacup

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

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The conversion of the barns to form 4 dwellings shall not take place until such time as samples of the proposed natural stone and slate to be used in the repair and conversion of the buildings have been submitted to and approved by the Local Planning Authority and the outer face of the buildings shall not be repaired other than with the approved materials.
3. No development shall take place until samples of the proposed natural stone, and profile steel roofing sheet for the construction of the equestrian building and stable block have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

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 One, 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 dwellinghouses, 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. 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.
8. 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.
9. 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.
10. Before the commencement of use of the equestrian centre the diverted highway shall be constructed and surfaced in accordance with the approved plans.
11. Before the conversion of any of the barns to residential use is commenced a method statement for the conversion of the barns shall be submitted to and approved by the local planning authority and thereafter the conversion works shall not be implemented other than in accordance with the approved method statement.
12. No development shall take place until such time as a scheme for the improvement of the vehicular access which is to serve the development has been submitted to and approved by the Local Planning Authority. The scheme shall provide for improvements to the junction of the vehicular access with Booth Road, and the resurfacing of the vehicular access, together with the provision of traffic calming measures, passing places and surface water drainage. Thereafter the approved scheme of highway improvements shall be implemented prior to the first occupation of any of the dwellinghouses or the establishment of the equestrian business.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Third Party Speaking

756 . The Borough Engineer and Planning Officer reported on the meetings at neighbouring authorities which had been attended by Members and Officers where third party speaking was currently in operation.

The Borough Engineer and Planning Officer pointed out that if the Committee were minded to amend the current arrangements for dealing with planning applications so as to facilitate third party speaking, it would be necessary to put in place appropriate arrangements in terms of administration, resourcing and time tabling and it would not be possible simply to allow third party speaking at meetings as they are currently held.

The Committee discussed the matter in detail.

Resolved i) that the Committee reaffirm in principle their intention to allow public participation upon planning applications,

ii) that an Engineering and Planning working party be established comprising the Chair, Vice Chair and Councillors Balchin, Hancock and Pilling, together with the appropriate Officers to consider arrangements to facilitate public participation at meetings at which planning applications are considered with a view to a report upon the implementation of the new arrangements being considered by the Engineering and Planning Committee.

### Development Control Performance/Systems

756 . The Borough Engineer and Planning Officer submitted a comprehensive report outlining difficulties which had arisen within the Development Control Section during October/November 2000. The report outlined the action which had been taken to overcome the problems and he advised the Committee that there would be a consequential effect upon the performance figures particularly for the January to March quarter.

The Borough Engineer and Planning Officer suggested that in order to achieve acceptable and consistent standards of efficiency in dealing with applications, it would be necessary to give attention to how the Development Control System was currently operating and to consider those steps necessary to achieve the necessary improvements as outlined in the report by the Development Control Review Team.

Resolved that the matter be referred to the Engineering and Planning Working Party for consideration and report.

### Best Value Review - Development Control

756 . The Report of the Best Value Review Team was circulated to the Committee and Members were advised that the report had been accepted on behalf of the Council by the Standards and Monitoring (Best Value) Sub-Committee.

Following acceptance of the report, it was now for the Engineering and Planning Committee to consider the recommendations in the report and determine an Action Plan.

Resolved that the matter be referred to the Engineering and Planning Working Party for consideration and report.

Planning Policy Guidance Note 3 - Housing

756 . The Borough Engineer and Planning Officer reported that following the introduction of PPG3, relating to the new approach to planning for housing, it would be necessary for the Council to either prepare an interim policy response to the requirement to implement the provisions of PPG3 or for a Policy to be incorporated as a matter of urgency as part of the Local Plan Review.

The Committee considered the matter.

Resolved that the Council formally resolves as a priority, to carry out a review of the Rossendale District Local Plan and publishes a timetable and programme for doing so.

Proposed Underground Gas Pipe Line  
Salmesbury to Helmshore

756 . The Borough Engineer and Planning Officer reported the receipt of a notification from Transco of a proposal to construct a new 29 kilometer pipeline (1050mm pressurised to 55 bar g) to transport natural gas supplies by way of reinforcement from an existing above ground installation at Salmesbury to a proposed new above ground installation at Helmshore. An environmental statement in respect of the proposal had been submitted for consultation purposes. The Borough Engineer and Planning Officer outlined the implications of the proposal and indicated that the pipeline was required to assist the long term economic development of the area and should not cause any significant long term damage.

Resolved that the report be noted and the Secretary of State for Trade and Industry be advised that this Council has no objections to the proposal.

SECTION 'B' - FUNCTIONS DELEGATED

Tree Preservation Order - Chatterton Fold (T2/114)

756 . The Borough Engineer and Planning Officer reported that the above mentioned Tree Preservation Order had been made on 20th October, 2000 and an objection from the land owners had been received on 15th November, 2000. He submitted details of the objection together with his observations thereon.

Resolved that the Tree Preservation Order be confirmed.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Traffic Regulation Orders

Oaklands Drive, Rawtenstall

756 . (a) The Borough Engineer and Planning Officer reported the receipt of a complaint regarding parking on Oaklands Drive, Rawtenstall near its junction with Haslingden Road which had the result of restricting the carriageway width for vehicles at the junction.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting waiting of vehicles at all times on both sides of Oaklands Drive from its junction with Haslingden Road in a northerly direction for a distance of 15 metres.

Esk Avenue, Edenfield

765(b) The Borough Engineer and Planning Officer reported the receipt of objections to the proposed Order at Esk Avenue, including a petition containing 63 signatures. He submitted details of the objections together with the observations of the Police and Lancashire County Council.

The Committee discussed the matter.

Resolved that in view of the objections now received, no action be taken to proceed with the Order at Esk Avenue, Edenfield and that minute 248 (a) of the August, 2000 meeting of the Committee be rescinded.

Charles Lane, Haslingden

765(c) The Borough Engineer and Planning Officer reported that a Traffic Order stopping up Charles Lane to vehicular traffic at a point 10 metres south of its junction with South Shore Street had been introduced in accordance with an earlier decision of the Committee. Following public advertisement, no objections had been received to the Order.

The Borough Engineer and Planning Officer reported that following the implementation works, a number of objections had been received including a petition containing 102 signatures together with 1 anonymous letter in support of the Order. He submitted details of the objections together with his observations thereon.

The Committee discussed the matter.

Resolved that no action be taken to amend the Traffic Regulation Order on Charles Lane, Haslingden.

Rossendale Valley Motor Bike Show -  
Use of Newchurch Road Car Park

756 . The Borough Engineer and Planning Officer reported the receipt of a letter of complaint from Rawtenstall Market Action Group regarding the use of Newchurch Road Car Park in connection with the Rossendale Valley Motor Bike Show. The letter from the Action Group was circulated to Members together with a letter from the Rossendale Valley Motor Bike Show in support of their use.

Resolved that the Committee agree to the use of the Newchurch Road Car Park in connection with the Rossendale Valley Motor Bike Show.

Standing Order No. 39(1)

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

### Private Street Works

756 . The Borough Engineer and Planning Officer submitted a comprehensive report outlining the numbers of private streets within the Borough together with approximate costs for making up those streets to adoption standards. The report indicated that the County Council were responsible for allocating funding for such schemes but they had no specific capital allocation at the present time and would only contribute to private street works schemes in exceptional circumstances.

The Committee discussed the matter in detail and it was suggested that other options which might achieve progress should be considered.

Resolved i) that the issues now raised be referred to the Engineering and Planning Working Party for consideration and report.

ii) that the Borough Engineer and Planning Officer write to the County Council to ask them to allocate funds; seeks a contribution from the Utilities in those cases where they excavate streets; puts in place arrangements with developers where access to new development is to be gained via an existing private street; seeks funding from East Lancashire Partnership; and advises the MP for Rossendale and Darwen and the MP for Hyndburn and the County Councillor for Rossendale of the size and scope of the problem and seeks their assistance in the matter.

### 20 MPH Zones

756 . Further to Minute number 45 of the June, 2000 meeting of the Engineering and Planning Committee, the Borough Engineer and Planning Officer reported that the County Council had agreed to take action in respect of area schemes with traffic calming in place where 20mph zones could be easily created. Accordingly, schemes were proceeding at Wallbank Estate, Whitworth, Hall Carr Estate, Rawtenstall and the Beaconsfield Street area at Haslingden.

The Borough Engineer and Planning Officer reported that owing to a lack of design resources within his department, it had not been possible to prepare calming schemes in respect of Newchurch Road, Rawtenstall, Booth Road, Stacksteads and Rochdale Road, Turn. He suggested that in respect of Newchurch Road, Rawtenstall and Rochdale Road, Turn, there were current major development proposals in those areas which would make implementation of those schemes inappropriate at the present time. He further reported that in the circumstances, the social lighting and highway improvement budget was likely to be under spent by a sum in the order of £5,000 to £10,000.00.

The Borough Engineer and Planning Officer reported that the County Council were now inviting submissions for Phase 2 of the 20 mph zones programme.

Members discussed the matter and concern was expressed that the County Council were not prepared to introduce 20 mph zones where traffic calming was not in place.

Resolved i) that the Committee agree to allocate any remaining balances from the social lighting and highway improvement budget as this Council's contribution to the proposed calming scheme/20 mph zone at Pennine Road/Thorn Estate,

ii) that the County Council be advised that:-

- a) The County Council include in their 20 mph Zones Programme the Pennine Road/Thorn Estate areas as shown on the appended plan.
- b) A road hump traffic calming scheme should be constructed in conjunction with implementation of the 20 mph zone.
- c) The Council will contribute to the costs of the 20 mph zone and traffic calming scheme from end of year balances in the 2000/01 revenue allocation for social lighting and highway improvements.
- d) An SRB contribution will be sought for the scheme as required to create a funding package which meets the County Council Local Safety Schemes Programme financial assessment criteria.

iii) that the Borough Engineer and Planning Officer be requested to write to the County Council outlining the concerns expressed by the Committee and seeking an explanation of the underlying logic behind their interpretation of the law and the regulations covering 20 mph zones and their policy in respect of 20 mph zones.

#### Revenue Estimates 2001/2002

756 . The Committee considered the Revenue Estimates submitted by the Borough Treasurer for the year 2001/2002.

The Chair indicated that the Committee might wish to consider an enhancement in respect of land drainage and Members discussed the matter.

Resolved that the estimates as now submitted (and amended by an enhancement in respect of land drainage in the sum of £30,000.00) be approved for submission to the Corporate Policy Committee.

#### Departmental Objectives

756 . The Borough Engineer and Planning Officer submitted a Progress Report on Departmental Objectives for the Year 2000/2001.

In answer to a question from a Member, he submitted details of the response from Members to suggested dates for training of Members.

Resolved i) that the report be noted, and,

ii) that the Borough Engineer and Planning Officer be authorised to agree, in consultation with the Chair and Vice Chair, the final arrangements and date for Member training,

iii) that the Engineering and Planning Working Party be requested to consider and report on the layout for the report on Departmental Objectives.

#### Report on Action Taken on Minutes of Previous Meetings

756 . The Borough Engineer and Planning Officer submitted the above report for the information of the Committee.

Resolved i) that the report be noted,

ii) that in future this item be placed towards the top of the Agenda as Item 3 following the Minutes of previous meetings and apologies for absence/notification of substitutes.

Planning Appeal Decisions

756 . The Borough Engineer and Planning Officer reported the receipt of the decision letter in respect of the appeal against a refusal to grant a certificate of lawfulness (Application 14/99/278) in respect of premises at 331 Burnley Road, Rawtenstall.

It was the Inspectors decision that the appeal be dismissed.

Resolved that the report be noted.

Development Control Quarterly Monitoring Report - September to December 2000

756 . The Borough Engineer and Planning Officer reported on the above mentioned statistics and presented comparative figures for the previous year.

Resolved i) that the report be noted and,

ii) that the figures be referred to the Engineering and Planning Working Party.

East Lancashire Regional Park/Spatial Development Framework -  
Appointment of Consultants by East Lancashire Partnership

756 . The Borough Engineer and Planning Officer reported that it was the intention of East Lancashire Partnership to seek tenders for the provision of consultancy advice on proposals for a Regional Park in East Lancashire. He pointed out that aspects of both the regional proposals themselves and other strategic objectives of the strategy for East Lancashire would inevitably also have spatial development implications. The Consultants would therefore also advise upon these matters. He pointed out that the East Lancashire Partnership SRB Programme would fund this element of the consultancy work.

Resolved that the report be noted.

Bank Street, Rawtenstall (LCC Culvert Works)

756 . The Borough Engineer and Planning Officer reported that the County Council proposed to undertake the reconstruction of the culverted water course crossing Bank Street between numbers 66 and 87 during the Spring/Summer. He advised that the work was scheduled to be undertaken within an 8 week contract and that it would be necessary to introduce traffic controls on Bank Street probably by way of one way working although it should be possible to keep half of the street open at any time for the duration of the contract.

Resolved that the report be noted.

Telecommunications Mast Working Group

756 . The Borough Engineer and Planning Officer submitted a report on the proceedings of the Group at their meeting on Tuesday 19th December.

Resolved i) that the report be noted and the Group continue to monitor the operation/implementation of Policy and the determination of applications and,

ii) that the conclusion reached at the Group relating to encouraging mast sharing and determining whether applicants have considered mast sharing be pursued,

iii) that the Borough Engineer and Planning Officer be requested to arrange for neighbouring local authorities to indicate the location of masts within their areas so as to provide a complete picture of their location, particularly near the Borough boundaries with a view to encouraging mast sharing,

iv) that the Borough Engineer and Planning Officer write to the MP for Rossendale and Darwen and the MP for Hyndburn confirming the Council's view that telecommunications masts should be subject to the planning regime as it applies in respect of development.

A56 Haslingden By-Pass - Diversion of Footpath 171 Cars

756 . The Borough Engineer and Planning Officer reported that the Highways Agency had indicated that they had made financial provision for a scheme to facilitate the diversion of public footpath 171 where it crossed the A56 Haslingden By-Pass.

Resolved that the report be noted.

Engineering and Planning Sub-Committee

756 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 5th December, 12th December and 19th December be noted (for Minutes see Appendices 'A' to 'C').

THE MEETING CLOSED AT 8.40 PM

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 5th December, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin (for Challinor) and Pilling

APOLOGIES: Councillor Challinor

IN ATTENDANCE: Mr. H. Morrison (Planning Assistant, for Borough Engineer and Planning Officer for planning application)  
Mr. J. Cowpe (Borough Engineer and Planning Officer) for item re: bus shelter in Whitworth  
Mr. C. McConville (Principle Administrative Assistant)

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/307  
Construction of double garage and workshop  
at: Hill End Farm, 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. 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. No development shall take place until the colour of the proposed pedestrian door and roller shutter doors has been agreed in writing with the Local Planning Authority, and the colour of the doors used in connection with the development shall not vary from that approved.

Application Number 2000/476  
Single Storey Side And Rear Extension.  
Extension Of Existing Detached Garage With Pitched Roof  
at: 17 Ramsey 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 the colour of the proposed facing brick and roof tiles to match the existing dwelling 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 2000/485  
Single Storey Rear Extension To Existing Dwelling  
at: The Bungalow, Highfield Street, 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 the colour of the proposed render and blue slate to match the existing dwelling 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 2000/478A  
Advertising Panels Incorporated Within The Structure Of a Bus Shelter  
at: Broadway, C/O Grasmere, Helmshore, Broadway, O/S Duralay,  
Opposite Grasmere Road, Helmshore.

Resolved that advertisement consent be granted to this application subject to the standard advertisement consent 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 2000/435  
Proposed outline - residential development  
at: Stansfield House and Acre Mill, Acre Mill Road, Stacksteads

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 a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Before any development is commenced a site investigation 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.
5. No development approved by this permission shall be commenced until details of the existing and proposed floor levels have been submitted and approved by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.
6. A strip of land 8 metres wide adjacent to the top of the banks of all watercourses fronting or crossing the site must be kept clear of all new buildings and structures (including gates, walls and fences). Ground levels must not be raised within such a strip of land.

7. The residential development for which permission is given shall be limited to the provision of 30 dwellings.

Application Number 2000/286  
Outline - Following demolition of existing buildings,  
the erection of a food convenience superstore (use class A1)  
and a leisure (health and fitness facility (use class D2),  
together with associated car parking, access, servicing arrangements,  
landscaping and office use (Use Class B1)  
at: Lower Mill, St Mary's Way, Rawtenstall, Rossendale

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

Adshel Bus Shelter, Market Street (Scarr Terrace) Whitworth

The Borough Engineer and Planning Officer submitted a report following complaints from residents regarding the behaviour of youths who gathered at the shelter and who caused considerable nuisance, trouble and worry in the immediate vicinity.

The Borough Engineer and Planning Officer outlined the history relating to the choice of the site and explained the difficulties including costs of relocation. In answer to a question from a Member, he undertook to seek the co operation of the Police in addressing the concerns of residents.

Resolved that no action be taken to relocate the bus stop or shelter.

THE MEETING CLOSED AT 5.20 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 12th December, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin (for Challinor) and Pilling

APOLOGIES: Councillor Challinor

IN ATTENDANCE: Mr. H. Morrison (Planning Assistant)  
Mr. C. McConville (Principle Administrative Assistant)

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/480  
Kitchen Extension  
at: 22 Park 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 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 2000/489  
Construction Of Attached Single Garage And Porch  
at: 2 Heath Hill 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. 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.
3. The existing access shall be permanently closed and the existing footway and kerbing of the vehicular crossing reinstated to the satisfaction of the Local Planning Authority with the formation of a new access prior to the access being first brought into use.

Application Number 2000/490  
Erection Of Rear Conservatory  
at: 18 Greendale Avenue, Newchurch, 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 2000/491  
Retention Of Partial Garage Conversion To Utility Room  
at: 8 Heys Close, Cloughfold, 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 2000/475LB  
"Retrospective consent, in respect of the rear elevation only,  
for the erection of a satellite t.v. dish, the opening of a three  
light mullion window, installation of 6 no. stained, top opening  
windows and one stained hardwood, eight light french window; and the proposed  
at: 5 and 5A Daisy Hill, Rawtenstall, 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 2000/477  
Removal Of Concrete Tiles From The South Side Of The Nave Roof And  
Replace With Welsh Natural Blue Grey Slate  
at: St. Nicholas Church, 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. No development shall take place until samples of the proposed natural blue/grey slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

THE MEETING CLOSED AT 5.20 PM

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 19th December, 2000  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Cheetham (for Challinor) and Pilling

APOLOGIES: Councillor Challinor

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/417  
Retrospective application for the conversion of existing garage to bedroom  
at: 5 Crankshaw 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 2000/439  
Erection of hardwood conservatory to rear (Amended)  
at: 159 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 facing stone to the dwarf wall to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. The fencing to the western elevation as indicated on the approved plans shall be installed prior to the first occupation of the building and retained thereafter.

Application Number 2000/473  
Erection of a conservatory  
at: 23 Goodshaw Avenue, 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. The windows of the western elevation of the conservatory hereby approved shall be obscure glazed and thereafter such glazing shall be retained.
3. No development shall take place until samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the lower walls of the conservatory shall not be constructed other than with the approved materials.

Application Number 2000/487  
Proposed side extensions, attached garage and alterations to existing bungalow  
at: "Alderbank", Old Lane, Shawforth

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 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 2000/513A  
Proposed externally illuminated sign on elevation facing Crankshaw Street.  
at: Hurstdale House, Crankshaw Street, Rawtenstall, Rossendale

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

1. 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 2000/507  
One 15m High Monopole Structure, 3 No. Cross Polar Antenna Surmounted  
From Top Of Tower And 1 No. Midi Portasilo Equipment Cabinet:  
BT Exchange, Forge Street, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The proposed development would, by reason of its siting and mass, create an intrusive and incongruous feature in the streetscene, and would be out of character with existing buildings in the vicinity to the detriment of visual amenity having an adverse impact on the townscape.

The proposed telecommunication development would, again by reason of its siting and mass, have a detrimental impact on the character of the adjoining Conservation Area, affecting views from both within and into the Bacup Conservation Area.

Application Number 2000/535  
Erection of 1 no 12.5m discreet neighbourhood site tower, 1 no.trisector unit comprising 3 no copular antennae and 1 no nortel s8006equipment cabin (1.350m x 0.550m x 1.300m)at:Land at Brenbar Crescent, Whitworth, near Rochdale

Resolved that this application be refused for the following reason:

1. The proposed development would, by reason of its siting, height and prominent location within the locality create an intrusive and incongruous feature in the street scene to the detriment of visual amenity within the predominantly residential locality.

Application Number 2000/474  
Conversion of shop and associated accommodation to a dwellinghouse  
at: 1 Adelaide Street, 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. Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Application Number 2000/481  
Conversion of one dwelling into two dwellings  
at: 219 Haslingden Road/1 Mount 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 2000/488  
Removal of existing north light roof and replace with new structure  
and profiled metal roofing  
at: Unit 4, Dale Mill Business Park, Waterfoot

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 2000/247  
Conversion of barns to dwellings (4). Erection of horse schooling ring/offices and stables. Change of use of land to equestrian cross  
country course. The development may affect the setting of footpaths numbered  
at: Buildings and land at New Barn Farm, off Booth Road, Stacksteads, Bacup

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

Application Number 2000/414  
Change of use of land to parking area  
at: Land at Broadclough Mill, Burnley Road, 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. Before it is first brought into use the parking area shall be surfaced in materials, details of which shall be submitted to and approved in writing by the Local Planning Authority, and the car parking spaces marked out in accordance with the approved plan.
3. 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.

THE MEETING CLOSED AT 5.35 PM

ENGINEERING AND PLANNING COMMITTEE

held 19th February, 2001  
at 8.00 p.m.

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

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mr C McConville, Principal Administrative Assistant

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

942. Resolved that the Minutes of the meeting of the Committee held on  
15th January, 2001 be signed by the Chair as a correct record.

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

942. The Acting Borough Engineer and Planning Officer submitted a report upon each of the following planning applications contained in Minutes numbered 944 to 955 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 2000/543  
Proposed raising of roof ridge and eaves on rear extension  
(approved under planning permission reference number 1999/085)  
and erection of dormer on north facing roof plane of this extension.  
at: 115 Tonacliffe Road, Whitworth, near Rochdale

942. 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 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 2000/544  
Proposed raising of roof ridge and eaves on rear extension  
and erection of dormer on north facing roof plane of this extension.  
at: 117 Tonacliffe Road, Whitworth, near Rochdale

942. 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 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 2000/549

Proposed Two Storey Extension to existing industrial unit for office and storage

At: A.D. Morton Limited, New Line Industrial Estate, Bacup, Lancashire

- 942 . 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 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. All planting, seeding or turfing comprised in the approved details of landscaping contained in the applicants additional plan received on 2nd January, 2001 and modified and expanded upon by his letter of 17th January, 2001 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 2000/519

Proposed single storey extension.

Blast Cottage, Blackwood Road, Stacksteads, Bacup

- 942 . 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 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 2000/517

Conversion into children's day nursery including elevational changes.

at: The Former Greenfield WMC, Greenfield Street, Rawtenstall

- 942 . 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 conversion works hereby approved, a scheme providing details of the proposed car park 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.
3. The use hereby approved shall provide care for no more than 58 children daily.

Standing Order No. 39(1)

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

Application Number 2000/560  
Proposed extension and internal alterations to Childrens' Care Home  
at: 149 Cherry Crescent, Rawtenstall

942 . 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.
3. The childrens residential home at 149 Cherry Crescent, Rawtenstall shall accommodate up to a maximum of 4 children.

Standing Order No. 39(1)

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

Application Number 2000/335  
Outline - Erection of a 40 no. bed hotel/lodge -  
150 no. person conference suite - leisure facility with swimming pool/  
creche - visitor education centre - erection of 6 No. self catering cabins -  
associated access improvements and car parking.  
at: Land at Twine Valley Park and Fishery, off Rochdale Road, Ramsbottom  
near Bury

942 . The report of the Borough Engineer and Planning Officer recommended refusal of the application and contained recommended reasons for refusal. The Borough Engineer and Planning Officer circulated an additional reason for refusal of the application on transport sustainability grounds.

The Borough Engineer and Planning Officer pointed out that if the Committee were minded to grant consent to the application, they would need to give reasons, in support of their decision, outlining the very special circumstances pertaining to this application which would outweigh any harm to the green belt. In addition, they would need to provide the main reasons and considerations upon which their decision was based and outline the main measures to avoid, reduce and if possible, offset the major adverse effects of the development.

The Committee discussed the application in great detail and considerable support was expressed by Members.

Following a full discussion it was

Resolved i) that subject to compliance with paragraph 3 of annex 1 of the Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999, Council is resolved to be minded to grant outline planning permission 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 (two) years from the date of approval of the last of the reserve 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, means of access and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. No part of the development, hereby approved, shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the local planning authority in consultation with the Highway Authority.
5. No part of the development hereby approved, shall be occupied or opened for trading until the approved highway scheme referred to in condition number 4 has been implemented and completed.
6. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the local planning authority. The scheme shall be completed in accordance with the approved plans.
7. 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.
8. No development approved by this permission shall be commenced until a scheme for the provision of a water supply has been approved by the local planning authority. The scheme shall be constructed and brought into use in accordance with the approved plans.
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 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 development shall take place within the area denoted on the draft master plan as car parks (for fishing) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of instigation which has been submitted by the applicant and approved in writing by the local planning authority.
11. No development shall take place until an ecological survey of that portion of the Twine Valley within the applicants control has been undertaken. The findings of this survey shall inform the preparation of an ecological management plan for the Twine Valley which shall be implemented in accordance with a timetable agreed in writing with the local planning authority.
12. No development shall take place until full details of both hard and soft landscaped 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; and proposed and existing functional services above and below ground.
13. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plans and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.
14. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development in accordance with the programme agreed with the local planning authority.
15. No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding land form. Development shall be carried out in accordance with the approved details.
16. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.
17. If within a period of two years from the date of the planting of any tree that tree, or any tree 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.
18. The total gross external floorspace of the new build development hereby approved shall not exceed 2500 m<sup>2</sup>.
  - ii) that in order to provide satisfactory and appropriate reasons to support the decision in this case, the Engineering and Planning Sub-Committee be given delegated authority to approve the Statement of Reasons to be forwarded to the Secretary of State as required by the regulations applicable in this case.

Standing Order No. 39(1)

942 . Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillors Barnes and L. Forshaw taking part in the discussion on the following item.

Application Number 278

Proposed Residential Development consisting of the installation of roads and sewers, erection of 110 no. dwellings, provision of public open space and landscaping of site.  
at: Land accessed from Hamer Avenue and Goodshaw Avenue North, north of Goodshaw Avenue (All Saints Close) and of Goodshaw Lane

942 . Resolved that consideration of this application be deferred so that further consideration may be given by Members to a number of issues raised during the discussion on this application including the provision of appropriate traffic calming measures on the road connection Goodshaw Avenue North and Hamer Avenue.

Application Number 2000/498

Residential Development - Erection of 57 detached dwellings and conversion of existing buildings into six no. units, together with associated works. The development may affect the setting of footpaths 1, 2, 4, 94, 9, 10  
at: Land at Commercial Street, Loveclough

942 . Resolved i) that the Committee be minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the Developer under Section 106 of the Town and Country Planning Act 1990 relating to a financial contribution towards the maintenance/improvement of off-site recreational facilities and the payment of a commuted sum for the maintenance of on-site Public Open Space in the event of adoption by the Council, the completion of which shall be delegated to the Borough Solicitor and

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

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. No development shall take place until samples of the proposed natural stone, render 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. 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 part of the development, hereby approved, shall 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.
6. No part of the development hereby approved, shall be occupied until the approved highway scheme referred to in Condition 5 has been implemented and completed.
7. No dwelling hereby approved shall be occupied until such time as the recommendations for the Contamination Report of Northern Foundations dated 2nd March 1995 have been fully implemented.
8. Before the development hereby approved is first commenced, a scheme of landscaping of the identified public open space and programme/timetable for its implementation shall be submitted to and approved by the local planning authority.
9. No development approved by this permission shall be commenced until a scheme for the in channel improvements to Limy Water are submitted to and approved in writing by the Local Planning Authority.
10. No dwelling approved by this permission shall be occupied until such time that the in channel improvement works to Limy Water, referred to in the above condition, have been completed in accordance with the approved plans to the satisfaction of the local planning authority.

Engineering and Planning Sub-Committee

942 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 9th January, 16th January, 23rd January, 30th January and 6th February be noted (for Minutes see Appendices 'A' - E),

THE MEETING CLOSED AT 9.25 PM

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 9th January, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/428  
Proposed single storey extension to rear with balcony over and  
conversion of garage to habitable accommodation  
at: 6 Lower House Green, off 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. No development shall take place until samples of the proposed reconstituted stone has been submitted to and approved by the local planning authority and the outer face of the single storey extension and front wall of the garage shall not be constructed other than with the approved materials.
3. Prior to the commencement of the development of the single storey rear extension hereby approved, a scheme providing details of the privacy screen to be installed on the balcony shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the commencement of use of the balcony.
4. Prior to the conversion of the garage hereby approved, a scheme providing details of a driveway extension shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the commencement of use of the converted garage.

Application Number 2000/496  
Proposed first floor extension over garage  
at: 35 Knowl Meadow, 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 2000/501  
Conservatory to side and rear elevation of property  
at: 3 Rivers Edge, Whitworth

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 2000/504  
Proposed two storey side extension to provide a utility room,  
a kitchen extension and study and proposed first floor front  
extension to provide additional bedroom space  
at: Height End View, 54 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, 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 2000/509  
Construction of detached garage to rear of dwellinghouse  
at: 15 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. 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 2000/514  
Proposed rear dormer  
at: 30 Colldale Terrace, 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 2000/529  
Erection of conservatory in place of first floor balcony  
at: Paddock Side, 62 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. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. The end two glazed panels in the side elevation of the conservatory hereby approved shall only have patterned glass panels and thereafter such glazing shall be retained.

Application Number 2000/520A  
Erection of free standing internally illuminated sign and  
installation of non-illuminated signs on principal elevation  
of former primary school and on adjacent wall  
at: Former Primary School, St James the Less, 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 2000/522  
Consultation from Reserve Forces & Cadets Association for the North West  
of England and the Isle of Man:  
Erection of a 1.8m high paladin steel fence to replace existing  
perimeter fence on the site of 1969 Rossendale Squadron ATC  
at: Land adjacent Mill Row, off Burnley Road, Rawtenstall, Rossendale

Resolved that no objections be made to this application.

Application Number 1998/400  
Consultation from Lancashire County Council - Landfill and restoration  
of the northern part of Fletcher Bank Quarry by importing and depositing  
a full range of controlled wastes including special wastes  
at: Fletcher Bank Quarry, Ramsbottom, Bury, Lancashire

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

Application Number 2000/416  
Consultation from Lancashire County Council -  
Proposed materials recycling facility  
at: Fletcher Bank Quarry off Bury Old Road, Shuttleworth, Ramsbottom

Resolved that the County Council be informed that Rossendale Borough Council consider that this application should be refused as the proposed waste recycling facility cannot be justified in its own right but represents a complementary activity to the proposed landfill operation which cannot be justified in sub-regional capacity terms and which would prejudice the completion and restoration of existing landfill sites.

Application Number 2000/380  
Retrospective application for use of land adjoining 22 Rose Vale Street  
to garden. Proposed change of use of vacant land off Rosevale Street  
to garden. Provision of domestic parking and turning facilities within  
these gardens (Additional plan and amended description)  
at: Land off Rosevale Street, 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. Prior to the commencement of use of the car park hereby approved, the car park shall be appropriately paved in permanent construction.

Application Number 2000/483  
Eleven No. four bedroom detached houses  
at: Phase V, Fell View, The Moorlands, 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 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.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Prior to the first occupation of 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 road shall be constructed in accordance with the Lancashire County Council Specification of Construction of Estate Roads to at least base course level.

Application Number 2000/525  
Demolition of existing garage and erection of 3 bed bungalow on  
former garage site  
at: Land at Healey House, Oakenshaw Avenue, Whitworth

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 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. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).  
  
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

4. Prior to the commencement of use of the bungalow hereby approved for residential purposes, the existing vehicular access shall be stopped up and the new vehicular access and accompanying parking and turning areas shall be constructed in accordance with the approved plans.
5. The bungalow shall be used to accommodate disabled persons living together as a single household under the management control of the operator of Healey House and for no other purpose (including any other purpose in Class C.3 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).
6. 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 side extension to Healey House permitted by the notice of permission number 96/532 issued by the Council on 22nd January 1997 (hereinafter called 'the first permission').

Application Number 2000/541  
Renewal of planning application 1995/430 in relation to the change  
of use of joinery workshop to dwellinghouse  
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. 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 Class 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 2000/467  
Proposed warehouse extension with alterations to service yard  
and staff/visitor car parking  
at: PSL Ltd, St Crispin 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. No development shall take place until samples of the proposed facing brick, wall and roof cladding have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

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 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.

Application Number 2000/482  
Installation of new shopfront, sunblind and roller shutter  
at: Greggs, 53 Bank Street, Rawtenstall

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 2000/512  
Erection of stainless steel tank for the storage of water  
at: Fort Sterling, Stubbins Lane, Stubbins, Ramsbottom

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

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

Application Number 2000/532  
Change of use of ground floor to nail technicians salon with office  
and beauty salon on first floor  
at: 47 Deardengate, 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 2000/536  
To rebuild the middle warehouse unit as previous which consists of  
steel portal frame lower brick and block dado metal cladding above.  
The development may affect the setting of footpath nos 361, 363 & 364  
at: Duralay Limited, Broadway, 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 bricks have been submitted to and approved by the local planning authority and the outer face of the office building's walls shall not be constructed other than with the approved materials.
3. No development shall take place until samples of the proposed plastisol coated steel sheeting and blocks have been submitted to and approved by the local planning authority and the outer face of the warehouse extension 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. The development hereby permitted shall not be occupied unless and until a suitable vehicle restraint fence has been erected between the site access road and the highway boundary.
6. There shall be no development on or adjacent to any dual-carriageway embankment that shall put any such embankment or earthworks at risk.
7. No drainage from the proposed development shall run off into the dual-carriageway drainage system, nor shall any such new development adversely affect motorway drainage.

Application Number 2000/502

Erection of 1: Low retaining walls and footpath widening

2: Replacement of and construction of wheelie bin stores  
and single palladin store.

3: Replacement of front garden

at: Block Numbers 1-18 And 29, West View Estate, Hud Rake,  
Haslingden, Rossendale, 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 brickwork have been submitted to and approved by the local planning authority and the walls 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 2000/524

Continued use of garage as a stable from 1st November to  
28th February annually.

The development may affect the setting of footpath no 338  
at: Land off Clarence 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. The use hereby permitted shall be carried on by Ms Karen Bell and her daughter Michaela and shall be for a limited period being the period of 5 years from the date of this decision notice or the period during which the garage is used as a stable by Ms Karen Bell and her daughter Michaela whichever is the shorter.

Application Number 2000/413

Change Of Use To A Dance School with bar facilities for Club Members

at: Beulah Methodist Church, New Line, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The proposed development would be likely to encourage additional volumes of vehicular traffic to visit the site. In the absence of any satisfactory provision for off-street car parking, vehicles would be encouraged to be parked upon the carriageways of adjoining highways and would, therefore, be likely to cause an obstruction to same, be an additional source of hazard and would interfere with the free flow of traffic along New Line and Rochdale Road all of which would be to the detriment of good highway planning and road safety and as such would be contrary to the provisions of policy DC.1 of the Rossendale District Local Plan.
2. The proposed development would, by reason of noise and disturbance, which would be likely to ensue (and which may, in particular, be experienced during unsocial hours) be detrimental to the amenities presently enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of nearby dwellinghouses, and as such would be contrary to the provisions of policy E.12 of the Rossendale District Local Plan.

Application Number 1999/484  
Proposed earthworks, landscaping, 150 metre spine road and bridge,  
access tracks, sewers and widening of Newchurch Road (A681)  
at: Land at Lee Mill off Newchurch Road, 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 part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.
3. Prior to the commencement of the development of the bridge hereby approved, details of this bridge shall be submitted to and approved by the Local Planning Authority and thereafter the bridge shall be constructed in accordance with the approved details.
4. Prior to the commencement of the realignment of the Council access road, details of this realignment shall be submitted to and approved by the Local Planning Authority and thereafter the road shall be constructed in accordance with the approved details.
5. Prior to the demolition of the two former railway bridges, the new bridge hereby approved shall have been constructed and brought into use.
6. All hard and soft landscape works shall be carried out in accordance with the approved details on drawing no. 3090/5C. The works shall be carried out prior to the commencement of use of the spine road hereby approved or in accordance with a programme agreed with the Local Planning Authority.
7. Prior to the commencement of the realignment of the Council access road, a scheme providing details of the new open channel watercourse shown on drawing no. 3090/3D and associated landscaping shall be submitted to and approved by the Local Planning Authority and thereafter the approved scheme shall be fully implemented prior to the commencement of use of the realigned road or in accordance with a programme agreed with the Local Planning Authority.
8. Prior to the commencement of the realignment of the Council access road, a management plan for the new open channel watercourse shown on drawing no. 3090/3D and associated landscaping shall be submitted to and approved by the Local Planning Authority and thereafter the approved plan shall be fully implemented.

Application Number 2000/394  
Construction of 4 no stables - 3 no 12' x 12' and 1 no 14' x 12'  
at: Land at Whitegate Farm, Tunstead 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 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.
3. The external timber finishes shall be preservative stained in a colour to be submitted to and agreed by the local planning authority prior to the commencement of development.

THE MEETING CLOSED AT 5.55 PM

APPENDIX 'B'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 16th January, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/505

Erection of conservatory at first floor level off the southern gable.  
Expansion of roofspace and erection of two front dormers to provide a  
sitting room and bedroom. Expansion of roofspace to provide an attic study  
at: 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 condition:-

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

Application Number 2000/533

Proposed car port to side of dwelling and installation of  
1.6m high gates to front entrance  
at: Westerlea, Quarry Street, Shawforth, Near Rochdale

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

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

Application Number 2000/540

Proposed two storey side extension  
at: 296 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 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 2000/550  
Proposed front and rear dormers and single storey rear extension  
at: 13 Victoria 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 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 Number 2000/552  
Erection of detached garage  
at: Land adjacent to 1218 Burnley Road, Loveclough, Rossendale

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

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

Application Number 2000/554  
Proposed single storey rear conservatory  
at: 17 Powys Close, 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 dwarf walls 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 2000/555  
Construction of conservatory at rear  
at: 12 Knowsley Crescent, 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. The windows on the northern elevation of the conservatory hereby approved shall be obscure glazed and thereafter such glazing shall be retained.

Application Number 2000/468A  
Erection of internally illuminated pole sign  
at: Land at Newhallhey 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 2000/495  
Erection of detached four no. bedroomed dwellinghouse  
with attached double garage  
at: Plot A, Land off Marl Pits 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 and clay 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. Prior to the commencement of the development hereby approved, the off site highway improvements shown on the site plan shall be fully implemented.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 there shall not be at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 5m measured along the centre line of the proposed driveway from the continuation of the nearer edge of the carriageway of Marl Pits Road to points measured 5m in each direction along the nearer edge of the carriageway of Marl Pits Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the local planning authority in conjunction with the Highway Authority.
6. Prior to the first occupation of the dwellinghouse hereby approved, the land drainage scheme shown on the site plan shall be fully implemented.
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 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.
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 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 2000/497  
Erection of block of four town houses and one detached dwelling  
at: Riverside Court, Levensgrave, Whitworth

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 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 between the development site boundary (edged red and blue on the approved site plan) and the River Spodden 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 Number 2000/523

Change of use from home for the elderly to use as one dwellinghouse  
at: Brighton House, 622 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.

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

Survey of Local Authority Woodlands

Resolved that the tender from Scottish Woodlands in the sum of £5,950.00, being the lowest tender received, be accepted for the above mentioned scheme.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X ' C '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 23rd January, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/492  
Proposed two storey side extension (amended plans)  
at: 41 Moorlands View, Edenfield, 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 & facing brick & 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 extension hereby approved shall not be occupied until the off street parking facilities shown on the permitted plans have been constructed, surfaced, sealed and made available for use and retained thereafter.

Application Number 2000/530  
Retention of existing rear single storey lounge extension and  
front porch to each of the two cottages  
at: 11,12 Riverside Cottages, Waterfold, off 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 development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Application Number 2000/423  
Erection of detached double garage  
at: 2 Helmcroft Cottage, Helmsshore Road, Helmsshore, 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 have been submitted to 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 2000/531  
Retention of existing front dormer to each of the two cottages  
at: 11,12 Riverside Cottages, Waterfold, off Burnley Road East, Water Rossendale

Resolved that this application be refused for the following reasons:

1. The dormers which are the subject of this application have been erected on the front roof plane of the cottages at no's 11 and 12 Waterfold. These cottages and the other cottages at Waterfold are of traditional design and, prior to the erection of the dormers which are the subject of this application, they did not exhibit any dormers of the size and design of those now erected.

These dormers are extensive in size, compared to the roof planes upon which they have been erected, and are of flat roof construction with cedar cladding to the majority of their sides. They also have windows which relate poorly to other windows on the front elevations of the cottages.

Accordingly the size and design of the dormers are not in harmony with the appearance and character of the cottages at Waterfold and so their retention would contravene policy DC.6 of the Rossendale District Local Plan, which seeks to secure such harmony, and as such would be detrimental to visual amenity.

Application Number 2000/543  
Proposed raising of roof ridge and eaves on rear extension  
(approved under planning permission reference no 1999/085)  
and erection of dormer on north facing roof plane of this extension  
at: 115 Tonacliffe Road, Whitworth, near Rochdale

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

Application Number 2000/544  
Proposed raising of roof ridge and eaves on existing rear extension  
and erection of dormer on south facing roof plane of this extension  
at: 117 Tonacliffe Road, Whitworth, near Rochdale

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

Application Number 2000/548  
Erection of postal pouch boxes  
at: Various sites in 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 2000/516  
Installation of cast iron rainwater pipe and hopper to  
front elevation of Greens Buildings  
at: 59-61 Deardengate, 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 2000/526  
Proposed construction of 4 no car parking spaces and landscaping  
including grading and turf, 8 no trees and shrubs.  
The development may affect the setting of footpath no 359  
at: Land adjacent to 2 & 8 Holly Avenue, Sykeside, 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 car parking area hereby approved shall not be brought into use until it has been surfaced, sealed and marked out in accordance with the permitted plans.

Application Number 2000/472  
Application to modify or remove condition 5 on planning permission reference 2000/193 which states "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.  
Reason: In the interests of highway safety."  
at: Haslingden Cattle Market, Broadway, Helmshore

Recommendation - That planning permission be granted and that the following condition replace condition no. 5 of planning permission 14/2000/193.

1. No dwelling shall be occupied until such time as the junction of Manchester Road and Private Lane has been closed to vehicular traffic. Reason: In the interests of highway safety.

Application Number 2000/484  
Erection of 8 No. dwellings  
at: Land Between Rochdale Road, Lane End Lane, Rockcliffe Road, 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. 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 brick and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
4. 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 that 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.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 30th January, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/562  
Erection of porch to front of dwelling  
at: 39 Bleakholt Road, Turn, 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 facing stone and 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 2000/567  
Proposed single storey rear extension  
at: 162 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 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 2000/568  
Proposed side extension  
at: 143A Newchurch Road, 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 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 Number 2000/521  
Erection of a 1.0m high power fence to existing fence walls,  
and gate surrounding goods area  
at: Asda Stores Ltd, Bury Road, Rawtenstall, Rossendale

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

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

Application Number 2000/503  
Proposed bedroom above garage, plots 1 and 4. Conversion of garage to dining room on Plot 4. Conversion of vestibule to form  
W.C.  
at: Plots 1 & 4, Land Adjoining Water Lane, Edenfield, 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 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 and blue 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 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.
11. Plot 4 shall not be occupied until such time as 2 parking spaces have been provided within the private curtilage of the dwelling.

Application Number 2000/519  
Proposed single storey extension  
at: Blast Cottage, Blackwood Road, Stacksteads, Bacup

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

Application Number 2000/538  
Erection of 13 dwellings.  
The development may affect the setting of footpath nos 481 and 483 (amended plan)  
at: land at Lees Street, 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 artificial stone and slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
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 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 2000/546LB

Works to listed building to comprise:

- a) raking out existing hard mortar pointing
- b) removal of cement, paint and bitumen from front, rear & side elevations
- c) repointing of existing with lime mortar using yellow building sand
- d) sandblast cleaning

at: 368 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 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 sandblast cleaning hereby approved shall only be carried out in accordance with the applicants method of cleaning as stated in his letter of 12th November 2000 unless otherwise agreed in writing with the local planning authority.

Application Number 2000/537

Change of use of shop to dog grooming salon

at: 217 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. 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 8.30am-5.30pm on Mon-Fri & 8.30am-4pm on Sat and not at all on Sun.

Application Number 2000/551  
Proposed re-roofing of main warehouse at high level  
at: Retail Express Premises, 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 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 Number 2000/558  
Change of use of place of worship to office and storage use  
at: Unit 2 Park Road, Pippin Bank, 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 2001/004  
Change of use of ground floor of shop to office for the  
Bacup & Stacksteads Partnership office including a learning  
centre/training facility (amended proposal)  
at: 6/8 St James Square, 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 2000/545  
Extension of platform at Rawtenstall station by 70 metres  
(including 10m ramp) and install 3 no lights along the extended platform  
at: Land at Rawtenstall Station, 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.

Application Number 2000/494  
Erection of one detached bungalow  
at: Allotment Gardens, Adjacent To Rock Bridge, Burnley Road East,  
Whitewell Bottom, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed residential development would be contrary to the provisions of the adopted Rossendale District Local Plan, wherein the site is shown to be located within a designated Countryside Area, in which there is a presumption under policy DS.5 of the Local Plan and policy 1 of the Lancashire Structure Plan, against the erection of dwellinghouses. As the proposed dwellinghouse is not justifiable on the grounds of special circumstances, this presumption holds good and so the application site should remain undeveloped in the interests of retaining its natural character and the contribution which this makes to the visual amenities of the locality.
2. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well-planned development.

Application Number 2000/549  
Proposed two storey extension to existing industrial unit for office and storage  
at: A D Morton Ltd, New Line Industrial Estate, Bacup, Lancashire

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

THE MEETING CLOSED AT 5.20 PM

A P P E N D I X 'E'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 6th February, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/001

Provide hat riser enclosure and alter single storey building by raising its roof and enlarging its vehicular access door 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 samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the raised southern gable to the single storey building shall not be constructed other than with the approved materials.
3. No development shall take place until the colour of the proposed roof/wall cladding and roller shutter door has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding and roller shutter door used in connection with the development shall not vary from that/those approved.

Application Number 2000/564

Consultation from Lancashire County Council - New 10m long, 4m wide, hardwood timber bridleway bridge carried on masonry faced reinforced concrete bases at: Land off Eastgate and Market Street, Whitworth, near Rochdale

Resolved that no objection be raised to this application.

Application Number 2000/563

Restoration of disused farmhouse and storage building to provide residential accommodation and erection of link extension between the farmhouse and storage building at: New Barn Farm, Hollin 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 and natural stone slab have been submitted to and approved by the local planning authority and the outer face of the link extension 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 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.
4. 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.
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. 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.
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 Number 2000/342

Proposed agricultural storage unit.

The development may affect the setting of footpath no 98  
at: Makin Gate 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 stone, yorkshire weather boarding and roofing sheets have been submitted to 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 existing timber agricultural storage building for which the approved storage unit is a replacement shall be demolished within 6 months of the date that the building hereby permitted is first brought into use.

Application Number 2000/431  
Erection of a general purpose and storage building  
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. Prior to the commencement of use of the building hereby approved samples of the natural stone to be used to clad the southern and eastern elevations of the building shall be submitted to and approved by the local planning authority and the approved stone shall be used to fully clad these elevations prior to the commencement of use of the building hereby approved.
3. Prior to the commencement of use of the building hereby approved samples of the render to be used to clad the northern and western elevations of the building shall be submitted to and approved by the local planning authority and the approved render shall be used to fully clad these elevations prior to the commencement of use of the building hereby approved.
4. Prior to the commencement of use of the building hereby approved the roof of the building shall be painted a slate grey colour (BS 18 B 25 or such other shade as may be agreed in writing with the local planning authority).
5. The premises shall be used for the storage of building materials and equipment and the storage of materials and equipment in connection with Holden Mill caravan site and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Application Number 2000/566  
Proposed reinstatement of former habitable accommodation above  
existing shop, with rear extension for separate access  
at: 20 Kay 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. No development shall take place until samples of the proposed natural stone and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2000/561  
Change of use of vacant land to car parking area providing  
5 no bays and associated landscaping  
at: Land rear of Cross Street South, 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 retaining walls shall not be constructed other than with the approved materials.
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. 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 2000/022  
Resubmission of outline planning application reference 1999/083  
for the construction of 1 no dwellinghouse (additional information  
and amended site plan)  
at: Land at Coppice 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. 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, access 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. Prior to the commencement of the development of the dwelling hereby approved, the kissing gate abutting the eastern boundary of the application site shall be resited in accordance with the approved site plan date January 2001.

4. Prior to the commencement of the development of the dwelling hereby approved a scheme providing details of the new path shown on the approved site plan dated January 2001 shall be submitted to and approved by the local planning authority. The approved scheme shall be fully implemented prior to the commencement of the development of the dwelling.
5. All tree and shrub planting beside the new path shown on the approved site plan dated January 2001 shall be carried out in the first planting season following the provision of this path and any trees or shrubs which within a period of 5 years of planting 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. All tree planting shown within the blue edge of the approved site plan dated January 2001 shall be carried out in the first planting season following the commencement of the development of the dwelling hereby approved and any trees which within a period of 5 years of planting 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 2000/517

Conversion into children's day nursery including elevational changes  
at: The Former Greenfield WMC, Greenfield Street, Rawtenstall, Rossendale

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

Application Number 2000/560

Proposed extension and internal alterations to childrens' care home  
at: 149 Cherry Crescent, Rawtenstall, Rossendale

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

Application Number 2000/565

Proposed garage for HGV parking  
at: Land at Albert Mill Yard, New Line, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The proposed access onto New Line is considered to be unacceptable on highway safety grounds, particularly in view of the substandard sight lines and, as such, would be contrary to Policy DC.1 of the Rossendale District Local Plan.
2. The proposed development would not allow for adequate turning provision within the site for the manoeuvring of vehicles in connection with the use of the site. This would result in increased vehicle manoeuvring in the highway, to the detriment of the safe and free flow of traffic on New Line and, as such, would be contrary to Policy DC.1 of the Rossendale District Local Plan.
3. The proposed use of blockwork for the external face of the building would be detrimental to the visual amenity of the locality in which the prevailing material is natural stone. The proposed materials would also be contrary to Policy DC.4 of the Rossendale District Local Plan.

THE MEETING CLOSED AT 5.35 PM

ENGINEERING AND PLANNING COMMITTEE

held 19th March, 2001  
at 7.00 p.m.

PRESENT: Councillor Challinor (Vice Chair) (in the Chair)  
Councillors Balchin, Bolton, Cheetham, Choudhury, Driver, Easton, Hancock, O'Driscoll (for Grogan), Pearson, Pilling, and Schofield

ALSO PRESENT: Councillors Barnes and L. Forshaw

APOLOGIES: Councillor Grogan

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mr C McConville, Principal Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

957. Resolved that the Minutes of the meeting of the Committee held on 19th February, 2001 be signed by the Chair as a correct record.

Action Taken on Minutes of Previous Meetings

957. The Borough Engineer and Planning Officer submitted a report giving details of the action taken on the Minutes of previous meetings of the Committee.

Resolved that the report be noted.

Departmental Objectives 2000/2001

957. The Borough Engineer and Planning Officer submitted a progress report on the action taken in respect of the Departmental Objectives for 2000/2001.

A Member asked for information on arrangements for training of Councillors and the Borough Engineer and Planning Officer indicated the steps which had been taken and in response to questions from Members, he undertook to have a final attempt at arranging a suitable date with a view to committing the finances for training from the current years budget.

Resolved that the report be noted.

SECTION 'B' - FUNCTIONS DELEGATED

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

957. The Borough Engineer and Planning Officer submitted a report upon each of the following planning applications contained in Minutes numbered to inclusive which gave details of the applications, the consultations which had been carried out and where appropriate, details of objections and representations received together with his observations on each application. He also submitted details of additional letters received since the preparation of his reports.

Application Number 14/2000/515

Construction of new detached dwellinghouse and new detached garage/store.

The development may affect the setting of footpath Number 352  
Land rear of Rosevale Street/Co-Operation Street, Cloughfold, Rossendale

957. Resolved that this planning application be refused for the following reason(s):-

1. 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 a designated garage site (Policy H.2). The total loss of this actively used garage site would result in the displacement of a valuable off-street garaging facility where residential parking provision is otherwise in scarce supply.
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 a designated Urban Green Land (Policy E.1) where development as a rule will not be permitted in the interests of retaining this significant landscape element within the urban form.

Standing Order No. 39(1)

957. Resolved that in accordance with Standing Order No. 39(1), the Committee hereby consent to Councillors Barnes and L. Forshaw taking part in the discussion on the following item.

Application Number 14/2000/278

Proposed residential development consisting of the installation of roads and sewers, erection of 110 No. dwellings, provision of public open space and landscaping of site.

Land accessed from Hamer Avenue and Goodshaw North, North of Goodshaw Avenue (All Saints Close) and of Goodshaw Lane.

957. The Borough Engineer and Planning Officer reminded the Committee that the application had been before the Committee on 19th February but consideration had been deferred to enable several items of concern to be clarified. He submitted a comprehensive report on the items in question and the Committee discussed the matter in detail.

Following a full discussion it was.

Resolved i) that the Committee be minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the Developer under Section 106 of the Town and Country Planning Act 1990 relating to the subsequent maintenance of Public Open Space within the development, the making of a financial contribution towards the cost of improvements to off-site recreational provision and the provision of a children's play area on Hamer Avenue (the latter being subject to the grant of any necessary planning permission), the completion of which shall be delegated to the Borough Solicitor, and

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

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
  2. No development shall take place until samples of the proposed artificial stone and roof tile or 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 development hereby approved is first commenced a scheme of landscaping of the identified public open space and programme/timetable for its implementation shall be submitted to and approved by the local planning authority.
  5. No development shall take place until such time as improvements to the junction of Hamer Avenue and Burnley Road has been implemented in accordance with a scheme to be submitted to and approved by the local planning authority.
  6. The new estate road 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.
  7. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.
  8. No development approved by this permission shall be commenced until a detailed scheme for the provision and implementation of a surface water regulation system has been submitted to and approved by the local planning authority. The scheme shall thereafter be completed in accordance with a phased programme the details of which shall be submitted to and approved by the local planning authority prior to the commencement of development.
- N.B. In accordance with Standing Order 29, it is hereby recorded that Councillor Balchin abstained from the voting in respect of planning application 14/2000/278.

SECTION 'A' - FUNCTIONS NOT DELEGATED

### Disposal of Council Owned Land - Planning Status

957. Arising out of the discussion on application 14/2000/515, Members expressed concern that potential purchasers of land from the Council might incur unnecessary expenditure in applying for planning permission in circumstances where there was little likelihood of such permission being granted.

Resolved that the Corporate Policy Committee be requested to consider whether relevant information on the planning status of land for disposal by the Council might be made available in such a way as to avoid potential purchasers in unnecessary expenditure on planning applications which are unlikely to be granted.

### Structure Plan Review

957. The Borough Engineer and Planning Officer reported on the first stage in the Consultation on the Review of the Joint Lancashire Structure Plan to cover the period 2001 - 2016. He advised that it was necessary for the Council to make a corporate response to the document "Challenges and Choices", before the end of March.

The report of the Borough Engineer and Planning Officer indicated a number of options for consideration on a series of main subjects including economic growth, housing and resource management. The "Challenges and Choices" document concluded by setting out six alternative visions for the future development of Lancashire as follows:

1. Current Trends
2. Regeneration with Housing Restraints
3. Regeneration
4. Environmental Capacity Approach
5. Concentration on Successful Areas
6. Sub Regional Approach

The Borough Engineer and Planning Officer suggested that a version of the Sub-Regional approach with some strengthening of options to encourage local diversity and provision would probably be the most generally acceptable.

The Borough Engineer and Planning Officer submitted a copy of the questionnaire from "Challenges and Choices" which contained his suggested responses.

Resolved that the Borough Engineer and Planning Officer be authorised to submit the completed questionnaire to the Joint Structure Plan Authority setting out the Council's views based on the questionnaire circulated with his report and amended as necessary in the light of completed questionnaires received from Members in advance of the deadline.

### Building Control Fees

957. The Borough Engineer and Planning Officer submitted a report which gave details of proposed changes to the fee scales for building regulation work to take effect from 1st April, 2001.

He reported that the East Lancashire Building Control Customer Panel at a meeting on 1st November had expressed concern about the individual charges made by individual local authorities and he reported that the East Lancashire Authorities (Blackburn, Burnley, Hyndburn, Ribble Valley, Rossendale and Pendle) had agreed a standard plan deposit charge which would have the effect of making charges consistent across East Lancashire.

Resolved that the charges contained in the appendix to the report of the Borough Engineer and Planning Officer be introduced with effect from 1st April, 2001.

Sustrans New Opportunities, Safe Routes and Green Spaces Fund:  
Regional Park

957. The Borough Engineer and Planning Officer reported on the allocation to Sustrans of £7 million over 2 years by the National Lottery New Opportunities Fund for distribution to Councils for safe routes and green spaces in low income areas. The minimum amount of allocations from Sustrans to local authorities was £100,000.00.

The Borough Engineer and Planning Officer advised that the Council was already working with a number of partners on packages of projects based upon the Cycleway and the River Valley Initiative and Regional Park which would create safe routes and green spaces particularly in the Rawtenstall to Waterfoot and Waterfoot to Bacup corridor.

Resolved that the Borough Engineer and Planning Officer be authorised to submit appropriate bids to the New Opportunities Fund with particular reference to the Rawtenstall to Bacup corridor.

Bacup/Stacksteads Transport Study

957. The Borough Engineer and Planning Officer reported that the SRB Bid Document for Bacup and Stacksteads referred to the sense of relative isolation and poor accessibility between the SRB area and the rest of the district and surrounding areas. The document suggested that a study be commissioned to determine the scope and feasibility of promoting strategic sustainable transportation/accessibility improvements along the A681 through Stacksteads to Bacup.

The Borough Engineer and Planning Officer submitted a brief setting out the background to the SRB Area together with the wider transport context of such a study. He advised that a broad brush study could be undertaken at a cost of £20,000.00 approximately; £10,000.00 would need to be contributed by the Borough Council with the remaining £10,000.00 being the subject of a contribution from the SRB Board.

In answer to a question from a Member, the Borough Engineer and Planning Officer indicated that existing data on the route would be used where this was available and of value.

Resolved i) that the brief for consultancy assistance contained in the Appendix to the report of the Borough Engineer and Planning Officer be approved,

ii) that the Corporate Policy Committee be requested to allocate £10,000.00 from the Capital Budget for 2001/2002 to commission consultants to undertake the study,

iii) that the brief forms the basis of a submission to the Bacup and Stacksteads Community Partnership Board for funding of £10,000.00 and

iv) that subject to the necessary funding being put in place, the following Companies be invited to tender for the work.

Sinclair Knight Merz,  
First Floor,  
Owen House,  
Heathside Crescent,  
Woking. GU22 7AG

Halcrow,  
5A Museum Street,  
York,  
North Yorkshire. YO1 7DT

Oscar Faber,  
Lynnfield House,  
Church Street,  
Altrincham,  
Cheshire. WA14 4DZ

W.S. Atkins Ltd.,  
Television House,  
Mount Street,  
Manchester. M2 5NT

#### Revenue Budget 2001/2002

##### Enhancements

957 . (a) The Borough Engineer and Planning Officer reported that the Corporate Policy Committee at their next meeting were to consider the allocation of funds to proposed service enhancements. Accordingly, service Committees were required to submit details to the Corporate Policy Committee of their proposed enhancements in order of priority with information to justify the proposed enhancements. The Borough Engineer and Planning Officer submitted details of 7 proposed enhancements together with his suggested priority and justification for those enhancements.

Resolved i) that the Corporate Policy Committee be advised that this Committee considers all the proposed enhancements to budget as detailed in the report to be a priority but that the order of priority of the bids be as indicated in the report subject to priorities numbered (iii) and (iv) being placed in reverse order - full time enforcement officer post (from half time) becoming priority number (iii) and additional technical/administrative support for development control section becoming priority number (iv).

ii) that the Corporate Policy Committee be advised that in respect of priority number (vii) (Area Signs) this particular enhancement represents expenditure of a "one off" nature with no consequential on going revenue implications.

##### Subscriptions

(b) The Borough Engineer and Planning Officer reported that the Committee were requested to re examine the items within the budget in respect of subscriptions. He submitted details of the items and pointed out 2 increases which had been notified since the budget was prepared.

Resolved that expenditure on the subscriptions outlined in the report of the Borough Engineer and Planning Officer (as amended in respect of the 2 increases referred to), be authorised.

MAFF High Level Targets -  
Flood Defence Policy

957. The Borough Engineer and Planning Officer reported that as part of a developing strategy to reduce the risk of flooding to property, the Environment Agency and MAFF required that local authorities prepare a policy statement on flood and coastal defence by 31st March, 2001.

He submitted a Draft Policy on Flood Defence on the Council's approach to flood defence in its area.

Resolved i) that the Draft Flood Defence Policy be approved for submission to the Environment Agency, MAFF, DETR and Lancashire County Council,

ii) that the Engineering and Planning Sub-Committee be given delegated authority to consider any representations in respect of the Policy.

Traffic Conditions - Millar Barn Lane

957. The Borough Engineer and Planning Officer submitted a further report on traffic conditions on Millar Barn Lane, Waterfoot.

The report outlined those items identified as a result of the consultation exercise and he submitted his comments thereon.

The Chair referred to a communication which he had received in respect of a parcel of land on Townsend Street which, it was suggested, might be made available for use as a bus lay by. Members discussed this matter together with additional suggestions which were made with a view to easing traffic conditions in this location.

Following a full discussion it was,

Resolved that the Borough Engineer and Planning Officer be requested to discuss with Bacup and Rawtenstall Grammar School, the possibility of students in the sixth form undertaking a project to examine the traffic situation on Millar Barn Lane, taking into account the possible use of the vacant area of land on Townsend Street for a bus lay by and that the matter be further considered at a future meeting of the Committee.

Traffic Regulation Orders

957. The Borough Engineer and Planning Officer submitted a comprehensive report on proposals for Traffic Regulation Orders which were currently being considered within his department. He advised Members that in addition to those proposals outlined in his report, a further request had been received for consideration to an Order on Lanehead Lane, Bacup.

The Borough Engineer and Planning Officer suggested that the outstanding proposals should be processed by his department and that decisions thereon should be delegated to the Engineering and Planning Sub-Committee.

Resolved that the Borough Engineer and Planning Officer be requested to report on all outstanding Traffic Regulation Orders to the Engineering and Planning Sub-Committee and the Sub-Committee be given delegated authority to determine all the proposals.

### Trees in Highways

957. The Borough Engineer and Planning Officer submitted a report on problems caused by certain trees in the highway at four locations throughout the Borough.

Resolved that the Borough Engineer and Planning Officer be authorised to arrange for the removal of the trees referred to and the works be awarded to the Parks DLO under the terms of the Grounds Maintenance Contract.

### Social Street Lighting - Railway Street, Stacksteads

957. The Borough Engineer and Planning Officer reported the receipt of a request for a social street lighting improvement on Railway Street, Stacksteads. He pointed out that the lighting system on Railway Street did not meet modern standards for illumination and the road was unadopted and not eligible for Highway Authority funding.

The Borough Engineer and Planning Officer reminded Members that there was a significant number of outstanding requests and that it was the Committee's normal practice to present a list for prioritisation and approval to the June meeting of the Committee.

Resolved that Railway Street, Stacksteads be added to the list of social lighting schemes awaiting funding.

### Transport Capital Programme

957. The Borough Engineer and Planning Officer reported that he had responded to an invitation from the Lancashire County Council to submit proposals for inclusion in their Capital Programme. He advised that the County had requested proposals within the following categories:-

- cycling
- pedestrian priority
- freight partnerships
- school travel plans
- business travel plans
- street lighting (crime reduction and energy saving)

The Borough Engineer and Planning Officer reported that the deadline for the submission of schemes was 22nd February and he had submitted the following schemes.

- a) Rossendale Cycleways and Bridleways Project. Specifically, schemes at Cloughfold to Waterfoot, and Haslingden to Rawtenstall (Bentgate to College). Combined estimated scheme cost - £268,000.
- b) Newchurch Road, Stacksteads (New Line to Blackwood Road) Street Lighting improvement with road safety and security justification. Estimated cost - £14,000.
- c) C.705 Kirk Hill Road, Haslingden (Oakenhead Wood to Rakefoot bends). Footway construction at an estimated cost of £50,000.

Resolved that the action of the Borough Engineer and Planning Officer in submitting the schemes to the County Council, be approved.

### Highways Fees and Charges

957. The Borough Engineer and Planning Officer submitted a report with proposed fees and charges for highways services and advised the Committee that the fees had been agreed by the Lancashire Surveyors Association.

Resolved that the scale of fees and charges referred to in the report of the Borough Engineer and Planning Officer be approved with effect from 1st April, 2001.

### Naming of Streets and Numbering of Dwellings

957. The Borough Engineer and Planning Officer reported the receipt of a request for the re naming of Station Road, Broadley. He advised that within Whitworth there was a Station Road at Broadley and a Station Road at Facit and confusion had been caused to drivers of emergency service and delivery vehicles as well as other visitors.

The Borough Engineer and Planning Officer advised of the powers available to the Council to re name a street and he suggested that the most appropriate authority was contained in Section 18 of the Public Health Act of 1925. He advised that there was doubt as to whether the Council had adopted the provisions of the 1925 Act and he suggested therefore that the matter should be deferred pending a further report to Committee when they could adopt the 1925 Act.

Resolved that consideration of this matter be deferred and that a further report be presented to the next meeting of the Committee.

### Private Street Works - Stubbins Vale Road

957. The Borough Engineer and Planning Officer submitted a report on consultations which he had undertaken with the Principal Frontagers to Stubbins Vale Road. He advised that following these consultations, he was proposing an amended scheme which he suggested had a greater chance of completion since it took into account objections which had been received to earlier schemes.

He submitted details of the proposed amended scheme together with a specification, plans and provisional apportionment.

The Committee discussed the matter.

Resolved i) that the previous resolutions of the Committee in respect of the Private Street Works Scheme at Stubbins Vale Road be rescinded,

ii) that whereas that part of Stubbins Vale Road, as shown on the plan displayed to Committee, between 4 Farm Cottages and North Lodge approximately 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 Highway 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 plans, specification and provisional apportionment be approved,

iv) 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.

#### Departmental Objectives 2001/2002

957. The Borough Engineer and Planning Officer submitted a report outlining his proposals for Departmental Objectives based on the Council's Best Value Performance Plan.

Members pointed out that certain of the objectives for 2000/2001 had not been fully achieved.

Resolved i) that the proposals outlined in the report of the Borough Engineer and Planning Officer as detailed below, be adopted as the departmental objectives for 2001/2002

- a) to commence 2nd Review of Rossendale District Local Plan;
- b) to contribute towards strategic regeneration programmes for Bacup and Stacksteads;
- c) to improve processing systems (including replacement software programmes) for the determination of planning applications, and to work towards meeting government guidelines in respect of decision time on such applications;
- d) to work towards increasing the percentage of household waste currently recycled, in line with national targets and the County Council's Waste Management Strategy;
- e) to implement formal quality control procedures/systems within the engineering service;
- f) subject to other corporate decisions concerning the future of the Highways Agency, to review options for change in terms of the current highways client/DLO structure;
- g) to work with the East Lancashire Partnership and others to promote and develop - as part of an East Lancashire Regional Park - Rossendale's assets and interests. This will include for example, the development of networks of cycleways/bridleways, the management and promotion of our woodland resources and the continued reclamation of derelict quarries;
- h) to continue to preserve the unique heritage of our historic town centres through the HERS (Heritage Economic Regeneration Strategy) initiative.

ii) that outstanding objectives from the year 2000/2001 be added to the list for 2001/2002.

#### Planning Appeal Decisions

957. The Borough Engineer and Planning Officer reported the receipt of decision letters in respect of appeals against the refusal of planning permission in respect of applications number 2000/220 (outline site for the erection of 2 dwellinghouses, 106 agreement to provide bus bay, clearance and landscaping of remainder of site. Land adjacent to 2 Market Street, Healey) and 2000/214 (erection of 1.75m/1.52m high fence along eastern boundary of property approximately 42m in length. "Woodlands", Forest Bank Road, Crawshawbooth).

In both cases it was the decision of the Inspector that the appeals should be dismissed.

Resolved that the report be noted.

Lancashire County Council Policy on Traffic Regulation Orders/  
Decriminalised Parking

957. The Borough Engineer and Planning Officer submitted a comprehensive report which outlined the proposals of the Lancashire County Council for the implementation of decriminalised parking throughout Lancashire with effect from November 2003. The report outlined the implications for the Council's traffic management and engineering functions during the year 2001/2002.

The Borough Engineer and Planning Officer reported that the County Council proposed to appoint consultants to prepare a detailed report and implementation plan to give effect to the new policy and he submitted details of the proposed time scale for the production of the report and the introduction of the decriminalised parking policy in Lancashire.

The Borough Engineer and Planning Officer reported that as part of the process, it would be necessary for all District Agents to produce consolidation orders in respect of existing Traffic Regulation Orders and as part of the exercise, all existing orders would need to be examined to determine their relevance before being included in a Consolidation Order. He further reported that the County Council had introduced a revised categorisation and prioritisation policy and that the application of this policy would have the effect of focusing action specifically on orders falling within category 1 of the hierarchy which covered roads with an existing accident record and where implementation of the Traffic measure would be expected to ensure that access could be maintained at all times for emergency services, for essential highway/bridge structural purposes or to fulfil the legal requirements.

The Borough Engineer and Planning Officer commented on staffing resources to tackle this particular task.

Resolved that the report be noted.

Highways Agency - Amalgamation of Client and Contractor

957. The Borough Engineer and Planning Officer referred to the proceedings of the Special Corporate Policy Sub-Committee held on 14th March when that Sub-Committee had agreed to proposals to combine the highways client and contractor organisations and had approved a staffing structure to take effect from 1st April, 2001.

The Special Sub-Committee at an earlier meeting had agreed to extend the current Agency Agreement with the County Council for a further year until end March 2002 and to extend the Term Maintenance Contract for the same period subject to a renegotiation of justifiable rate increases.

Resolved that the report be noted.

Engineering and Planning Working Group (Development Control)

957. The Borough Engineer and Planning Officer submitted a report and notes of the meeting of the Engineering and Planning Working Group held on Friday 16th February.

Resolved i) that the report be noted,

ii) that the findings and conclusions of the working group be endorsed.

Engineering and Planning Sub-Committee

957. Resolved that the minutes of the Engineering and Planning Sub-Committee held 13th February, 20th February, 27th February and 6th March, 2001 be noted (for Minutes see Appendices 'A' - 'D').

THE MEETING CLOSED AT 9.15 PM

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 13th February, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/528  
Erection of single storey extension comprising garage, porch,  
dining room and conservatory at: 83 Bankside 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 must be begun not later than the expiration of five years beginning with the date of this permission.
2. No development shall take place until samples of the proposed facing stone, 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.
3. The conservatory windows in the south western elevation of the extension hereby permitted shall be glazed in obscure glass prior to the first occupation of the extension and retained thereafter.

Application Number 2001/007  
Erection of hardwood conservatory to rear amended proposal)  
at: 159 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 facing stone to the dwarf wall 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. The fencing to the eastern elevation as indicated on the approved plans shall be installed prior to the first occupation of the building and retained thereafter.

Application Number 2000/432  
Change of use of retail and offices to 3 no flats comprising  
2 bedroom apartments and 1 no bedsit (additional plan)  
at: 610 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 must be begun not later than the expiration of five years beginning with 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.

Application Number 2000/539  
Erection of 1 no 2 bed dwellinghouse  
at: Land off Bridge End Close/Station Road, Helmshore, Rossendale

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

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. No development shall take place until samples of the proposed natural facing stone and roofing materials have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. None of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
4. Before the dwelling hereby approved is first occupied the access, parking and turning areas shall be appropriately paved in permanent construction to the satisfaction of the Local Planning Authority. Details of the surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The area shall then be surfaced in accordance with the approved details and retained thereafter.

Application Number 2001/005  
Renewal of outline planning permission 1997/508 for the construction  
of 3 no. 3 storey town houses with integral garages  
at land adjacent to Rawstrons Arms off Market Street, Whitworth.

Resolved that outline approval be granted for this application subject to the following condition(s):-

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, design, external appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (as such including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building(s) is/are first occupied for the purposes of this permission or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. No development shall take place until samples of the proposed natural stone and natural slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
5. Before the proposed 5m wide access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in tarmacadam, concrete, block pavements or other approved materials.
6. The proposed car parking area shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the 3 car parking spaces shall be marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative.
7. 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 2000/557LB

Provision of extra bedroom with shower room in existing loft space, 368 Newchurch Road, Stacksteads, Bacup

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

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 details of the means of ventilation have been submitted to and agreed in writing by the Local Planning Authority. The ventilation shall then be installed in accordance with the approved details and so retained thereafter.
3. The rooflights hereby approved shall be installed flush to the roof plane.

Application Number 2001/006  
Proposed disabled access improvements to existing school buildings.  
Provision of 3 no new ramps and one ramp to be extended to comply  
with current regulations  
at: All Saints R C High School, Haslingden Road, Rawtenstall, Rossendale

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

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

Application Number 2000/184  
Change of use of vacant land to caravan site.  
The development may affect the setting of footpath 445 (amended plan)  
at: Land off Douglas Road/Ronaldsway Close, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The development of this greenfield site for residential caravan and park home use would constitute an unsustainable form of residential development contrary to the provisions of DETR Planning Policy Guidance Note 3: Housing which promotes more sustainable patterns of future development through the better use of previously developed land.
2. The development of this site in the manner proposed would result in a harmful distortion of the local housing market which would be unsupportive of the Local Authority's urban regeneration initiatives through SRB funding assistance.
3. The proposal is contrary to the provisions of the Rossendale District Local Plan which identifies the application site as a housing site (Policy H3 - Land for Residential Development). The proposed development of a residential caravan and park homes site would prejudice the overall aim of achieving sustainable levels of development in the Borough by managing the planned release of land for housing development.
4. The development of this visually prominent exposed upland site as a residential caravan/park home site would have an adverse impact upon the visual amenities of the locality and would thereby be contrary to Policy DC.1 (Development Criteria) of the Rossendale District Local Plan.

Application Number 2000/547  
Change of use of vacant land to residential mobile caravan and  
park homes site.  
The development may affect the setting of footpath 445  
at: Land off Douglas Road/Ronaldsway Close, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The development of this large greenfield site for residential caravan and park home use would constitute an unsustainable form of residential development contrary to the provisions of DETR Planning Policy Guidance Note 3: Housing which promotes more sustainable patterns of future development through the better use of previously developed land.

2. The development of this site in the manner proposed would result in a harmful distortion of the local housing market which would be unsupportive of the Local Authority's urban regeneration initiatives through SRB funding assistance.
3. The proposal is contrary to the provisions of the Rossendale District Local Plan which identifies the application site as a housing site (Policy H3 - Land for Residential Development). The proposed development of a residential caravan and park homes site would prejudice the overall aim of achieving sustainable levels of development in the Borough by managing the planned release of land for housing development.
4. The development of this visually prominent exposed upland site as a residential caravan/park home site would have an adverse impact upon the visual amenities of the locality and would thereby be contrary to Policy DC.1 (Development Criteria) of the Rossendale District Local Plan.

Application Number 2000/278

Proposed residential development consisting of the installation of roads and sewers, erection of 110 no dwellings, provision of public open space and landscaping of site at: Land accessed from Hamer Avenue and Goodshaw Avenue North, north of Goodshaw Avenue (All Saints Close) and west of Goodshaw Lane

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

Application Number 2000/498

Residential development - Erection of 57 detached dwellings and conversion of existing buildings into six no. units, together with associated works. The development may affect the setting of footpaths 1,2,4,9,10 at: Land at Commercial Street, Loveclough

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

Application Number 2000/335

Outline - Erection of a 40 no bed hotel/lodge - 150 no person conference suite - leisure facility with swimming pool/creche - visitor education centre - erection of 6 no self catering cabins - associated access improvements and car parking. The development at: Land at Twine Valley Park & Fishery, off Rochdale Road, Ramsbottom, near Bury

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

Application Number 2000/511

Retrospective change of use of premises to hot food takeaway at: 7 Alma 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. The use which is the subject of this permission shall only be carried out between the hours of 9.00a.m. and 23.30p.m.
3. Before the use of the premises hereby permitted begins, details of the means of suppressing and directing smells from the premises, including details of the height, position, design of and materials used in any external chimney or extraction vent, shall be submitted to and approved in writing by the local planning authority. The details so approved shall then be implemented in full before the use first commences and shall be so retained thereafter.

Item of Urgent Business

3. In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972 the Chair agreed that the following matter should be raised at the meeting as a matter of urgency in view of the special circumstances appertaining thereto, namely that the item had been included on an agenda for a previous meeting but the decision had not been recorded.

Traffic Regulation Order -  
Unnamed Street at Turton Hollow Road, Crawshawbooth

4. The Borough Engineer and Planning Officer reported that a site meeting and vehicle demonstration 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 in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting waiting at any time on the north side of the unnamed road at the gable end of 694 Burnley Road from its junction with Burnley Road, a distance of 7 metres in a westerly direction.

Exclusion of the Public and Press

5. 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.

Lee Mill Industrial Estate

6. The Borough Engineer and Planning Officer submitted details for the revised tender arrangements for bridgeworks design and construction of Lee Mill Industrial Estate.

Resolved that tenders be obtained for bridgeworks (Design and Construction) at Lee Mill Industrial Estate from the select list of contractors previously agreed for roadworks and reclamation.

THE MEETING CLOSED AT 5.35 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 20th February, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/427

Re-building garage and stables. Proposed ground floor extension to dwellinghouse  
at: Edge Barn House, 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 natural stone and blue slate have been submitted to and approved by the local planning authority and the outer face of the domestic extension shall not be constructed other than with the approved materials.
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 garage and stables shall not be constructed other than with the approved materials.
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 2001/013

Proposed kitchen and dining room extension  
at: 7 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. 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 2001/018  
Erection of porch  
at: 445 Helmsore Road, Helmsore, 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 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 2001/019  
Demolition of partially flat roofed side extension and erection of  
extension to form bedroom, lounge and dining room  
at: Tor Side Lodge, Alden Road, Helmsore, 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 roof slates to match the existing building have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/025  
Two storey side extension and front porch  
at: Higher Hud Hey Cottage, Roundhill 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 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 2001/022  
Erection of single detached prefabricated garage  
at: Garage site at Thistlemount, 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. 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 2000/500  
Outline - Erection of four bed detached dwelling and detached  
two car garage (Resubmission)  
at: Land to the rear of 19 Ramsey Avenue, Bacup, Lancashire

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

2000/500 Continued

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 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 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.

Church of England, Pastoral Measure 1983: St Michael, Lumb

The Borough Engineer and Planning Officer reported that the above Church had suffered from problems of poor repair and a small congregation for some twenty years. The Parochial Church Council had now accepted that the maintenance burden and concern over third party liability were too onerous and the Diocese was therefore considering making a recommendation that the parish of St Michael, Lumb be united with St Nicholas and St John, Newchurch. The Church of St Michael would then be declared redundant.

Once redundant, the Church may be demolished without listed building consent. The Council was a consultee under the Pastoral Measure 1983.

Resolved i) that the Diocesan Pastoral Committee be advised that the Council supports the draft proposal as reported, and

ii) that preparation of a planning brief for the site be delegated to the Borough Engineer and Planning Officer in agreement with the Diocesan Office.

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.

Carriageway Machine Surfacing, March 2001 -  
Acceptance of tenders

The Borough Engineer and Planning Officer reported that he had invited tenders for carriageway machine surfacing to be undertaken during March 2001 to utilise any underspend within the Highways Agency maintenance allocations for 2000/1.

The sites which had been chosen were those where little preparation work was involved in terms of kerbing and footway repairs. He circulated a schedule of work to be carried out up to the limit of the available maintenance allocation.

Resolved that the Borough Engineer and Planning Officer be authorised to award machine surfacing works to RMC Ltd for the Rawtenstall area and BP for other areas of the Borough in accordance with the schedule as circulated up to the value of any uncommitted Highway Maintenance allocations for 2000/1.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 27th February, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2000/556  
Proposed two storey side extension to dwellinghouse (amended plan)  
at: 5 Holdenwood Drive, Helmshore, Rossendale

Resolved that consideration of this application be deferred.

Application Number 2001/010  
Change of use from shop to domestic/residential  
at: 316 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.
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 2000/515  
Construction of new detached dwellinghouse and new detached garage/store.  
The development may affect the setting of footpath no 352  
at: land rear of Rosevale Street/Co-Operation St, Cloughfold, Rossendale

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

Reference from Engineering and Planning Committee meeting of 19th February 2001

Application Number 2000/335

Outline - Erection of a 40 no bed hotel/lodge - 150 no person conference suite - leisure facility with swimming pool/creche - visitor education centre - erection of 6 no self catering cabins - associated access improvements and car parking. The development would affect the setting of a number of public footpaths including nos 147, 180, 185 and 186

at: Land at Twine Valley Park & Fishery, off Rochdale Road, Ramsbottom, near Bury

The Borough Engineer and Planning Officer submitted a report upon the above matter and reminded the Sub-Committee that at the Engineering and Planning Committee held on 19th February, 2001 the Committee had resolved that they were minded to grant outline planning permission for the above development, subject to compliance with the Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999 and subject to 18 conditions, details of which were outlined to the Sub-Committee.

He also reminded the Sub-Committee that the Committee had also resolved that in order to provide satisfactory and appropriate reasons to support the decision in this case, the Sub-Committee had been given delegated authority to approve the Statement Of Reasons to be forwarded to the Secretary of State as required by the regulations applicable in this case.

Accordingly, he put forward a Draft Statement of Reasons for the Sub-Committee's consideration and approval.

Resolved i) that notwithstanding the Borough Engineer and Planning Officer's recommendation, the Council considers that planning permission should be granted in this case for the following reasons:-

"That very special circumstances exist which would outweigh any harm to the green belt in this instance, namely:- The major direct and indirect economic, commercial, tourism and employment benefits that would stem from this development and which would have a positive impact upon the local economy as a whole and upon the Borough's image, as well as adding value to the visitor experience and acting as a catalyst for further investment in other tourism and business related developments.

ii) that in accordance with Article 21 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 which requires that even in cases involving the grant of planning permission that the main reasons and considerations on which the decision is based are described, the Council considers that the main reasons and considerations for their decision on this application in this case are as follows:-

1. There would appear to be a conflicting set of considerations in this case:-
    - 1) The need to promote Rossendale as a focal point to Lancashire's Hill Country and create a sure base for tourism related employment.
    - 2) Protecting and enhancing the green belt by preventing inappropriate development
- they are not, as they seem, necessarily conflicting.

2. In 1996 this Council embraced (and partly paid for) a marketing strategy - supported by neighbouring authorities/Lancashire County Council and NW Tourist Board.

With a recorded expenditure of over £30 million in the mid-1990's and 6% of our workforce employed in tourism related activities, the Council agreed to encourage and develop this part of the economy.

3. The report identified certain deficiencies:

- a need to change the public perception of the area
- a need to promote small/medium enterprises
- respond to a dire shortage of accommodation for educational and special interest parties and quality self-catering
- unfortunately the 1996 Report recognised that established hotel companies would be reluctant to invest until the demand increases - it was right now 5 years later and nothing of any significance has resulted
- the report advised that local businesses and farming families be encouraged to diversify into tourism since this would be the most sustainable approach.

4. Nine years ago the applicant introduced the Twine Valley Fishery Park to Rossendale - without recourse to any form of public grant aid. His commercially successful Fisherman's Retreat has promoted such reinvestment that now nearly 90 acres of farmland has been adapted to promote a unique combination of animal and fish husbandry with free public access to the countryside that is unmatched in this part of the country.

5. The attraction has been embraced by the public and is an important and unique facility in the valley's tourism policy.

6. The above cited Tourism Report recognises that in the absence of traditional investors, the Council should encourage those with enthusiasm, such as the applicant and his already established attraction of the Twine Valley Fishery Park. Without such promotion and encouragement there would be little chance of these tourism policies advancing beyond a mere report.

7. Of course the Council's adopted plan policies would rather see an hotel of this type being introduced into Rawtenstall or Bacup - but the leisure park is not in the town it is at Twine Valley - and this can be the only viable focus for the new investment.

8. The application shows that the proposed development will provide over 50 full time and 30-40 part-time jobs within both the hotel and related countryside activities - thus responding to another of the Council's declared goals.

9. The Council recognises the importance of protecting the green belt and open countryside - and that in normal circumstances the introduction of an Hotel complex would be regarded as being inappropriate and damaging. However green belt policies fortunately do provide the opportunity to consider whether or not there are exceptional circumstances to justify setting aside the presumption of refusal.

10. As previously detailed - the Council believes that such special consideration does exist in this case - based upon:
- the popular success of the Twine Valley and Fisherman's Retreat
  - the public's acceptance and enjoyment of those facilities
  - the lack of an appropriate alternative to respond to both the declared need to promote tourism and its related employment.
11. Further more the application includes both Landscape and Traffic Impact Assessments that conclude that the site is capable of accommodating the development without significant harm to existing Green Belt and road safety interests.
12. In recognising these very special merits the Council believes that it should embrace and encourage the proposal and resolve that it is "mindful to support the application" - which must in due course be advertised as a Departure from the Local Plan and referred to the Secretary of State for a final decision.

iii) that in accordance with Article 21 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 1999 the Council considers that in this case the main measures to avoid, reduce and if possible offset the major adverse effects of the development are those as set out in the 18 conditions imposed on the proposed outline planning permission and as outlined in the resolution to Minute Number 952 of the Engineering and Planning Committee held 19th February, 2001.

Whitworth Square Conservation Area Partnership -  
Tenders for repair to steps adjacent to Whitworth Cottage

The Borough Engineer and Planning Officer referred to Minute Number 7c of the meeting held 2nd August, 2000 when it had been agreed to proceed with the above scheme.

He submitted details of the tenders which had been received for the carrying out of the work.

Resolved that the lowest tender from Barnett Construction in the sum of £26,358.57 for the carrying out of the above work be accepted.

THE MEETING CLOSED AT 5.10 PM

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 6th March, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pearson (for Pilling)

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/026  
2 storey side extension  
at: 533 Holcombe Road, Helmshore, Rossendale

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

1. 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, render & natural stone to match the existing building have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/033  
Installation of 2 satellite dishes to the front elevation of flats  
at: 1 Springfield Court, South Street, Bacup, Lancashire

Resolved i) 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.

ii) that the Borough Engineer and Planning Officer be requested to write to the owners of the flats to advise of the adverse impact on the development of additional satellite dishes and to seek their views on the provision of a communal system.

Application Number 2000/556  
Proposed two storey side extension to dwellinghouse (amended plan)  
at: 5 Holdenwood 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. No development shall take place until samples of the proposed facing brick and roofing tiles to match the existing dwelling have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/039  
Two storey side extension comprising car port with bedroom over  
at: 5 St Peters Road, 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. 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 2001/040  
Proposed single storey rear extension and conservatory  
at: 25 The Crescent, 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. 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 2001/031A  
Erection of 1 no double sided free standing advertising display unit  
at: The Flowers Public House, Todmorden Road, Bacup, Lancashire

Resolved that this application be refused for the following reason:

1. The double sided free standing advertising display unit by reason of its prominence in this semi-rural location would form a most discordant and intrusive feature in the street scene and would thereby be detrimental to the visual amenity of the area. For these reasons, the proposal would also be contrary to Policies DC.5 and DS.5 of the adopted Rossendale District Local Plan.

Application Number 2001/011  
Conversion of existing shop units to form 4 no. flats  
at: 95/97 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 samples of the proposed natural stone have been submitted to and approved by the local planning authority and the outer face of the former shop fronts shall not be constructed other than with the approved materials.

THE MEETING CLOSED AT 5.20 PM

ENGINEERING AND PLANNING COMMITTEE

held 17th April, 2001  
at 7.00 p.m.

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

APOLOGIES: Councillors Choudhury and Easton

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Chief Administrative Officer

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

1. Resolved that the Minutes of the meeting of the Committee held on 19th March, 2001 be signed by the Chair as a correct record.

SECTION 'B' - FUNCTIONS DELEGATED

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

1. The Acting Borough Engineer and Planning Officer submitted a report upon each of the following planning applications contained in Minutes numbered 3 to 5 inclusive which gave details of the applications, the consultations which had been carried out and where appropriate, details of objections and representations received together with his observations on each application. He also submitted details of additional letters received since the preparation of his reports together with an amended plan which he had received that day in respect of planning application 2001/036 (conversion of adjacent stables/garage and their extension by means of the provision of a first floor to form a single 2 bed dwelling house on land adjacent to Fecit Bungalow, Rochdale Road, Ramsbottom).

Application Number 2000/134

Application for outline planning consent for residential development on land at Irwell Springs, Bacup to construct 42 no dwellings with associated roads and infrastructure works, with all matters reserved with the exception of highway matters and siting which are for consideration.

The development may affect the setting of footpath nos 295, 330 and 657 (amended plans).

Land at Irwell Springs, Off Heald Lane, Weir, Bacup

1. Resolved that consideration of this application be deferred for further information on the proposed means of access/traffic implications and for further information on the concerns expressed about the environmental and ecological effects of the development proposals, particularly in relation to the lodges.

Application number 2000/465  
Demolition of existing buildings and construction of one apartment  
block providing 14 no apartments and 7 no duplex apartments with  
car parking below, together with the construction of 8 no town houses  
(amended plan).  
Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

1. Resolved that Committee are minded to grant planning permission subject to compliance with the Departure Procedure of the Town and Country Planning (Development Plans and Consultations) Directions 1992; and subject to completion of the said Departure Procedure and to any decision of the Secretary of State for the Environment, Transport and the Regions, the Engineering and Planning Committee be authorised to issue the decision notice in respect of this application subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 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 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.
4. No part of the development shall be commenced until all the off site highway works have been provided in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.
5. 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.
6. 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.
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. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.
9. 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.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be carried out with respect to any of the 8 no. town houses without the grant of formal express planning permission in that behalf by the local planning authority.
11. 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 8 no. town houses, 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.
12. Before any work commences, a bat specialist shall inspect the crevices identified in the Survey and Mitigation for Bats dated 16th October, 2000. The specialists report shall be submitted to the local planning authority and any means of protection of the bats and their hibernation situations identified in the report shall be implemented during development works. Should any bat/s be located during building operations then immediate advice should be sought and unless a bat/s are in danger of being harmed they should be left in situ and protected until a bat specialist can be contacted. Work should cease around any area that bats are so found until such a time as a bat specialist can be contacted and a further inspection of the site can be made. Any further recommendations which may flow from such an inspection should be fully implemented by the developer.

Application Number 2001/036  
Conversion of adjacent stables/garage and their extension by means  
of the provision of a first floor to form a single 2 bed dwellinghouse.  
Land adjacent to Fecit Bungalow, Rochdale Road, Ramsbottom, near Bury

(Original Plans)

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

1. The proposed development is contrary to provisions contained both within the Lancashire Structure Plan 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 purposes of agriculture, forestry, or other uses appropriate to a rural area.
2. The applicant has failed to demonstrate to the satisfaction of the local planning authority that there is currently any justification from the point of view of agriculture need to warrant a departure from established planning policy which indicates that, within this attractive rural area which is defined both in the Lancashire Structure Plan and the District Plan for Rossendale as an area of Green Belt new residential or other development is most strongly to be resisted in accordance inter alia with the provisions of M.O.H.L.G. Circular no. 42/55 and D.O.E. Circular no. 14/84. In the absence of any demonstrable need on agricultural or personal grounds for the proposed development the application, if approved, would be contrary an prejudicial to policies contained in the Development Plan and would set an adverse precedent by the introduction of a form of sporadic development which might encourage the submission of other similar applications in the future which would then be more difficult to resist.
3. The proposal would, furthermore, if approved and implemented in its present form be conducive to the submission of further similar applications which would then be more difficult to resist thereby further prejudicing the policy of the local planning authority in seeking to secure orderly and well-planned development.

(N.B. For the avoidance of doubt, this refusal of planning permission is in respect of the original plans as submitted with the application).

The Borough Of Rossendale  
(Land off Eden Street, Edenfield - T2/115)  
Tree Preservation Order 2001

1. The Chief Executive Officer reported that the above mentioned Order had been made on the 5th February, 2001 and no objections had been received thereto.

Resolved that the Borough of Rossendale (Land off Eden Street, Edenfield - T2/115) Tree Preservation Order 2001 be confirmed as an unopposed Order.

Engineering and Planning Sub-Committee

1. Resolved that the minutes of the Engineering and Planning Sub-Committee held 13th March, 20th March, 27th March and 3rd April, 2001 be noted. (For Minutes, see Appendices 'A' to 'D').

THE MEETING CLOSED AT 7.45 PM

APPENDIX 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 13th March, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 14/2000/015A  
Erection Of Building Name Lettering.  
St. Mary's Chambers, Haslingden Road, Rawtenstall.

Resolved that advertisement consent be approved 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 Number 14/2001/035  
Installation of a 60cm Grey Satellite Dish.  
National Westminster Bank, 28 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 14/2001/017A  
Erection Of Four No. National Flags And Two No. Banners.  
St. Mary's Chambers, Haslingden Road, Rawtenstall.

Resolved i) That in respect of the 2 no. banner signs advertisement consent be granted subject to the following condition(s):-

1. Any advertisement 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 navigated 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.

ii) That in respect of the 4 no. national flag poles advertisement consent be refused for the following reasons:

1. The angled national flag poles by reason of their prominent position on the principal road frontage elevation of St. Mary's Chambers (A Grade II Listed Building) would represent an intrusive and discordant feature in the street scene and would thereby be detrimental to the visual amenity of the area. For these reasons the proposal would be contrary to Policy DC.5 (Advertisements) of the Rossendale District Local Plan.
2. By reason of their prominence and visually incongruous position on the principal elevation of a Grade II Listed Building the proposed national flag pole signs would adversely affect the architectural character of the building and would thereby be contrary to Policy HP.2 (Listed Buildings) of the Rossendale District Local Plan.

Application Number 14/2000/559A  
Erection Of Non Illuminated Flush Mounted Trade Sign And Name Plate.  
Olive Mill, Newchurch Road, Stacksteads, Bacup.

Resolved that advertisement consent be granted for the application subject to the following condition(s):-

1. Any advertisement 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 14/2001/024  
Proposed Industrial Unit And Car Parking.  
New Line Industrial Estate, New Line, Bacup.

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

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

type and size.

4. The proposed car parking and servicing facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made ready for use before the building hereby permitted is first occupied for the purpose of this permission, and shall thereafter be retained solely for car parking (or servicing) purposes.
5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas 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.
6. The building(s) which is/are the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provision of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned Order).
7. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
8. On Mondays to Saturdays, excluding Bank Holidays, noise levels shall not be permitted to exceed:-
  - (a) 70 db (A) Leq 1 Hour or a maximum of 91 db (A) during the period 0700-1900 hours; and
  - (b) 60 db (A) Leq 1 Hour or a maximum of 70 db (A) during the period 1900-2200 hours; and
  - (c) 45 db (A) Leq 1 Hour or a maximum of 50 db (A) during the period 2200-0700 hours

On Sundays and Bank Holidays noise levels shall not be permitted to exceed:-

those cited under (b) during the period 1000-1800, and those cited under (c) at all other times.

(All noise levels to be measured at the application boundary).

Application Number 14/2001/029  
Proposed Erection Of Two No. Industrial Units And Car Parking.  
New Line Industrial Estate, New Line, Bacup

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

1. No development shall take place until samples of the proposed bricks and sheeting have been submitted to and approved by the

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

2. No development shall take place until the colour of the proposed roof/wall cladding has been agreed in writing with the local planning authority, and the colour of the roof/wall cladding used in connection with the development shall not vary from that/those approved.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. The proposed car parking and servicing facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made ready for use before the building hereby permitted is first occupied for the purpose of this permission, and shall thereafter be retained solely for car parking (or servicing) purposes.
5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas 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.
6. The building(s) which is/are the subject of this permission shall be used only for the purposes of business and general industry, and storage and distribution in accordance with the provision of the Town and Country Planning (Use Classes) Order 1987 (that is with reference to Classes B1, B2 and B8 of the Schedule to the aforementioned Order).

7. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
8. On Mondays to Saturdays, excluding Bank Holidays, noise levels shall not be permitted to exceed:-
- (a) 70 db (A) Leq 1 Hour or a maximum of 91 db (A) during the period 0700-1900 hours; and
  - (b) 60 db (A) Leq 1 Hour or a maximum of 70 db (A) during the period 1900-2200 hours; and
  - (c) 45 db (A) Leq 1 Hour or a maximum of 50 db (A) during the period 2200-0700 hours

On Sundays and Bank Holidays noise levels shall not be permitted to exceed:-

- those cited under (b) during the period 1000-1800, and
- those cited under (c) at all other times.

(All noise levels to be measured at the application boundary).

Application Number 14/2001/016LB  
Erection Of Three No. CCTV Cameras And Four No. Floodlights.  
St. Mary's Chambers, Haslingden Road, Rawtenstall.

Resolved that Listed Building Consent be granted subject to the following condition:

1. The floodlights shall be installed and thereafter maintainable with white (mercury) or gold/white (SON) lamps.

Application Number 14/2001/014LB  
The Addition Of Free Standing Lettering In Front Of The Pediment Of The Building. St. Mary's Chambers, Haslingden Road,  
Rawtenstall.

Resolved that Listed Building Consent be granted.

Application Number 14/2000/486  
Renewal Of Outline Planning Permission Reference No. 97/380 In Relation To  
The Erection Of Two No. Dwellings.  
The Development May Affect The Setting Of Footpath No. 201.  
Land Adjacent To Worswick Memorial Ground, Bacup Road, Rawtenstall.

Resolved that outline 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. 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 proposals where appropriate (screen or boundary walls and 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 be subsequently be agreed in writing with that authority. Any tree or shrubs becoming diseased, dying or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
3. Before any construction of the dwellings hereby permitted is commenced, the existing vehicular access from the site to Bacup Road shall be widened to provide a minimum width of five metres at the back of footway position. The existing gates shall be removed and the widened access shall remain ungated henceforth.
4. Before any construction of the dwellings hereby permitted is commenced, that part of the site access to Bacup Road extending from the highway boundary for a minimum distance of ten metres into the site 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,B,C,D and E of Class 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
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 Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal planning permission in that behalf of the local planning authority.
7. No development shall take place until a scheme to prevent through vehicular traffic between Bacup Road and Greenbank Park via Greenbank Drive has been submitted to and approved by the local planning authority.
8. No development shall take place until the highway works referred to in condition 7 have been implemented in accordance with the approved scheme.

Application Number 2000/194  
Conversion of barn into dwellinghouse.  
The development may affect the setting of footpath No. 115, 124 and 125  
at: Barn at North Street, Stubbins, 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) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no development which would otherwise be permitted by virtue of the provisions of Classes A,B,C,D,E,F, & G of Part 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
- 3) The development hereby approved shall not be undertaken other than in accordance with the recommendations and method statement of Engineering Report No. 7332 of Michael Pooler Associates dated 11.2.2000.
- 4) No development shall take place until samples of the proposed natural stone and natural slate to be used in the conversion of the building have been submitted to and approved by the local planning authority and the outer face of the building shall not be repaired and adapted other than with the approved materials.
- 5) Before any development is commenced a fully detailed scheme of landscaping detailed (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) All points of access to and finished floor levels of the habitable accommodation hereby approved shall be set at or above 135.23 metres Above Ordnance Datum plus 600mm freeboard, and no part of the converted structure lying below that level shall be used for habitable purposes, garaging, storage, access, or for any other purpose incidental to the enjoyment of the dwellinghouse as such.
- 7) No development shall take place until details of the window and door joinery have been submitted to and approved by the local planning authority and thereafter shall not be installed other than in accordance with the approved details.
- 8) No development shall take place until a specification for the construction of the proposed vehicular access has been submitted to and approved by the local planning authority. Thereafter shall be constructed in accordance with the approved specification before the dwelling is first occupied.

Application Number 2001/028

Development of supported housing, comprising 8 no self contained flats and ancillary office accommodation at land to rear of Greenfield Street, Rawtenstall, Rossendale

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

1. No development shall take place until samples of the proposed bricks, 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.
2. No development shall take place until a scheme for the provision, laying out and surfacing of car parking, servicing and manoeuvring facilities within the application site has been submitted to and approved by the local planning authority; and no building/none of the buildings hereby permitted shall be occupied until the car parking, servicing and manoeuvring facilities have been provided, laid out and surfaced in accordance with the scheme.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.

Application Number 14/2001/34

Proposed Overhead Line.

Gindles Farm, Sale's Lane, Walmersley, Bury.

Resolved that the Council raise no objection to this proposal.

Application Number 14/2000/542

Proposed Above Ground Installation Associated With Salmesbury To Helmshore 1050 Gas Pipeline. Land At Moor Road/Alden 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. 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 finish and roof finish of the proposed kiosks have been submitted to and approved by the local planning authority and the outer face of the buildings shall not be constructed other than with approved materials.

Application Number 14/2001/023

Change Of Use From A Play Group To A Place To Store And Wash Catering Equipment. St. Mary's Wood Top Mission, Bury 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. Not to make any material alterations to the external appearance of the building which is the subject of this permission without the grant of formal express planning permission in that behalf by the local planning authority.
3. The premises shall be used for storing and washing catering equipment and for no other purpose (including any other purpose in Class B.8 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).

Faculty Consultation: Saint Michael, Lumb

The Borough Engineer and Planning Officer reported that the Council had been consulted by an architect acting for the Parochial Church Council in respect of the proposed alteration of the grade II listed church. The Church of England enjoyed what was referred to as "ecclesiastical exemption" from listed building control in respect of buildings in ecclesiastical use. There was instead an internal Church of England system of control known as Faculty. The Council was a statutory consultee.

Resolved that in response to consultation under the Faculty Jurisdiction Measure, the Council objects to the proposed alteration of St. Michael, Lumb.

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

Rawtenstall Heritage Economic Regeneration Scheme (HERS)

The Borough Engineer and Planning Officer reported upon an application for a HERS grant from Mr. KS of Rawtenstall.

Resolved that a HERS grant offer in the sum of up to £1,401.75, be made to Mr. KS of Rawtenstall, subject to the normal conditions in respect of repairs.

THE MEETING CLOSED AT 5.30 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 20th March, 2001  
at 5.00 p.m.

PRESENT: Councillor Challinor (in the Chair)  
Councillors Bolton (for Grogan) and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/043  
Erection of garage with roof terrace  
at: Westerlea Cottage, Lower Walls, off 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. 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 walls of the garage shall not be constructed other than with the approved materials.

Application Number 2001/030  
Consultation from Lancashire County Council -  
Application for extension to Leachate facilities, including 2.4m high  
fencing and 2 no. lagoons  
at: Horncliffe Quarry, Bury Road, Rawtenstall, Rossendale

Resolved that no objection be raised to this application.

Application Number 2000/459  
Proposed single storey lean to kitchen extension to rear elevation  
at: 71 Booth Road, Stacksteads, Bacup

Resolved that this application be refused for the following reasons:

1. The proposed development would, by reason of its size, mass and close proximity to the adjoining dwellinghouse, be detrimental to the residential amenities at present enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of that adjoining dwellinghouse and as such would be contrary to the provisions of Policy DC.1 of the Rossendale District Local Plan.

Application Number 2001/044  
Conversion of shop area to living accommodation  
at: 301 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. No development shall take place until samples of the proposed regular coursed natural stone have been submitted to and approved by the local planning authority and the outer face of the former shop front shall not be constructed other than with the approved materials.

Application Number 2001/021  
Conversion of chapel (now used for light engineering)  
to no. 7 residential flats  
at: 353A 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. 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. The development shall not begin until a site investigation and assessment has been carried out by a properly qualified and experienced expert(s) able to demonstrate relevant specialist experience in the assessment and evaluation of contaminated land. The findings of the investigation shall be submitted in writing to the Local Planning Authority before development commences. All the measures identified under these provisions shall be implemented as the development proceeds, shall be completed before any part of the development is brought into use and shall be so retained thereafter.
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 2001/036  
Conversion of adjacent stables/garage and their extension by means of the provision of a first floor to form a single 2 bed  
dwellinghouse  
at: Land adjacent to Facit Bungalow, Rochdale Road, Ramsbottom, near Bury

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

Application Number 2001/032  
Change of use to taxi office  
at: 286 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.
2. The use authorised by this permission shall be discontinued at the end of a period of 2 years beginning with the date upon which the use is first commenced, unless a renewal of permission is obtained.
3. The taxi office which is the subject of this permission shall only be open to the public between the hours of 9am and 11pm daily.
4. 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.

Proposed Bus Shelter - Bridleway/Burnley Road East, Waterfoot

The Borough Engineer and Planning Officer reported that requests had been received from residents of Bridleway and Burnley Road East for a bus shelter to be sited adjacent to Edgeside Holme Post Office (inward to Rawtenstall).

Resolved that approval be granted for the installation of a bus shelter at the location requested.

THE MEETING CLOSED AT 5.30 PM

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 27th March, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/045

Consultation from Lancashire County Council:

Construction of 3 storey class and administration block; infill drama area, dining extension and library link in existing courtyard with  
20 place car park  
at: Whitworth High School, Hallfold, Rochdale

Resolved that this application be approved

Application Number 2001/037A

Erection of 1 no double sided pole mounted free standing advertising  
display unit on 2.3m high pole  
at: Shore Service Station, Market Street, Shawforth, near Rochdale

Resolved that this application be refused for the following reasons:

1.

National and local planning policy contained in the Annex to Planning Policy Guidance Note 19 and Policy DC.5 of the Rossendale District Plan states that 'Poster advertising is out of place in the open countryside and should not normally be allowed' and 'The Council will use their development control powers to avoid or reduce advertisement clutter, in the interests of amenity especially ... along principal traffic routes... and in the countryside', respectively.

The proposed advertisement would, due to its size, height and siting adjacent to Market Street (A671), be a prominent feature when viewed from Market Street, a principal highway. It would be sited at Shore Service Station which lies within an area of countryside between Britannia and Shawforth, which is designated as green belt in the Rossendale District Local Plan.

Accordingly, the proposed advertisement would be visually intrusive from a principal traffic route within the countryside and as such it would be contrary to national and local planning policy and detrimental to the amenities of the locality.

Application Number 2000/134

Application for outline planning consent for residential development on land at Irwell Springs, Bacup to construct 42 no dwellings with associated roads and infrastructure works, with all matters reserved with the exception of highway matters and siting which are for consideration. The development may affect the setting of footpath nos 295, 330 and 657 (amended plans)

at: Land at Irwell Springs, off Heald Lane, Weir, Bacup

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

Application Number 2000/465

Demolition of existing buildings and construction of one apartment block providing 14 no apartments and 7 no duplex apartments with car parking below, together with the construction of 8 no town houses (amended plan)

at: Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

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 items on the grounds that it they involve the disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 12A to the Act.

Rawtenstall Heritage Economic Regeneration Scheme

The Borough Engineer and Planning Officer reported that £89,598.25 remained in the English Heritage/Rossendale Borough Council budget for the current financial year.

The Borough Engineer and Planning Officer further reported the receipt of six applications for assistance totalling £131,019.85 which exceeded the current balance. He recommended that the Sub-Committee agree to commit grant to the limit of available funds within the current financial year with offers of additional grant subject to funds being voted in the Capital Programme for 2001/2002.

The Sub-Committee considered the applications.

Resolved i) that grants be awarded as follows:-

- HTA £600.25
- RM £2,240.00
- JTL £2,817.50
- LMC £7,193.35 (Subject to the removal of illuminated box sign over shops)
- T & P £2,161.25
- KS £154.19 (on the same terms as agreed at the Sub-Committee meeting held on 13th March 2001) and

ii) that - HDL be granted £116,007.50 in principle subject to the normal conditions and subject specifically to English Heritage approval and to funds being available in the capital programme for 2001/2002.

Bacup Heritage Economic Regeneration Scheme

The Borough Engineer Planning Officer reported that the Bacup Heritage Economic Regeneration Scheme had a joint English Heritage/Rossendale Borough Council budget in the current financial year of £114,000. He informed the Sub-Committee that four properties had been identified as being eligible for grant and an expression of interest had been received from prospective purchasers of one of the properties.

The Sub-Committee considered the application.

Resolved that a grant offer in the sum of £114,000 be made in principle to BSSS or an appropriate body in respect of repairs to the former Maden Public Baths Building as specified in the Borough Engineer and Planning Officer's report, subject to the normal conditions and to the approval of English Heritage and to the following additional conditions:-

- that the offer of grant is subject to the legal position regarding ownership of the building being resolved in a manner which is acceptable to the Council,
- that the offer of grant is subject to the funding and financing arrangements for the proposed scheme being submitted to and approved by the Council,
- that the offer of grant is subject to the Council receiving and approving details evidencing that the project is sustainable, particularly with regard to the necessary commitment of the various partner/member agencies which make up the SS project, and
- the approval of the matters which are the subject of the conditions set out above is to be reserved to the Engineering and Planning Sub-Committee in consultation with the Corporate Policy Sub-Committee acting on behalf of the Council in its capacity as the current owner of the building.

THE MEETING CLOSED AT 5.50 PM

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 3rd April, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/046  
Proposed detached garage and store  
at: 11 Brockclough Road, 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 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 2001/047A  
Installation of illuminated projecting signs and fascia signage  
at: 34 Deardengate, 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.

Application Number 2001/069  
Application for determination as to whether detailed approval is  
required to erect personal communication network equipment  
at: By street lamp no4, 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. The street lamp style pole shall be painted in accordance with a colour scheme to be submitted to and approved by the local planning authority before the commencement of development.

Application Number 2001/041  
Construction of 1 no detached bungalow  
at: Land adjacent to 7 Park Avenue, 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 red facing brick, 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.
3. Before the use which is the subject of this permission is first instituted the car parking facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made available for use, and thereafter retained for those purposes.
4. Prior to the commencement of use of the building hereby permitted the hardstanding shall be surfaced as a sealed surface and the vehicular footway crossing shall be constructed in accordance with the County Council specification, and shall be retained thereafter.

Application Number 2001/049  
Change of use from retail shop with residential accommodation to 2 no  
residential units together with associated building works to front elevation  
at: 392 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.
2. No development shall take place until samples of the proposed natural facing stone 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. The dwellings hereby permitted shall not be brought into use until parking provision for two vehicles 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. And they shall be retained thereafter.

Application Number 2001/042  
Use of ground floor for retail purposes up to a maximum of 1295m<sup>2</sup> of retail sales floorspace for the retail sale of clothes and other  
specified items.  
at: J Novak (Tailor) Ltd, 331 Burnley Road, Rawtenstall, Rossendale

Resolved (i) that the Committee be minded to grant consent to the application subject to the conditions set out below but desire the developer to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990, the completion or approval of which shall be delegated to the Borough Solicitor, and

(ii) that on completion of such Section 106 obligation, 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. The premises shall not be used for retail sales except for that area (not exceeding 1295m<sup>2</sup>) of the ground floor shown coloured pink on the print marked A of Drawing No. 120/36, which print is to be appended to the decision notice and shall be construed as part of this permission.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any statutory modification or re-enactment thereof, the ground floor floorspace hereby approved for the retail sale of clothing, except as varied by condition 4 below, shall not be used for any purpose (including any purpose in Class A1 Shops or Class A3 Food and Drink in Part A of the Schedule to the said Order).

4. No part of the ground floor shall be used for retail sales other than the retail sale of clothing save that at any time not more than 20% of the ground floor floorspace hereby approved for the retail sale of clothing may be used for one or more of the following purposes: retail sale of luggage/briefcases/wallets, Christmas decorations/greeting cards/gift wrap, bric a brac/gifts/soft toys, perfumes/aftershaves, dried flowers/pots and hot or cold non-alcoholic drinks, confectionery, biscuits or sweets.

Application number 2001/056LB  
Application for listed building consent for the installation  
of a 60cm grey satellite dish  
at: 28 Bank Street, Rawtenstall, 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.

THE MEETING CLOSED AT 5.15 PM

ENGINEERING AND PLANNING COMMITTEE

held 8th May, 2001  
at 7.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Balchin, Birtwell (for Cheetham), Bolton, Challinor, Driver, Easton, Hancock,  
O'Driscoll (for Choudhury), Pearson, and Pilling

APOLOGIES: Councillors Cheetham and Choudhury

IN ATTENDANCE: Mr. J. Cowpe, Borough Engineer and Planning Officer  
Mr. C. McConville Principal Administrative Assistant

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

1. Resolved that the Minutes of the meeting of the Committee held on 17th April, 2001 be signed by the Chair as a correct record.

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

1. The Acting Borough Engineer and Planning Officer submitted a report upon the following planning application which gave details of the application, the consultations which had been carried out and details of representations received together with his observations on the application.

Application Number 2001/093  
Erection of double garage  
at: Goodshawfold Farmhouse,  
39 Goodshawfold Road, Loveclough, Rossendale

Resolved that planning permission be granted to this application subject 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 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. The garage door installed in the garage hereby approved shall be composed of timber.

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.

Engineering and Planning Sub-Committee

1. Resolved that the Minutes of the meeting of the Engineering and Planning Sub-Committee held 10th April, 17th April and 24th April be noted. (For Minutes see Appendices 'A' - 'C').

THE MEETING CLOSED AT 7.15 PM

ENGINEERING AND PLANNING COMMITTEE

held 11th June, 2001  
at 7.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin, Beavan, Bolton, Challinor, Easton, L. Forshaw (for Hancock), Nuttall, S. Pawson, Pearson, Pilling and Steen

ALSO PRESENT: Councillors Driver and Eaton

APOLOGIES: Councillor Hancock

IN ATTENDANCE: Mr. J. Cowpe, Borough Engineer and Planning Officer  
Mr. C. McConville Principal Administrative Assistant

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

34 . Resolved that the Minutes of the meeting of the Committee held on 8th May, 2001 be signed by the Chair as a correct record.

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

34 . The Acting Borough Engineer and Planning Officer submitted a report upon each of the following planning applications contained in Minutes numbered 34 to 36 inclusive which gave details of the applications, the consultations which had been carried out and where appropriate, details of objections and representations received together with his observations on each application. He also submitted details of additional letters received since the preparation of his reports.

Standing Order No. 39(1)

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

Application Number 2000/534  
Erection of a single dwelling (additional and amended plans).  
Land adjacent to The Croft, Conway Road, Higher Cloughfold, Rossendale

34 . Resolved that planning permission be granted to this application subject 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 further development shall take place until samples of the proposed natural stone and natural slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. No further development shall take place until samples of the setts proposed as a surface treatment for the driveway and courtyard have been submitted to and approved by the local planning authority and thereafter only the approved setts shall be used to provide a surface treatment to the driveway and forecourt.

4. No further development shall take place until samples of the natural stone proposed as the facing material for the retaining wall have been submitted to and approved by the local planning authority and thereafter only the approved natural stone shall be used to face this wall.
5. No further development shall take place until a scheme showing the proposed surface water drainage system for the driveway and courtyard has been submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented before the dwelling hereby permitted is first occupied for the purposes hereof.
6. No further development shall take place until the sycamore tree within the application site is fenced off to ensure its protection against damage by plant or machinery during the construction period.
7. No further development shall take place until 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) has been submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before the dwelling hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
8. The window and door joinery in the dwelling hereby approved shall be constructed in timber.
9. The door to be installed in the western elevation of the dwelling hereby approved shall have a timber boarded exterior only.
10. The pitch of the main and subsidiary roofs to the dwelling hereby approved shall not exceed 30 degrees.
11. The finished floor levels of the dwelling hereby approved shall be in accordance with those levels shown on the amended site plan received by the local planning authority on 24th April 2001.
12. 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 Class A of Part 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.
13. 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 2000/553  
Proposed two storey side extension to dwelling to provide games room and wine store at lower ground floor level. Provision of porch, pantry, wc, utility, kitchen and family room with balcony at ground floor level and two additional bedrooms together with individual ensuites and balcony at first floor.  
Hill Hurst, Ending Rake, Healey, Rochdale

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

SECTION 'A' - FUNCTIONS NOT DELEGATED

Action Taken on Minutes of Previous Meetings

34 . The Borough Engineer and Planning Officer submitted a report giving details of the action taken on the minutes of previous meetings of the Committee.

Resolved that the report be noted.

Departmental Objectives 2001/2002

34 . The Borough Engineer and Planning Officer submitted a progress report on the action taken in respect of the Departmental Objectives for 2001/2002.

Members referred to the objective relating to training in planning for Councillors and asked that information on the course be made available to all Members, particularly those who were unable to attend because of other commitments. In addition, Members asked that the Borough Engineer and Planning Officer ensure that all Members of the Council were aware of the training day and of its value to Members other than Members of the Planning Committee.

Resolved that the report be noted.

Staffing Issues

34 . The Borough Engineer and Planning Officer reported on vacancies within his department and on the action taken to cover for those vacancies together with information on arrangements for interviews for permanent replacements. He advised that it would probably be several months before all current vacancies were filled and he indicated that in the short term, there would be an unavoidable element of disruption to service delivery.

Resolved that the report be noted.

Lancashire Waste Management Strategy

34 . The Borough Engineer and Planning Officer submitted a report on the Lancashire Waste Management Strategy which had been produced by the Lancashire Authorities to guide the development of sustainable waste management over the next 20 years. He advised that the target for waste collection from domestic households was to recycle and compost 36% by 2005 and 58% by 2015; Rossendale would be expected to implement a segregated waste collection system covering approximately 90% of properties by the year 2005 for garden and kitchen waste; dry recyclables and general waste.

The Borough Engineer and Planning Officer reported on the financial implications of the strategy which estimated that council tax bills would ultimately increase by between 4 and 9% net of any outside funding or economies of scale. By 2003/2004, an increase in costs of £212,000.00, on present day prices, was anticipated. He advised that in conjunction with Groundwork Rossendale, a bid was being made for funding for an education and recycling project which was designed to offset some of the increased costs.

Resolved i) that the Council confirms Rossendale's adoption of the principles and objectives outlined in the Lancashire Waste Management Strategy,

ii) that the matter be referred to Corporate Policy Committee for consideration of the financial implications.

Vehicle Renewals

34 . The Borough Engineer and Planning Officer reported that it would be necessary to replace a mechanical road sweeper and he submitted details of the cost of a replacement vehicle. He advised that he had arranged for trials of two particular vehicles, of which the Jack Allan Power Sweep 60 had proved the most effective.

The Borough Engineer and Planning Officer further advised the Committee that a demonstration vehicle which would be only a few weeks old, was available and he submitted details of the cost of the vehicle.

Resolved i) that the ex demonstration model Jack Allan Power Sweep 60 in the sum of £63,000.00 be purchased from Jack Allan Limited for £63,000.00 and

ii) that Standing Orders relating to contracts be suspended in this case.

Litter Picking - Vicinity Of Schools

34 . The Borough Engineer and Planning Officer reported on arrangements which had been introduced in an attempt to alleviate the problem of litter in the vicinity of schools. In addition, the full time hand sweeper in Rawtenstall was to be replaced by two part time hand sweepers for a six month trial period whose duties would include sweeping those areas leading from town centres to the schools.

Resolved that the proposals outlined in the report be noted and accepted.

Refuse Collection Performance Indicators

34 . The Borough Engineer and Planning Officer submitted the Performance Indicators for refuse collection including recycling and public conveniences for the period April, 2000 to March, 2001.

Resolved that the report be noted.

Landfill Tax - Community Sector Proposals

34 . The Borough Engineer and Planning Officer reminded the Committee that Groundwork Rossendale had been appointed to appraise and analyse community and voluntary sector schemes which might qualify for Landfill Tax Funding. Following widespread consultation, almost 60 proposals had been received and he submitted an executive summary prepared by Groundwork Rossendale in which schemes were assessed and awarded a score in accordance with Entrust and associated criteria.

The Borough Engineer and Planning Officer reported that where schemes qualified for Landfill Tax Funding, there was a requirement for 10% of the cost to be provided from a third party source and at the present, the Committee had no funds to provide such third party support.

The Committee discussed the matter.

Resolved i) that the report and the Executive Summary prepared by Groundwork Rossendale be noted,

ii) that the Committee note the wide range of potential activity and support Groundwork in providing advice to all applicant groups concerning Landfill and other funding,

iii) that the Committee invite Groundwork to seek advice from Entrust to confirm their initial assessment.

Rawtenstall Railway Station - Platform Extension

34 . The Borough Engineer and Planning Officer reported the receipt of a request for the Council to contribute £1,000.00 to meet the shortfall in financing the extension to the platform of the East Lancashire Railway Station at Rawtenstall. He advised the Committee of the benefits which would arise from the construction of the extension to the platform and submitted details of the funding package which had already been agreed which included a contribution from the Council of facing stone estimated at £8,000.00 in value.

Resolved that the Corporate Policy Committee be recommended to agree a supplementary estimate of £1,000.00 to meet the shortfall in the estimate for the construction of the platform extension.

Lancashire Rural Policy Partnership

34 . Resolved that the Chair of the Committee (Councillor Wadsworth) or his substitute be nominated as the Council's representative to sit on the Lancashire Rural Policy Partnership.

Development Control Quarterly Monitoring Report - January to March, 2001

34 . The Borough Engineer and Planning Officer submitted a report on Development Control Performance in the current year. He reminded Members of the Government target of determining 80% of applications within 8 weeks. In the quarter 1st January to 31st March, 2001, 3 applications had been withdrawn; 115 applications had been determined, 49 of which had been determined within 8 weeks (42.6%).

The report indicated that staffing shortages were still having an effect on the figures and that in the short term they were unlikely to improve although once the staffing issues had been addressed and the recommendations of the Best Value Report implemented, the figures should improve during the coming year.

Resolved that the report be noted.

Planning Appeal Decisions

34 . The Borough Engineer and Planning Officer reported the receipt of decision letters in respect of appeals against the refusal of planning permission in respect of applications numbered 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. (Written Representation), and 1999/436 (refusal of planning permission for conversion of a redundant agricultural building into a three bedroomed detached dwelling, Bull Hall Barn, Todmorden Road, Bacup. (Public Inquiry). The appeal in respect of application 2000/279 was dismissed and the appeal in respect of application number 1999/436 was upheld subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
2. No development shall take place until a scheme of acoustic protection measures for the dwelling hereby permitted and its curtilage has been submitted to and approved in writing by the local planning authority, such scheme to include an acoustic screen 2m in height above the ground floor level of the dwelling over the length of the western boundary of its curtilage, and all those measures shall be implemented before the dwelling is first occupied and thereafter retained in accordance with the approved scheme.
3. No development shall take place until samples of the proposed stone heads and cills for the new window apertures and of the proposed natural roof slate and of all other external cladding materials to be used in the conversion hereby permitted have been submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved details.
4. No development shall take place until full details of both hard and soft landscape works, boundary walls and fences have been submitted to and approved in writing by the local planning authority, and all such works shall be implemented in accordance with the approved details before the dwelling is first occupied or at such other time as may be agreed in writing with the local planning authority, and any trees or plants which within a period of two years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

5. No development shall take place until a method statement for the repair and conversion of the barn and the erection of any boundary wall or fence to the western boundary of the land has been submitted to and approved in writing by the local planning authority, and the development shall be implemented in accordance with the approved method statement.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C, D or E of Part 1 of Schedule 2, or within Class A of Part 2 of Schedule 2 to that Order shall be carried out on the land.
7. No development shall take place until a scheme for the storage of any oils, fuels and chemicals has been submitted to and approved in writing by the local planning authority, and the development shall be implemented only in accordance with the details approved.

Resolved that the report be noted.

Engineering and Planning Working Group -  
Development Control/Best Value Report

- 34 . The Borough Engineer and Planning Officer reminded Members that consideration of the recommendations of the Best Value Review Team which had looked at the Development Control Process had been referred to the working party for consideration.

Currently, the working party were awaiting a report on a Scheme of Delegation for dealing with applications and were examining software packages to handle the administration of the system.

Resolved that the report be noted.

Bury Road, Rawtenstall, Request for Reduction in Speed Limits

- 34 . The Borough Engineer and Planning Officer reported the receipt of a petition containing 60 signatures from residents in the Bury Road area requesting that the 40 mph speed limit be reduced to 30 mph and that a 50 mph limit be introduced between Rawtenstall and Edenfield and that a gateway treatment of traffic calming be introduced incorporating appropriate signage.

The Borough Engineer and Planning Officer reported that following the receipt of the petition an interim assessment of the site had been undertaken with the police and representatives from the County Council following which it had been agreed that the County Council would provide data collection equipment and would investigate the accidents which had occurred at the site over the last 5 years.

Resolved that the concerns expressed by residents in the petition be noted and the Borough Engineer and Planning Officer be instructed to report to a future meeting of the Committee following receipt of the County Council's site evaluation.

Manchester Road, Ewood Bridge -  
Request for reduction in speed limit and provision of parking facilities

34 . The Borough Engineer and Planning Officer reported the receipt of a petition from residents of 18 properties situated on Manchester Road, Ewood Bridge complaining about the lack of a speed restriction on the main road through the area and the absence of suitable parking spaces.

Following the receipt of the petition, an interim assessment of the site had been undertaken with the Police and representatives from the County Council who were arranging for data collection equipment to be placed on site.

So far as vehicle parking was concerned, the Borough Engineer and Planning Officer advised Members that the presence of double white lines prevented parking on part of the carriageway and as the road was subject to a 60 mph limit, vehicles were required to be illuminated during the hours of darkness. Off-carriageway parking bays could be provided and these would be exempted from the requirement for vehicles to be illuminated. Parking bays outside 821 - 849 Manchester Road could be provided at an estimated cost of £13,200.00 (plus service alterations) and parking bays outside 822 - 836 Manchester Road could be provided at an estimated cost of £7,500.00 (plus service alterations). He submitted details of an alternative option to provide a parking bay on Linden Park Road.

Resolved i) that a further report be presented to a future meeting of the Committee following completion of an evaluation of the speed and site criteria,

ii) that the Borough Engineer and Planning Officer be authorised to implement the construction of parking bays on Manchester Road, Ewood Bridge outside numbers 821 to 849 and/or 822/836 Manchester Road or on Linden Park Road (subject to land availability and private maintenance liability for the associated retaining wall being confirmed) subject to the costs being met by the owners of the properties involved and/or the Lancashire County Council.

Naming of Streets and Numbering of Dwellings

34 . The Borough Engineer and Planning Officer reported the receipt of requests from developers for the Council to allocate names to the streets within development at four locations which were currently under construction.

Resolved i) that the new street adjacent to 535 Burnley Road East, Whitewell Bottom be named Foxfield Drive,

ii) that the access to the 3 new properties of Mills Street, Whitworth be named Dura Bank,

iii) that the access way on the development at Hollin Way, Reedsholme be named Hollinview Close,

iv) that the Committee be authorised to exercise delegated authority in respect of the naming of the roads within the development at Hamer Avenue, Loveclough at their next meeting and that the further views of the Rossendale Civic Society be sought on the basis that names with local associations would be preferred but that very similar names for the individual highways should be avoided.

Renaming of Streets - Station Road, Broadley and  
Pennine Road, Bacup (numbers 204 to 218)

34 . Further to Minute number 977 of the March meeting of the Committee, the Borough Engineer and Planning Officer reported that in order for the Committee to rename a street, it would be necessary for the Council to adopt Section 18 of the Public Health Act 1925.

The Borough Engineer and Planning Officer advised of 2 locations where the Committee were requested to consider renaming.

Resolved i) that the Council resolve to adopt Section 18 of the Public Health Act 1925,

ii) that Station Road, Broadley be renamed Broadley Avenue,

iii) that that part of Pennine Road, Bacup giving access to numbers 204 to 318 Pennine Road be renamed Hillside Grove and,

iv) that the Borough Solicitor be given delegated authority to serve notice in respect of the Council's intention to rename the streets.

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

Footpath from Fields Road to Powys Close -  
Public Footpath 359, Haslingden

34 . The Borough Engineer and Planning Officer reported on complaints received within the Department from residents of Powys close concerning the conduct of persons using the footpath from Fields Road to Powys Close as a meeting place and the resulting vandalism to property, noise disturbance, litter and graffiti. He suggested that the residents felt that the only solution was to close the path.

The Borough Engineer and Planning Officer outlined the steps available to the Council to divert or close the path but suggested that there were difficulties associated with this proposed course of action.

The Committee discussed the matter in detail.

Resolved i) that the Police be approached with a request that they take appropriate action to deal with the problems on footpath 359 and

ii) that the Committee undertake a site visit prior to their next meeting and that further consideration be given to the matter at that meeting.

Traffic Regulation Orders

Fallbarn Road/Bacup Road, Rawtenstall

34 . (a) The Borough Engineer and Planning Officer reported on difficulties caused by the parking of vehicles at the junction of Fallbarn Road/Bacup Road, Rawtenstall.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on (a) the western side of Fallbarn Road, Rawtenstall from its junction with Bacup Road for a distance of 30 metres in a southerly direction, (b) the eastern side of Fallbarn Road, Rawtenstall from its junction with Bacup Road for a distance of 33 metres in a southerly direction, (c) the south side of Bacup Road, Rawtenstall from its junction with Fallbarn Road for a distances of 20 metres in a westerly direction and (d) the south side of Bacup Road, Rawtenstall from its junction with Fallbarn Road for a distance of 16 metres in an easterly direction.

490 Burnley Road East, Waterfoot

57(b) The Borough Engineer and Planning Officer reported the receipt of a request from a disabled resident of 490 Burnley Road East for a disabled parking bay.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order introducing a disabled parking bay at 490 Burnley Road East, Waterfoot.

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

Highways Improvement and Social Lighting Programme 2001/2002

34 . The Borough Engineer and Planning Officer reported that the Highways Engineering Services budget included an allocation of £22,762.00 for social lighting and highway improvement schemes. He pointed out that Lancashire County Council in conjunction with a prospective developer was seeking to introduce a range of measures on Rochdale Road, Turn including reduced speed limits, improved signing and new road markings in order to improve road safety at that location.

The Council had previously resolved that draft designs for highway improvements at Roundhill Lane, Rising Bridge, Newchurch Road, Rawtenstall and Rochdale Road, Turn should be prepared for consideration by the Committee.

The Borough Engineer and Planning Officer pointed out that since the post of Street Lighting Assistant Engineer was currently vacant, he would not expect to be able to complete a substantial social lighting programme in the current year. In addition, given the proposals of the County Council in respect of Rochdale Road, Turn, he suggested that it would be appropriate for the Council to take no further action in respect of a highway improvement scheme at that location.

The Borough Engineer and Planning Officer submitted draft schemes for Roundhill Lane, Rising Bridge and Newchurch Road, Rawtenstall for consideration by the Committee. The estimated costs of both schemes totalled £30,000.00 leaving a shortfall of £7,200.00. He indicated that amendments to either scheme would affect their final estimate and he recommended that the Committee proceed to the formal consultation stage so as to arrive at a final detailed design.

The Committee discussed the matter.

Resolved i) that the Committee approve in principle the draft schemes for progression through detailed design and formal consultation stages and

ii) that the Borough Engineer and Planning Officer report to the next meeting of the Committee for final funding approval following the completion of public consultation,

Standing Order No. 39(1)

34 . 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.

Prohibition of Driving Order - Sarah Street/Rochdale Road, Bacup

34 . The Borough Engineer and Planning Officer reported the receipt of a petition from 11 residents of Nelson Street, Britannia requesting that Sarah Street, Bacup be made into a cul de sac by way of a Prohibition of Driving Order at its junction with Rochdale Road. He advised that Residents had expressed concerns regarding the use of the road by through traffic causing damage to the surface of the street. The Borough Engineer and Planning Officer advised that he had forwarded a copy of the petition to the Police and Lancashire County Council but the proposal had not yet been assessed.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council and subject to confirmation of support from the County Council and Lancashire Constabulary, the Chief Executive Officer be authorised to make an Order prohibiting driving on Sarah Street, Britannia from its junction with Rochdale Road to its junction with New Line.

Highways Report

34 . The Borough Engineer and Planning Officer submitted details of the current works programme for the Highways Works Construction Unit; the highways maintenance allocation for 2001/2002; and the schedule of other projects known or anticipated for completion during 2001/2002. He indicated that the programme represented a full works programme for the year 2001/2002 although it relied to an extent upon highway retaining wall schemes and the Bacup SRB traffic calming Scheme being designed, approved and funded to suit the works programme. Where an excess of work occurred, this would be undertaken by Sub Contractors only where necessary.

The Borough Engineer and Planning Officer reported on the staffing vacancies within the Unit together with his proposals for dealing with the situation.

Resolved that the report be noted.

Engineering and Planning Working Group -  
Private Street Works

34 . The Borough Engineer and Planning Officer reported on the proceedings of the Working Party held on 11th March, 2001. He indicated that the Working Party had felt that the high number of private streets throughout Rossendale was not unique to this Borough but common to authorities throughout East Lancashire. In the circumstances, the working party felt that the best opportunity for securing funding was via housing renewal and refurbishment initiatives which could be progressed at a partnership level.

Resolved that the East Lancashire Partnership be requested to consider the problems arising from unadopted streets and to consider options for securing funds and works such as to improve the living conditions for residents of private streets.

Engineering and Planning Sub-Committee

34 . Resolved that the minutes of the Engineering and Planning Sub-Committee held 1st May, 8th May, 15th May, 22nd May and 29th May, 2001 be noted. (For minutes, see appendices 'A' to 'E').

THE MEETING CLOSED AT 8.40 PM

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 1st May, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

IN ATTENDANCE: Borough Engineer and Planning Officer  
Chief Administrative Officer

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/087  
Proposed extensions at front and rear to provide new porch,  
new kitchen and dining area  
at: 12 Hawthorn 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 to match the existing dwelling, blue slate (for porch) and roof tiles (for rear extension) have been submitted to 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 2001/093  
Erection of double garage  
at: Goodshawfold Farmhouse, 39 Goodshawfold Road, Loveclough, Rossendale

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

Best Value Review - Refuse Collection and Street Cleansing Services

The Borough Engineer and Planning Officer submitted a report upon the above matter to enable the Sub-Committee to consider and as appropriate accept the conclusions and improvement plan contained in the Best Value Reviews Team Report on the Refuse Collection and Street Cleansing Services. Attached to the report was a copy of the review report to assist Members in their consideration of this matter.

He advised the Sub-Committee that the review and its conclusions and recommendations for action/improvement were currently subject to scrutiny/audit by the Best Value Inspectorate and as part of the process it was necessary for the relevant service Committees to consider and accept or otherwise the reports findings and conclusions. He reminded the Sub-Committee that following the Council meeting on the 11th April the Engineering and Planning Committee had now sole responsibility for the above functions and accordingly, the Sub-Committee had been authorised to consider the action plan.

The Sub-Committee then proceeded to consider each of the recommendations in the Action Plan in turn and the Borough Engineer and Planning Officer submitted his comments thereon.

Resolved that with the exception of the proposals to make a charge for bulk collections and to end amenity skip provision, the findings, conclusions and proposals for action/improvement as contained in the Best Value Teams Report as now submitted be endorsed and accepted.

THE MEETING CLOSED AT 5.30 PM

APPENDIX 'B'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 8th May, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/098  
Proposed extension and garage  
at: Windy Ridge, Engine Lane, Cloughfold, Rossendale

Resolved that planning permission be granted to this application subject 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 extension shall not be constructed other than with the approved materials.
3. 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 garage shall not be constructed other than with the approved materials.

Application Number 2001/103  
Erection of single domestic garage  
at: Short Clough Lea, Rushbed, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application subject 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 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 2001/102  
Remove concrete tiles from north side of roof and replace  
with welsh natural blue grey slate  
at: St. Nicholas Church, Newchurch Road, Rossendale

Resolved that planning permission be granted to this application subject 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/grey slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/116  
Consultation from Lancashire County Council - Erection of  
a 2.4m high galvanised palisade security fence  
at: All Saints R C High School, Haslingden Road, Rawtenstall, Rossendale

Resolved that no objection be raised to the application.

Application Number 2001/100  
Retention of residential caravan site as approved by appeal reference: APP/B2355/A/00/1047511 with modifications to conditions 2  
and 3  
at: Holden Mill House, Grane Road, Haslingden, Rossendale

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

1. 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 or their children Joanne Louise Tattersall, Lisa Marie Tattersall and Christopher Matthew Tattersall or any of them.
2. When Holden Mill House ceases to be occupied residentially by Mr & Mrs Tattersall or their said children or any of them, the use hereby permitted shall cease, and the caravans/mobile homes and other items brought onto the site in connection with the use shall be removed from the land.

THE MEETING CLOSED AT 5.10 PM

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 15th May, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Challinor and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/113  
Formation of pitched roofs over front and rear flat roofed dormers  
at: 10 Warren Drive, Britannia, Bacup

Resolved that planning permission be granted to this application subject 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 2001/089  
Erection of detached concrete garage  
at: 20 Booth Road, Stacksteads, Bacup

Resolved that this application be refused for the following reason:

1. The proposed garage would, by reason of its modern design comprising a shallow pitched profile sheeted roof and imitation stone facing treatment, create an intrusive and incongruous feature both within the curtilage of the dwelling at 20 Booth Road, Stacksteads and within the local streetscape formed by this natural stone and slate dwelling and other dwellings nearby at Chapel Street and Plantation Street, and would be out of character with these dwellings to the detriment of visual amenity, harmony within the street scene and well-planned development.

Application Number 2000/465  
Demolition of existing buildings and construction of one apartment  
block providing 14 no apartments and 7 no duplex apartments with car  
parking below, together with the construction of 8 no town houses  
(amended plan)  
at: Lodge Mill, Lodge Mill Lane, Turn, Ramsbottom

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

1. The development hereby permitted shall be begun before the expiration of 5 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 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.
4. No part of the development shall be commenced until all the off site highway works have been provided in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.
5. 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.
6. 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.
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. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

9. 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.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development which would otherwise be permitted by virtue of the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be carried out with respect to any of the 8 no. town houses without the grant of formal express planning permission in that behalf by the local planning authority.
11. 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 town houses, 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.
12. Before any work commences, a bat specialist shall inspect the crevices identified in the Survey and Mitigation for bats dated 16th October, 2000. The specialists report shall be submitted to the local planning authority and any means of protection of the bats and their hibernation situations identified in the report shall be implemented during development works. Should any bat/s be located during building operations then immediate advice should be sought and unless bat/s are in danger of being harmed they should be left in situ and protected until a bat specialist can be contacted. Work should cease around any area that bats are to found until such time as a bat specialist can be contacted and a further inspection of the site can be made. Any further recommendations which may flow from such an inspection should be fully implemented by the developer.

Application Number 2001/012  
Siting of temporary sales cabin (amended plan)  
at: Land at the corner of Burnley Road (A682) and Hamer Avenue,  
Loveclough, Rossendale

Resolved that this application be refused for the following reason:

1. The siting of a sales portakabin immediately adjacent to residential property on land physically separated from the development itself would have a potentially adverse impact upon the residential amenities of the occupiers of adjacent dwellinghouses by virtue of the increased traffic movements, and general disturbance generated by visitors to the sales office and would thereby be contrary to the provisions of Policy DC.1 Development Criteria of the Rossendale District Local Plan in that it would be detrimental to existing conditions in the surrounding area.

THE MEETING CLOSED AT 5.15 PM

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 22nd May, 2001  
at 5.00 p.m.

PRESENT: Councillor Grogan (in the Chair)  
Councillors Pilling and Wadsworth (for Challinor)

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/101  
Proposed single storey rear kitchen extension  
at: 19 Store Street, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 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 2001/104  
Change of house types - plots 18 & 23 and erection of one dwelling  
at: Land at Pendle Avenue and Coniston Way, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 2001/109  
Conservatory to rear of bungalow (amended scheme)  
at: 41 Grasmere Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 of the conservatory hereby approved shall be obscure glazed and thereafter such glazing shall be retained.

Application Number 2001/119  
Erection of garden shed  
at: 18 Holden Place, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/122  
Proposed two storey rear extension to dwellinghouse  
at: 14 Sunnybank, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/124A  
Erection of internally illuminated wall mounted signage and erection  
of non-illuminated wall mounted signage  
at: TNT Warth Goods Depot, Bacup Road, Waterfoot, Rossendale

Resolved that advertising consent be granted to this application subject 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 2001/126  
Elevational alterations to front elevation to provide reception area  
at: Union Mill, Bacup Road, Cloughfold, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/140A  
Proposed erection of internally illuminated fascia and projecting signage  
at: 12 Market Street, Bacup, Lancashire

Resolved that advertising consent be granted to this application subject 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 2000/553

Proposed two storey side extension to dwelling to provide games room and wine store at lower ground floor level.

Provision of porch, pantry, wc, utility, kitchen and family room with balcony at ground floor level and two additional bedrooms together with individual ensembles and balcony at first floor at: Hill Hurst, Ending Rake, Healey, Rochdale

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

Application Number 2001/115

Consultation from Lancashire County Council -

Erection of a 2.4m high galvanised palisade boundary fence and gates at: BRGS, Glen Road, Waterfoot, Rossendale

Resolved that no objection be raised provided that there are amendments to the siting of the fencing at Mount Avenue and gates at Glen Road.

Application Number 2001/096

Outline - proposed sports hall, climbing area, cafe and kitchen

at: Fearn Community High School, Fearn Moss, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject 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.

Application Number 2000/534

Erection of a single dwelling (additional and amended plans)

at: Land adjacent to The Croft, Conway Road, Higher Cloughfold, Rossendale

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

Application Number 2001/092

Outline - Erection of proposed dwellinghouse

at: Land adjacent to 1 Dearden Fold, Edenfield, Ramsbottom

Resolved that outline approval be granted 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. The proposed drive shall be constructed to a maximum gradient of 1:10 over its whole length and retained thereafter.

Application Number 2001/038  
Application for determination as to whether detailed approval  
is required to erect an agricultural building  
at: Land off Grane Road, Haslingden, Rossendale

Resolved that this application be refused for the following reasons:

1. The applicant has failed to demonstrate to the satisfaction of the local planning authority that there is currently any justification in terms of the operational requirements of the agricultural unit to warrant a new agricultural building. Such buildings should be reasonably necessary for the purposes of agriculture on the agricultural unit they are to serve and that they relate well to existing farm buildings and as such the proposal would be contrary to policy C.7 in the adopted Rossendale District Local Plan and PPG7: The Countryside - Environmental Quality and Economic and Social Development.
2. The site lies within an attractive rural area and, in the opinion of the local planning authority, the proposed agricultural building would adversely affect the special character of the area to the detriment of visual amenity due to its prominent location. New development is strongly to be resisted in the interests of safeguarding the natural beauty and landscape character of the locality.
3. The application, if approved, would be contrary and prejudicial to policies contained in the Development Plan and would set an adverse precedent by the introduction of a form of sporadic development which might encourage the submission of other similar applications in the future which would then be difficult to resist.
4. The proposed use of the box profile tin for the external walls of the building would be detrimental to the visual amenity of the locality in which natural materials prevail. The proposed materials would also be contrary to Policy DC.4 of the Rossendale District Local Plan.

THE MEETING CLOSED AT 5.30 PM

A P P E N D I X ' E '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 29th May, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/053  
Erection of storage building as a lean to extension to an  
existing detached single garage  
at: 6 Cowm Top Farm, off Market Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/135  
Construction of front dormer  
at: 10 Clegg Street, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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.

Application Number 2001/137  
Erection of conservatory on side elevation  
at: 3 Dell Meadows, Healey, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/125  
Demolition of existing detached double garage and erection of  
1 no detached dwellinghouse with attached double garage  
at: Portion of land to south of existing dwellinghouse at Woodside,  
Edenwood Lane, Stubbins

Resolved that planning permission be granted to this application subject 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 and natural blue slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
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 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.
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 Class 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 2001/063  
Proposed use for car repairs and restoration and spare parts sales,  
storage and distribution  
at: Glen Top Mill, Newchurch Road, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject 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 details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. None of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.
3. Prior to the commencement of the development hereby approved, a scheme providing details of the proposed stack from the paint booth shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the commencement of use of the paint booth.
4. The proposed car parking and servicing facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made ready for use before the building hereby permitted is first occupied for the purpose of this permission, and shall thereafter be retained solely for car parking (or servicing) purposes.
5. Prior to the commencement of the uses hereby approved, the existing and proposed roller shutter doors shown on drawing no. K/PL/1077/3 revision A shall be painted in the applicant's corporate blue and white colours.
6. The use which is the subject of this permission shall only be carried out between the hours of 7am-7pm on Mondays to Fridays, 7am-3pm on Saturdays and not at all on Sundays & Bank Holidays.

Application Number 2001/054  
Erection of 1 no 4 bed dwelling with integral garage (amended siting)  
at: Land at Spring Lane, Haslingden, Rossendale

Resolved that this application be refused for the following reason:

1. The proposed house would, by reason of its size, mass and close proximity to existing dwellinghouses on Spring Lane, be dominant and as such detrimental both to the visual and residential amenities at present enjoyed by and reasonably to be expected to continue to be enjoyed by the occupiers of adjacent dwellinghouses. Such detriment would arise from the limited clearance distances between existing habitable room windows and the proposed house and the resulting sense of enclosure to the outlooks from these windows and, additionally in the cases of front windows in the dwellinghouses at no's 2 and 4 Spring Lane, a loss of neighbour privacy through overlooking.

THE MEETING CLOSED AT 5.25 PM

ENGINEERING AND PLANNING COMMITTEE

held 16th July, 2001  
at 7.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin, Bolton, Beavan, Challinor, Easton, Eaton, (for Nuttall), L. Forshaw (for Pilling), Hancock, S. Pawson, Pearson and Steen

APOLOGIES: Councillors Nuttall and Pilling

IN ATTENDANCE: Mr. J. Cowpe, Borough Engineer and Planning Officer  
Mr. C. McConville Principal Administrative Assistant

SECTION 'B' - FUNCTIONS DELEGATED

Minutes

186 . Resolved that the Minutes of the meeting of the Committee held on 11th June, 2001 be signed by the Chair as a correct record.

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

186 . The Acting Borough Engineer and Planning Officer submitted a report on each of the following applications contained in Minutes Numbered 188 to 192 inclusive which gave details of the applications, the consultations which had been carried out and where appropriate, details of objections and representations received, together with his observations on each application.

Application Number 14/2000/134

Outline Planning Consent for Residential Development on Land at Irwell Springs, Bacup to construct 42 no. dwellings with associated roads and infrastructure works, with all matters reserved with the exception of highway matters and siting which are for consideration. The development may affect the setting of footpath no's 295,330 and 657 (amended plans).  
Land at Irwell Springs, off Heald Lane, Weir, Bacup.

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

1. Government advice contained in Planning Policy Guidance Note 3, entitled Housing, states under paragraph 58 that local planning authorities should "avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare net ...)".

The proposed residential development of the former Irwell Springs mill site for 42 dwellings would represent a density of almost 23 dwellings per hectare net. Accordingly this development would fall significantly below the Government's threshold of 30 dwellings per hectare net and as such it would constitute an inefficient use of the former mill site. The density of the proposed development would thus render this proposal unsustainable.

2. The Governmental advice contained in Planning Policy Guidance Note 13, entitled Transport, states under paragraph 14 that "local planning authorities in assessing the suitability of sites for housing development should, amongst other things, consider their location and accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility."

The proposed residential development would be sited on the former Irwell Springs Mill site. This site lies on the eastern edge of Weir Village in a location that is remote from the only bus route through Weir, which is along Burnley Road. The distance between the application site and the nearest bus stop on Burnley Road is almost half a kilometre and this site and road are at appreciably different levels. Accordingly the remoteness of the site from the nearest public transport route would fail to facilitate the use of this transport mode as an alternative to the car. Thus the proposed development would, in practice, be unsustainable.

N.B. Councillor Balchin declared a non pecuniary interest in the following planning application (Number 14/2001/065).

Application Number 14/2001/065  
Erection of 1 No. Detached Bungalow (Amended Scheme).  
Land at 539-549 Burnley Road East, Whitewell Bottom.

186 . Resolved that planning permission be granted to this application subject 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, 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. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Before any construction of the development hereby permitted is commenced, that part of the access extending from the highway boundary of Burnley Road East for a minimum distance of 10 metres into the site shall be paved in permanent construction.
5. Before first occupation of the bungalow hereby approved, the four car parking spaces shown on the site plan (drawing no. AW-02) shall be constructed and thereafter retained for use as car parking spaces.
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 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 14/2001/107  
Demolition of Existing Buildings and Construction of 68 No. Flats.  
Bentgate Works, Manchester Road, Haslingden, Rossendale.

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

1. Part of the application site lies within the green belt between Haslingden/Rawtenstall and Edenfield. Policy 4(a) of the Lancashire Structure Plan states that 'within the green belts: planning permission will not be given except in very special circumstances for the erection of new buildings...'
2. The proposed development would entail the erection of new buildings within the green belt for residential use. Under paragraph 3.4 of the Planning Policy Guidance Note 2 entitled 'Green Belts', such development would constitute inappropriate development. Under paragraph 3.2 of this Note, very special circumstances must be demonstrated by the applicant to justify inappropriate development and such circumstances must clearly outweigh the harm by reason of inappropriateness and any other harm that would arise from the proposed development. In this case, the local planning authority considers that the applicant has failed to demonstrate that the circumstances which he has identified would clearly outweigh the harm by reason of inappropriateness that would arise from the proposed development. Thus, in accordance with paragraph 3.2 of PPG2, the proposed development would by definition be harmful to the green belt. As such it would be contrary to the following purposes of including land in green belts:-
  - to check the unrestricted sprawl of large built up areas,
  - to prevent neighbouring towns from merging into one another, and
  - to assist in safeguarding the countryside from encroachment.'

N.B. Councillor Steen declared a pecuniary interest in the following application (14/2001/209). He retired from the meeting during the discussion thereof and voting thereon.

Standing Order No. 39(1)

186 . Resolved that in accordance with Standing Order No. 39(1), Councillor Talukdar be permitted to take part in the discussion on the following application.

Application Number 14/2001/209  
Outline: Erection of 2 no. semi-detached split level dwellinghouses.  
Land opposite at St. Saviour's Church, New Line, Bacup.

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

1. The proposed development of this greenfield site would be contrary to Government Policy as contained in Planning Policy Guidance Note PPG3 in respect of the presumption that previously developed land should be developed before greenfield.

2. The proposed development would be contrary to the provisions of the adopted Rossendale District Local Plan. The site which is subject of this application lies within an area designated as Greenland, where only developments appropriate to the functions of the Greenland are to be permitted.
3. The proposed development would be contrary to the provisions of the adopted Rossendale District Local Plan in respect of likely effect on existing trees contrary to Policy DC1.
4. The application does not provide sufficient information for a determination to be made in respect of means of vehicular access to and from the A6066 New Line which is a material planning issue requiring consideration at the outline stage.

The Borough of Rossendale (part of Footpaths No's 209, 211, 212  
and new footpath at Wham Hill Farm, Ramsbottom) Diversion Order 2001

186 . Resolved that the Borough of Rossendale (part of Footpaths No's 209, 211, 212 and new footpath at Wham Hill Farm, Ramsbottom) Diversion Order 2001 be confirmed as an unopposed Order.

Engineering and Planning Sub-Committee

186 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 5th June, 12th June, 19th June, 26th June and 3rd July 2001 be noted. (For Minutes see Appendices 'A'-'E').

THE MEETING CLOSED AT 7.45 P.M.

APPENDIX 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 5th June, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/070  
Proposed two storey side extension to provide lounge and utility  
on ground floor and 2 no bedrooms on first floor (amended plan)  
at: 31 Hyacinth Close, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/130  
Proposed rear extension to form dining room  
at: 27 Dean Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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. The windows installed in the western elevation of the extension hereby approved shall be obscure glazed and thereafter such glazing shall be retained.

Application Number 2001/143  
Erection of conservatory on rear elevation  
at: 16 Alden Close, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/153  
Proposed single storey side extension  
at: Field Top Farm, Burnley Road East, Lumb, Rossendale

Resolved that planning permission be granted to this application subject 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 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 2001/150A  
Erection of illuminated fascia and projecting signs  
at: 19-21 Birch Avenue, Haslingden, 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 2001/138  
Application for determination as to whether detailed approval  
is required to erect personal communication network equipment  
at: Shuttleworth Pumping Station, Rochdale Road, Edenfield, Ramsbottom

Resolved that prior approval be refused for the following reasons:

1. By reason of its 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 would conflict 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 applicant has failed to provide a fully argued technical justification to support the proposal in the absence of which the development must be judged to be inappropriate development in the Green Belt for which very special circumstances do not exist.
3. The prominent location of the proposed development adjacent the A680 Rochdale Road, close to residential property and in open countryside would have a seriously detrimental impact upon the landscape and visual amenities of the locality.

Application Number 2001/154  
Change of use of agricultural building to stables  
at: Scar End Farm, Weir Lane, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 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.

Application Number 2001/144  
Change of use from shop to cafe  
at: 14 Manchester Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 7.30am and 7.30pm Mondays to Sundays inclusive.

Application Number 2001/129  
Formation of all weather turnout area  
at: Top oth Bank Farm, Roundhill Lane, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/131  
Change of use to permit D1 (b) use (Children's nursery facility)  
of 263 m2 (2800 sq ft) and an external children's play area of 141 m2 (1500 sqft)  
at: Former P & P Building (Link 665) Todd Hall Rd, Carrs Industrial Estate, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 use of the external children's play area, a scheme providing details of the physical layout and boundary treatment of this area shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be fully implemented prior to the commencement of use of this play area.

N.B. Councillors Wadsworth and Balchin declared a non-pecuniary interest in the following item of business.

Application Number 2001/134  
Change of use at first floor from dining room to assembly room for  
"lotifia mahbubia" (Islamic cultural, spiritual and education centre)  
at: 8,10,12 Burnley Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/097  
Proposed development 1) 41 no dwellings 2) 5 no live work units 3)  
4 no. multi-use business comprising 20,000 sq ft 4) B1, B2 & B8  
Employment use comprising 70,000 sq ft 5) Nature amenity and footpath  
The development may affect the setting of footpath no 394  
at: Site of former bleachworks, off Holcombe Road, Helmshore, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Multi-use business units M1 to M4 inclusive which are the subject of this permission shall be used only for the purposes of business and storage and distribution in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987, (that is with reference to Classes B1 and B8 of the Schedule of the aforementioned Order).
3. The business workspace of the live/work units which are the subject of this permission shall be used only for the purposes of business in accordance with the provisions of the Town and Country Planning (Use classes) Order 1987 (that is with reference to Class B1 of the Schedule of the aforementioned Order).
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. Development shall not begin until a scheme to deal with the contamination of the site has been submitted to and approved in writing by the local planning authority. The above scheme shall include an investigation and assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the ground and surface waters when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.
6. Before any part of the development hereby approved is first commenced a scheme for the enhancement and subsequent management of the Important Wildlife Site and the nature study/amenity facility shall be submitted to and approved by the local planning authority.
7. 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.

8. No dwellinghouse hereby approved shall be occupied before units M1 and M2 of the approved multi-use business units together with their associated infrastructure have been constructed and made ready for occupation.
9. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
10. No development shall take place until samples of the proposed artificial stone , facing brick and artificial roofing slate to be used in the construction of the live/work units and dwellinghouses have been submitted to and approved by the local planning authority and the outer face of the aforementioned buildings shall not be constructed other than with the approved materials.
11. No development shall take place until samples of the proposed artificial stone and patent wall and roof cladding to be used in the construction of the multi use business units and B1, B2 and B8 unit have been submitted to and approved by the local planning authority and the outer face of the aforementioned buildings shall not be constructed other than with the approved materials.

THE MEETING CLOSED AT 5.20 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 12th June, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/099  
Proposed lower ground floor and balcony extension  
at: Flaxmoss House, Helmshore Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 block banded render have been submitted to and approved by the local planning authority and the outer face of the walls of the extension shall not be constructed other than with the approved materials.

Application Number 2001/120  
Proposed two storey side extension to dwellinghouse  
at: 555 Newchurch Road, Higher Cloughfold, Rossendale

Resolved that planning permission be granted to this application subject 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 said extension shall not be constructed other than using roof slates and ridge tiles to match those on the existing dwelling, and with the outer walls treated to match the existing in both colour and texture.

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

Application Number 2001/147  
Proposed garage extension at front of dwellinghouse  
at: Helm Lodge, 39 Helmsore Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/152  
Renewal of planning permission reference 1996/127 for the construction of a first floor extension at rear to form nursery with  
en-suite bathroom  
at: Chapel Hill House, Hurst Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 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 2001/136A  
Erection of non illuminated signage  
at: 703 Bacup Road, Waterfoot, 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 2001/149  
Proposed increase in height of existing garage  
at: Plot 13 @ Garage colony off Wales Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 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.

Application Number 2001/128  
Proposed two storey extension to rear  
at: 2 Heys Street, Cloughfold, Rossendale

Resolved that consideration of this application be deferred until the next meeting of the Sub-Committee.

Application Number 2001/106  
Proposal: To vary planning conditions no 3 and 6 imposed on planning permission reference 1997/039 to allow additional facing materials. To vary condition no 4 imposed on planning permission reference 1997/039 to specify profile metal cladding as the roofing material. To delete condition no 5 imposed on planning permission reference no 1997/039. To vary condition no 8 imposed on planning permission reference no 1997/039 to require the proposed children's play area to be provided within 15 months of the commencement of use of building A  
at: Hazel Mill, Blackburn Road, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the 18th March 2003.
2. Prior to the commencement of development of the building denoted as A on the site development plan, samples of the proposed natural stone, composite wall cladding panels and vertical profiled metal cladding shall be submitted to and approved by the local planning authority and the outer face of the walls shall not be constructed other than with the approved materials.
3. Prior to the commencement of development of the buildings denoted as A, B, C, H and G on the site development plan, samples of the proposed profiled metal cladding shall be submitted to and approved by the local planning authority and the roofs shall not be clad other than with the approved materials.

4. Prior to the commencement of development of the buildings denoted as E and H on the site development plan, samples of the proposed natural stone, stained timber panels and glazing shall be submitted to and approved by the local planning authority and the walls shall not be constructed other than with the approved materials.
5. Within 15 months of the commencement of use of the building denoted as A on the site development plan, the children's play area hereby approved shall be provided.

Application Number 2001/139  
Proposed 500mm extension to rear  
at:245,245a,247,249 Bacup Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 face of the extension shall not be finished other than in a painted rendered finish.

Application Number 2001/157  
Proposed first floor extension to form canteen and toilet facilities  
at: Ash Grove Works, Ash Grove, Rawtenstall, Rossendale

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 tile and reconstituted 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 2001/127  
Formation of 13 no space car park  
at: Land adjacent to Highfield Road, Hareholme, Rossendale

Resolved that planning permission be granted to this application subject 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 scheme for the treatment of the land situated to the west of the application site boundary and bounded by the River Irwell together with a programme for its implementation has been submitted to and approved by the local
3. Prior to being discharged into any watercourse, surface water or soakaway system, all surface water drainage from parking areas 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.

Application Number 2000/170  
Conversion of former furniture depository to 8 no residential units and  
provision of car park comprising 8 no spaces (amended scheme)  
at: Former Springside Depository, Newchurch Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 residential units hereby approved, the communal yards shown on drawing number Ross/003 revision C shall be fully provided and thereafter retained as communal yards.
3. Prior to the commencement of use of the residential units hereby approved, the car park shown on the site plan received on 30th April 2001 shall be fully provided and thereafter retained as a car park.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Application Number 2001/123  
Erection of 3 no detached dwellinghouses  
at: Heath Hill House, Booth Road, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject 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 specification of materials on the application; no development shall take place until samples of the proposed facing brick and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. The buildings shall not be occupied until a means of vehicular access has been constructed to adoptable standard. Notwithstanding the access details shown on the application the access shall be constructed in accordance with Category 1 of LCC "Specification for the Construction of Estate Roads" 1992.
4. No building/none of the buildings hereby permitted shall be occupied until car parking, servicing and manoeuvring space as indicated on the submitted plans has been provided, laid out and surfaced in accordance with those plans.

5. No development shall take place until 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. 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.
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 & 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.
8. The buildings shall not be occupied until the existing access to Heath Hill House has been permanently closed, kerbed across and the footway reinstated, and street lighting column 14 relocated or replaced all to the approval of the local highway authority.

Application Number 1999/469/470

Change of use of a derelict quarry to recreational uses, including the rejection of a store/wc/first aid building, construction of a new/improved access track, landscaping and reclamation of surrounding areas for public amenity and wildlife. The development may affect the setting of a number of footpaths including 245, 248, 250, 289, 274 and 275 at: Hurdles Quarry, Rossendale, Lancashire

The Borough Engineer and Planning Officer that the applications had been withdrawn by the applicant.

Resolved that the report be noted.

Tender For Painting Of Street Lighting Columns

Resolved that the tender of Altitude Services Limited in the sum of £22,827.50 being the lowest tender received be accepted, subject to the tender price being within the budget for the work.

THE MEETING CLOSED AT 5.55 PM

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 19th June, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/159  
Proposed dining room and porch extension and detached garage  
at: 10 Fallbarn Crescent, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 in the construction of the extension have been submitted to 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, render, and artificial slate in the construction of the 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. Before the garage hereby approved is first brought into use the drive shall be laid in permanent construction.

Application Number 2001/163  
Proposed single storey lounge extension at front of dwelling  
at: 14 Marlborough Close, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/128  
Proposed two storey extension to rear  
at: 2 Heys Street, Cloughfold, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/065  
Erection of 1 no detached bungalow (amended scheme)  
at: Land at 539-549 Burnley Road East, Whitewell Bottom, Rossendale

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

Application Number 2001/050  
Change of use to cafe (A3 use - the consumption of hot food on  
or off the premises) (amended plan & additional information)  
at: Brook Street Warehouse, off Bury Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 use hereby approved a scheme providing details of the railings and pedestrian gate to be erected around the forecourt shall be submitted to and approved by the local planning authority and thereafter the approved scheme shall be implemented.
3. All deliveries to the cafe hereby approved shall be made through the doors in the side and rear elevations of the building.
4. The premises shall be used for a cafe and for no other purpose (including any other purpose in Class A.3 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 5.15 PM

A P P E N D I X ' D '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 26th June, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/158  
Proposed utility shed  
at: 6 North Street, Lumb, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/171  
Installation of slate covered hip roof to existing garage  
at: 7 Heath Hill Drive, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject 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 slates 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 2001/173  
Proposed single storey rear extension to provide shower room for disabled person  
at: 14 Rockcliffe Street, Rawtenstall, Rossendale

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

Application Number 2001/155  
Erection of 1 no. 3 bed detached dwellinghouse with single garage,  
parking and garden  
at: Land at junction of Scout Road/Burnley Road East, Whitewell Bottom,  
Rossendale

Resolved that planning permission be granted to this application subject 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 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. Prior to first occupation of the dwellinghouse hereby approved a scheme providing details of improvements to the surface of that portion of Scout Road from its junction with Burnley Road East to its junction with the proposed driveway shall be submitted to and approved by the local planning authority and prior to first occupation of the dwellinghouse hereby approved the approved scheme shall be fully implemented.
4. Prior to the first occupation of the dwellinghouse hereby approved a scheme providing details of 1.5m wide footpath constructed to an adoptable standard between Burnley Road East and the proposed vehicular access shall be submitted to and approved by the local planning authority and prior to first occupation of the dwellinghouse hereby approved the approved scheme shall be fully implemented.
5. Prior to first occupation of the dwellinghouse hereby approved the parking and turning area shown on the site layout plan (drawing no. 97/one) shall be provided with a sealed surface.
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. 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.

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 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 2001/057  
Formation of an outdoor riding arena for private use.  
The development may affect the setting of footpath nos 302 and 303  
at: Horncliffe Top Farm, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject 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 2001/141  
Change of use of vacant land to garden areas  
at: Land rear of 18,20,21 Hempshaw Avenue, Loveclough, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed change of use would be detrimental to the landscaping and open space provision of the area contrary to Policies DC1, DC2 and DC3 of the Rossendale District Local Plan.
2. The proposed change of use would sever a well-used access contrary to Policy DC1 of the Rossendale District Local Plan.
3. The proposed change of use would be detrimental to habitat contrary to Policy E3 of the Rossendale District Local Plan.

N.B. Councillor Balchin declared an interest in the undermentioned planning application and took no part in the discussion or voting thereon.

Application Number 2001/142  
Outline - Erection of 1 no farmhouse and barn.  
The development may affect the setting of footpath no 172 & 180  
at: Land to the north of Edge Lane, Higher Cloughfold, Rossendale

Resolved that this application be refused for the following reasons:

1. The proposed development would be contrary to the provisions of the adopted Rossendale District Local Plan wherein the application site is shown to be located generally outside the urban boundary and the green belts. Under policy 1(c)(i) of the approved Lancashire Structure Plan 'development in the open countryside outside green belts will be limited to that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area, including ones which will help diversify the rural economy while being in keeping with the rural environment,' uses which do not obtain in this case. In the interests of protecting the natural character of this countryside area, therefore, permission should not be granted for the development which is proposed.

2.

The applicant has failed to demonstrate from the point of view of agricultural need that there is currently any justification to warrant a departure from established planning policy which indicate that within this attractive rural area, which is defined in the Rossendale District Local Plan as Countryside, new residential development is to be resisted in accordance inter alia with the provisions of Annex I of PPG7 `The Countryside Environmental Quality and Economic and Social Development.

In the absence of any demonstrable need on agricultural or personal grounds for the proposed development the application, if approved, would be contrary and prejudicial to policies contained in the Development Plan and would set an adverse precedent which might encourage the submission of other similar applications in the future which would then be more difficult to resist.

THE MEETING CLOSED AT 5.15 PM

A P P E N D I X ' E '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 3rd July, 2001

at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Easton (for Pilling)

APOLOGIES: Councillor Pilling

SECTION 'B' - FUNCTIONS DELEGATED  
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 Number 2001/170

Proposed ground floor lean-to single storey extension to rear  
at: 39 York Street, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/167

Proposed two storey rear extension to dwellinghouse  
at: Millmasters House, off Holcombe Road, Helmshore, Rossendale

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

Application Number 2001/180

Change of housetype  
at: Plot 61, Fell View, off The Moorlands, Weir, Bacup

Resolved that planning permission be granted to this application subject 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.
3. Before any development is commenced a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
4. Prior to the first occupation of 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 road shall be constructed in accordance with the Lancashire County Council Specification of Construction of Estate Roads to at least base course level.

Application Number 2001/197  
Erection of hardwood conservatory to rear of dwellinghouse  
at: 2 Strongstry Bridge, Strongstry, Stubbins

Resolved that planning permission be granted to this application subject 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 2001/094  
Change of housetype (FURTHER AMENDED PLANS)  
at: Land at Shepherds Green, Water, Rossendale

Resolved that the application be deferred until the next meeting of the Sub-Committee.

Application Number 2001/061  
Proposed canopy to be created over loading bay/access area to new warehouse  
at: Kippax Mill, Goodshawfold Road, Loveclough, Rossendale

Resolved that planning permission be granted to this application subject 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 colour of the cladding to the roof of the canopy hereby approved shall be merlin grey.
3. The colour of the cladding to the upper walls of the canopy shall be moorland green.

4. The colour of the stanchions to the canopy shall be olive green.

N.B. Councillor Balchin declared an interest in the above mentioned application and took no part in the discussion or voting thereon.

Application Number 2001/161  
Proposed remodelling of ground levels to spoil heap at southern  
end of existing overflow car park  
at: Rossendale Golf Club, Ewood Lane Head, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 reprofiling and landscaping shall be carried out within 12 months of the date of this permission.

Application Number 2001/168  
Change of use of vacant land to car parking area  
at: 101 New Line, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 local stone walling have been submitted to 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 car park shall not be used other than for the parking of vehicles incidental to the enjoyment of the dwellinghouses as such numbered 97 and 101 New Line, Bacup.

Application Number 2001/175  
Proposed single storey link between Town Hall and Annexe building  
at: Town Hall, Lord Street, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/107  
Outline - Demolition of existing buildings and construction of 68 no flats  
at: Bentgate Works, Manchester Road, Haslingden, Rossendale

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

Application Number 2001/165  
Outline - Residential development comprising one or two dwellings  
at: Land adjacent to 40 Tonacliffe Road, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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, access, appearance and landscaping. The landscaping proposals shall include all hard and soft landscaping features (including where appropriate screen or boundary walls and fences or other means of enclosure) and shall be fully implemented before the building is first occupied for 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. Before the development becomes operative, a footway shall be constructed to adoption standard along the frontage of the site to Tonacliffe Road to a similar width as the existing footway.
5. 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 highway boundary, such splays shall be at 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.
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 in accordance with one of the examples on the attached plan and the vehicular turning space shall be laid out and available for use before the development is brought into use.

Application Number 2001/151  
Change of use of vacant land to extended yard area  
at: DJM Engineering, Height Barn Lane, off New Line, Bacup

Resolved that this application be refused for the following reasons:

1. The proposed change of use would, by virtue of its location, nature, and relationship to existing land uses threaten the existing conditions in the surrounding area, contrary to Policy DC1 of the Rossendale District Local Plan.

2. The proposed change of use would require ancillary development outside the Urban Boundary contrary to Policy DS1 of the Rossendale District Local Plan.
3. The proposed car parking provision would be in excess of Lancashire County Council maximum standards as set down in "Parking in Lancashire" 1997, contrary to Policies T4 and T5 of the Rossendale District Local Plan.

Tenders - Carriageway Surfacing, High Street and Hud Rake,  
Haslingden, Haslingden Old Road (No. 43 to Barnes Avenue)

The Borough Engineer and Planning Officer advised the Committee that tenders had been invited for the above carriageway resurfacing works from contractors drawn from Lancashire County Council's select list of tenderers for such work and submitted details of 3 tenders which had been received.

He informed the Committee that tenders for this value of work had not been invited in accordance with the Council's Standing Orders relating to contracts in this case and he outlined the reasons therefor.

Resolved i) that the Committee agree to suspend standing orders in this case for the reasons outlined by the Borough Engineer and Planning Officer,

ii) that the lowest tender from RMC Surfacing Northern Limited in the sum of £59,468.00 be accepted for the above work.

Tenders - Reconstruction of retaining wall adjoining  
The Craven Heifer Public House, Burnley Road, Rawtenstall

The Borough Engineer and Planning Officer submitted details of 6 tenders which had been received for the above work. He reported that he had now received financial approval for the implementation of the scheme from the Lancashire County Council.

Resolved that the lowest tender from DCT Civil Engineering Limited in the sum of £88,669.50 be accepted for the above works.

THE MEETING CLOSED AT 5.25 PM

ENGINEERING AND PLANNING COMMITTEE

held 13th August, 2001  
at 7.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin, Barnes (for Easton), Bolton, Beavan, Challinor, Hancock, Nuttall, S.  
Pawson, Pearson, Pilling and Steen

APOLOGIES: Councillor Easton

IN ATTENDANCE: Mr. J. Cowpe, Borough Engineer and Planning Officer  
Mr. D. Rigby, Environmental Services Manager  
Mr. R. Hamer, District Plan Review Officer  
Mr. C. McConville Principal Administrative Assistant

Minutes

195 . Resolved that the Minutes of the meeting of the Committee held on  
16th July, 2001 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

195 . The Borough Engineer and Planning Officer submitted a report on the following planning application which gave details of the application, the consultations which had been carried out and details of objections and representations received, together with his observations on the application.

Application Number 14/2001/183

Construction of fencing, gating and equipping of public open space including landscaping to form children's play area at: Land adjacent to 6 Hamer Avenue, Loveclough, Rossendale

195 . Resolved that planning permission be granted to this application subject 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 play equipment shall be provided with appropriate impact absorbing surfaces as recommended by the manufacture and to meet current legislative requirements.
3. The play area shall be constructed to the satisfaction of Council's nominated playground inspector.
4. The play area shall be provided with a minimum of 2 no. signs indicating that dogs are not permitted within the fenced play area.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Action Taken On Minutes Of Previous Meetings

195 . The Borough Engineer and Planning Officer submitted a report giving details of the action taken on the Minutes of previous meetings of the Committee.

Resolved that the report be noted.

Departmental Objectives 2001/2002

195 . The Borough Engineer and Planning Officer submitted a progress report on the action taken in respect of the Departmental Objectives for 2001/2002.

Resolved that the report be noted.

Staffing Issues

195 . The Borough Engineer and Planning Officer submitted a report on appointments made to various vacant posts within his department since the last meeting of the Committee; he also advised that authority to fill vacancies for the posts of Assistant Engineer (traffic) and Planning Assistant (local plans) had been obtained.

The Borough Engineer and Planning Officer advised Members of proposals for altering the structure within the Development Control Section which were the subject of a separate report to be discussed by the Committee later in the evening.

Resolved that the report be noted.

Gully Cleansing

195 . The Borough Engineer and Planning Officer submitted a report which outlined current policy and procedure in respect of the gully emptying function. The report indicated that there existed approximately 15,500 gullies on adopted roads throughout the Borough.

The Borough Engineer and Planning Officer further reported that following an increase in the highways maintenance budget, £51,600.00 had been included for gully emptying which would allow for 26,400 "empties". He advised that the allocation was not sufficient to allow for all gullies to be emptied twice per year and did not allow for progress to be made on tackling the problem of blockages/blocked connections to sewers.

Resolved i) that the Borough Engineer and Planning Officer be requested to approach Lancashire County Council to request that they give consideration to providing additional funding to enable a prioritised programme of blockage removal to be put in place,

ii) that the Borough Engineer and Planning Officer submit a regular report on gully emptying to future meetings of the Committee.

Lancashire Waste Strategy - Recycling Funding Bid

195 . The Borough Engineer and Planning Officer submitted a progress report on the innovative recycling projects which had been submitted to the Lancashire Environmental fund for funding. He reminded Members of the objectives of the bid which was aimed at providing an effective recycling and waste minimisation programme for the next 3 years and which would ultimately be a sustainable part of the waste collection service. He indicated that in the event that the bid were successful, it would still fall to the Council to allocate resources in the order of 86,000 per year as its share of the project.

Resolved that the report be noted.

Refuse Collection Performance Indicators

195 . The Borough Engineer and Planning Officer submitted the Performance Indicators for the period April to July, 2001. He advised Members of the appointment of Mr. D. Pascoe, the new Cleansing Officer and suggested that improvements in the indicators could now be anticipated.

Resolved that the report be noted.

Financial Forecast

195 . The Borough Engineer and Planning Officer submitted the Trading Statements for the Environmental Services Unit for the Year 2000/2001 and up to week 11 (week ending 15th June, 2001) for the current year.

Resolved that the report be noted.

District Plan Review - Timetable/Programme

195 . The Chairman welcomed Mr. Richard Hamer, District Plan Review Officer to the meeting who presented a position statement on the Review of the Rossendale District Local Plan.

The Borough Engineer and Planning Officer commented on the report which outlined the process, the timetable and the financial implications of the Review. Members were provided with a provisional timetable which outlined the dates by which the various processes were programmed to be completed with preliminaries being completed by the end of January, 2002, the first consultation process being completed by the end of February, 2003, the first deposit/draft version of the plan being approved by the end of October, 2003 and the second deposit/deposit version of the plan being completed by the end of September, 2004. Once these stages had been completed, the anticipated public inquiry would be held in 2005 with a scheduled completion time of December, 2005, thereafter, the plan would be adopted by February, 2006. Members were advised that the timetable at this stage was in draft form and did not allow for delays in the process which might arise at any of the stages.

Following a full discussion, it was

Resolved i) that the report be noted,

ii) that the financial implications be noted,

iii) that a Development Plan Working Group be established comprising the Chair, Vice Chair and Opposition Spokesperson of this Committee plus 2 additional Members (to be nominated at the next meeting of the Council),

iv) that when necessary, Council/Community User and Focus Groups be established to prepare detailed recommendations for consideration by the Committee.

Scheme Of Delegation For Determination Of Planning And Related Applications/  
Public Speaking At Committee

195 . The Borough Engineer and Planning Officer submitted a comprehensive report on the discussions and conclusions of the Engineering and Planning Working Group together with a copy of the Minutes of the meeting held on 20th July, 2001 of the Group.

The Borough Engineer and Planning Officer pointed out that the Minutes of the Working Group suggested that requests for minor applications to be referred to the Committee should be considered by 3 Members. He advised that such an arrangement would not be possible other than where Members sat as a Sub-Committee and given the need for such matters to be considered quickly, he proposed that authority for dealing with such applications should be delegated to him in consultation with the Chair, Vice Chair and Oppositions Spokesperson.

Members expressed their support for the proposals of the Group but highlighted 2 areas of concern - requests to refer "minor" applications to Committee and accompanied site inspections. Members expressed the view that ward Councillors should have the right to require applications to be put to Committee. The suggestion in the report that site visits should be undertaken on occasions where certain criteria were satisfied, had limited support from Members who suggested that such visits were of significant value to Members in assessing the impact and effect of proposed development.

Following a full discussion it was

Resolved i) that the question of accompanied site inspections be referred to the Engineering and Planning Working Group for further consideration,

ii) that the referral of minor applications to Committee be exercised as of right by ward Councillors in respect of development proposed within the ward which the Member represents, subject to the procedure outlined in Minutes number 1.5(a) and 1.5(b) of the meeting of the Engineering and Planning Working Group dated 20th July, 2001,

iii) that the date proposed by the Working Group for the introduction of the new Scheme of Delegation (mid September) be amended so that the new system comes into operation on 1st October, 2001,

iv) that to avoid the potential confusion which might arise in the event of operating 2 separate schemes, the new scheme be introduced to deal with all applications including those already submitted and those received before the formal introduction date of 1st October, 2001,

v) that those applications subject to the "prior notification" arrangements be delegated to the Borough Engineer and Planning Officer and/or the Planning Manager in consultation with the Chair, Vice Chair and Opposition Spokesperson of the Committee,

vi) that subject to the amendments contained in resolutions (i) to (v) above, the minutes and recommendations of the Engineering and Planning Working Group held on 20th July, 2001 be accepted and approved for implementation and that the scheme be operated for a period of 6 months and reviewed at the end of that period.

vii) that the Engineering and Planning Sub-Committee be given delegated authority to determine the final format and presentation of the Scheme of Delegation now approved.

viii) that Councillor S. Pawson be nominated to serve on the Engineering and Planning Working Group in place of Councillor Cheetham.

#### Introduction Of "Lobby" Register

195 . The Borough Engineer and Planning Officer referred to the recommendation by the Nolan Committee for Local Planning Authorities to establish a Lobby Register. He pointed out that the proposal was recommended as both good practice and a sensible safeguard, particularly for Members, in terms of demonstrating probity, in those cases where the roles of ward Councillor and Planning Committee Member might be seen to conflict.

Resolved i) that a system for recording lobbying of Council Members in relation to the determination of planning and related applications be introduced to commence on 1st October, 2001,

ii) that the Engineering and Planning Sub-Committee be given delegated authority to determine and approve the format and content of the standard form.

#### Rossendale Quarries Reclamation Project/Compulsory Purchase Of Hurdles Quarry

195 . The Borough Engineer and Planning Officer submitted a progress report on the work on quarries within the Rossendale Quarries Reclamation Project.

The Borough Engineer and Planning Officer reported that there appeared to be little prospect of reaching agreement on the acquisition of the Hurdles Quarry Site and he recommended that the Committee proceed to make a Compulsory Purchase Order of the necessary land.

Resolved i) that the progress report be noted,

ii) that in view of the failure to reach agreement to reclaim or to purchase Hurdles Quarry, the Committee agree to the making of a Compulsory Purchase Order under Section 89 of the National Parks and Access To The Countryside Act 1949 for the acquisition of the land shown on the plan submitted to the Committee,

iii) that upon confirmation of such Order by the Secretary of State and subject to detailed approval by the North West Development Agency, the Borough Solicitor be authorised to acquire the land comprised therein and to do all things president and subsequent thereto.

#### Development Control Quarterly Monitoring Report - April To June, 2001

195 . The Borough Engineer and Planning Officer submitted the quarterly monitoring report covering the period April to June, 2001. The report indicated that 60% of applications had been dealt with within 8 weeks which showed an improvement from earlier figures of 43% which arose during September/October, 2000 when the Development Control Section had significant staffing shortages.

Resolved that the report be noted.

Planning Appeal Decisions

195 . The Borough Engineer and Planning Officer reported the receipt of the decision letter in respect of the appeal against the refusal of planning permission in respect of application number 2001/031(A) - Erection of one double sided free standing advertisement display unit. The Flowers Public House, Todmorden Road, Bacup.

It was the decision of the Inspector that the appeal should be dismissed.

Resolved that the report be noted.

N.B. Councillor Pawson declared a non pecuniary interest in the following item of business.

Footpath From Fields Road To Powys Close - Public Footpath 359, Haslingden

195 . Further to Minute number 56 of the June meeting of the Committee, the Borough Engineer and Planning Officer submitted a report following a site visit which Members had undertaken when possible alternative routes for the path had been examined.

Resolved that no further action be taken on this matter.

The Borough Of Rossendale (Part Of Footpath Number 171), Haslingden  
Diversion Order 2001

195 . The Committee considered the report of the Borough Solicitor on the Diversion Order which had been made in respect of footpath 171, Haslingden. The report indicated that objections had been received but these were subsequently withdrawn.

Resolved that the Borough of Rossendale (Part Of Footpath Number 171), Haslingden (Diversion Order 2001) be confirmed as an unopposed Order.

Standing Order No. 39(1)

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

N.B. Councillor Balchin declared a non pecuniary interest in the following item of business.

Highway Improvements And Social Lighting Programme

195 . Further to Minute Number 58 of the last meeting of the Committee, the Borough Engineer and Planning Officer reported on progress in respect of proposed highway improvement schemes at Roundhill Lane, Haslingden and Newchurch Road, Rawtenstall.

So far as the Roundhill Lane scheme was concerned, he advised that the County Council had commented on certain technical aspects of the design of the scheme and asked that it be redesigned so that they could then give further consideration.

The Borough Engineer and Planning Officer reported that the Newchurch Road, Rawtenstall scheme had been the subject of a Public Consultation Exercise and significant response to that exercise had been received. Members submitted their comments on the scheme and on the views expressed by residents and the view was expressed that whilst a form of treatment was necessary to deal with the traffic issues on Newchurch Road, the scheme in its current form was not appropriate.

Following a full discussion, it was

Resolved i) that consideration of a traffic calming scheme for Roundhill Lane be deferred and that the Borough Engineer and Planning Officer submit a revised scheme to the County Council and presents the agreed scheme to a future meeting of the Committee for approval,

ii) that the Borough Engineer and Planning Officer be requested to incorporate the views expressed by Members and Residents in this area into a fresh scheme for Newchurch Road, Rawtenstall and that this be presented to the next ordinary meeting of the Committee together with the views of the residents thereon.

Traffic Regulation Orders

Sarah Street, Bacup

195 . (a) Further to Minute Number 60 of the July meeting of the Committee, the Borough Engineer and Planning Officer reported that before formal action had been taken to advertise the proposed Order, an objection had been received from Lancashire Sock Limited and he submitted details of the objection. The County Council had indicated that in view of the nature of the objection, they would not support the making of the Order.

Resolved that no action be taken to proceed with the proposed Order at Sarah Street, Bacup.

Burnley Road, Crawshawbooth

215(b) The Borough Engineer and Planning Officer reported that the County Council had consulted residents on a proposed Traffic Calming/Safety Improvement Scheme which the County Council proposed to introduce on Burnley Road, Crawshawbooth. He advised that if the scheme were to proceed, it would be necessary for the Committee to make an Order prohibiting waiting on part of Burnley Road, Crawshawbooth.

Resolved that in accordance with the terms of the Agency Agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the western side of Burnley Road, Crawshawbooth between numbers 774 and 788 including the frontage of those properties.

Yorkshire Street/Todmorden Road/Tong Lane/Hammerton Green, Bacup

215(c) The Borough Engineer and Planning Officer reported on parking problems in the vicinity of Bacup Health Centre. He submitted his proposals for Traffic Regulation Orders aimed at addressing those specific problems.

A Member pointed out that the parking spaces available in the area of Hammerton Green might usefully be rearranged so as to make the current private provision public and the current public provision private and the Borough Engineer and Planning Officer undertook to look into this issue.

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

- a) Yorkshire Street, Bacup (south side) from its junction with Tong Lane in a westerly direction for a distance of 35 metres approximately to the terminal point of the existing traffic regulation order opposite 24 Yorkshire Street.
- b) Todmorden Road, Bacup (south side) from its junction with Tong Lane in an easterly direction for a distance of 20 metres.
- c) Tong Lane, Bacup (both sides) from its junction with Todmorden Road/Yorkshire Street for a distance of 28 metres approximately (measured along its centre line).
- d) Hammerton Green, Bacup (west side) from its junction with Tong Lane in a southerly then westerly direction into the turning head a total distance of 44 metres approximately.
- e) Hammerton Green, Bacup (east side) from its junction with Tong Lane in a southerly direction for a distance of 5 metres approximately.

N.B. The Chair declared a non pecuniary interest in the following item of business and vacated the Chair and the meeting during the discussion of and voting thereon.

(COUNCILLOR BALCHIN IN THE CHAIR)

Stopping Up Of Highway - Glenn Road, Waterfoot

195 . The Borough Engineer and Planning Officer reported the receipt of a request from Bacup and Rawtenstall Grammar School that part of Glenn Road, Waterfoot be extinguished as a public highway to facilitate security improvements at the school.

Resolved that the Borough Solicitor be authorised to seek an Order under Section 116 of the Highways Act, 1980 stopping up part of Glenn Road, Waterfoot as shown on the plan submitted to the Committee subject to the Council's costs in the matter being met by Bacup and Rawtenstall Grammar School.

(COUNCILLOR WADSWORTH IN THE CHAIR)

Naming Of Streets And Numbering Of Dwellings

195 . Further to Minute Number 54 of the July meeting of the Committee, the Borough Engineer and Planning Officer submitted suggested names for the development on land off Hamer Avenue, Loveclough which had been suggested by Rossendale Civic Trust.

Resolved that the streets within the development on land off Hamer Avenue be named

Road 1 Goodshaw Avenue North  
Road 2 Pasturelands  
Road 3 Turf Meadow  
Road 4 Meadows Drive  
Road 5 Hillside Close  
Road 6 Crofters Bank  
Road 7 Bankside Close  
Road 8 Rushmoor Close  
Road 9 Chapel View

#### 20 mph Zones And Home Zones

195 . The Borough Engineer and Planning Officer reported that the Phase 1 Programme for 20 mph zones had been submitted to the County Council and the schemes at Wallbank, Whitworth, Hall Carr, Rawtenstall and Greenfield area, Haslingden had been approved by the County Council. He indicated that he was currently awaiting delivery of the necessary signs for erection by the Highways Works Unit.

The sites at Staghills Road, Rawtenstall, Gregory Fold, Helmshore and Laneside Road, Haslingden had not been approved by the County Council and he submitted details of the County Policy in respect of 20 mph zones.

The Borough Engineer and Planning Officer submitted a list of suggested schemes for inclusion in Phase 2 of the 20 mph Zone Programme.

The Borough Engineer and Planning Officer also reported on the Home Zone Challenge Fund whereby Highway Authorities had been invited to bid for a share of £30 million for the development of Home Zones in England. He advised the Committee that Home Zones were residential streets in which the road space is shared between drivers and motor vehicles and other road users, with the wider needs of residents (including people who walk and cycle, and children) in mind. The aim of such zones was to change the way that streets were currently used and improve the quality of life in residential streets.

Resolved i) that the Committee endorse the list of sites submitted by Borough Engineer and Planning Officer for inclusion in the Phase II Programme of 20 mph zones as follows:

Bacup (Fairview and Thorn)  
Oakley Estate, Rawtenstall  
Edgeside Estate, Waterfoot  
Broadway Estate, Haslingden  
Constablee Estate, Rawtenstall  
Tunstead Estate, Stacksteads  
Grassmere Road Estate, Haslingden

ii) that the following sites be included as future submissions for inclusion in the 20 mph zone programme:

Oakley Estate  
Staghills Estate  
Grassmere Road Estate

iii) that the Pennine Road area of Bacup be the subject of a bid to the County Council for a Home Zone Challenge Fund Allocation.

Private Street Works - Stubbins Vale Road

195 . The Committee received a report which had been prepared by the Chief Executive Officer following the service of Notices Of Provisional Apportionment on the frontages at Stubbins Vale Road, Stubbins. The report informed Members of the receipt of objections and that the period for objections had not yet expired.

Resolved that the Engineering and Planning Sub-Committee be given delegated authority to consider the matter further once the objection period has expired and to authorise the Borough Solicitor to arrange for the objections to be determined in the Magistrates Court should this course of action be deemed necessary.

Parking on Church Street, Waterfoot

195 . The Borough Engineer and Planning Officer reported the receipt of a petition containing 11 signatures from residents of Church Street, Waterfoot regarding difficulties encountered by the residents as a result of long stay and non residential parking on that street. The residents were asking for consideration to be given to the introduction of a residents parking scheme.

The Borough Engineer and Planning Officer reported on potential difficulties associated with the introduction of residents parking schemes and advised that the police had indicated that they would not enforce such schemes. In addition, the County Council require that such schemes should be self financing with residents paying a charge for a permit to park in the street.

The Borough Engineer and Planning Officer suggested that once the County Council had implemented decriminalised parking, it was likely that parking enforcement resources would be given a higher priority but at the present time he was unable to recommend that the Committee proceed with the introduction of a residents parking scheme.

Resolved i) that no action be taken to introduce a residents parking scheme on Church Street, Waterfoot,

ii) that the Borough Engineer and Planning Officer be requested to write to the business concerns in the immediate vicinity advising them of the availability of public parking at the rear of the co operative store on Bacup Road.

Land Drainage

195 . The Borough Engineer and Planning Officer reported on the resources currently available within the department for tackling land drainage problems off the adopted highway. He reminded Members that the matter had been raised previously when a request had been made to the Corporate Policy Committee for additional resources to finance this function but an allocation had not yet been made by that Committee.

Resolved that the report be noted.

Highways Financial Report

195 . The Borough Engineer and Planning Officer submitted a report on the current works programme for the Highway Works Construction Unit and financial statements for the year 2000/2001 and the current year to mid June.

Resolved that the report be noted.

Engineering and Planning Sub-Committee

195 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 10th July, 17th July, 24th July and 31st July, 2001 be noted (for Minutes see Appendices 'A' to 'D').

Exclusion of the Public and Press

195 . 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.

Staffing - Development Control/Planning Unit

195 . The Borough Engineer and Planning Officer submitted a report which contained his proposals aimed at addressing continuing difficulties of recruiting experienced Officers to the departments Development Control section. He submitted details of the current staffing arrangements and gradings of posts together with his proposals for a revision to the structure within both the Development Control section and the Local Plans section.

- Resolved
- i) that the proposals contained in the report be approved,
  - ii) that the matter be referred to Corporate Policy Committee for consideration.

THE MEETING CLOSED AT 9.35 P.M.

APPENDIX 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 10th July, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/186  
Proposed extension to form bedroom/bathroom for a disabled person  
at: 54 Thorn Bank, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 and red facing brick have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/188  
Proposed single storey kitchen extension and conservatory to rear  
and conversion of garage to residential accommodation  
at: 14 Sandbank Gardens, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/189  
Proposed replacement of existing swimming pool cover at rear  
at: 41 Cherry Tree Way, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/190  
Renewal of planning permission 1991/314 for an extension to dwellinghouse  
to form a swimming pool at rear  
at: Mickledore, Haslingden Old Road, Rawtenstall, Rossendale

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

Application Number 2001/191  
Proposed extension at front of dwellinghouse  
at:4 Nuttall Street, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 front and side elevations and roof of the extension shall be constructed in materials to match those on the existing dwellinghouse.

Application Number 2001/192  
Proposed two storey rear extension to dwellinghouse comprising  
sitting room on ground floor with bedroom over  
at:39 Cowpe Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/202  
Erection of double garage to provide garaging for both 8 and 10 Andrew Avenue  
at: 8 & 10 Andrew Avenue, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/204  
Erection of conservatory on side elevation  
at: 12 Heys Close, Cloughfold, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/207  
Proposed ground floor side extension, ground floor conservatory,  
rear and first floor side extensions  
at: 5 Rochester Close, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 2001/212  
Consultation from Burnley MBC - Application for outline planning permission - Erection of two non food retail units (gfs 1858m2  
and 1115m2),  
including details of means of access  
(all other mat: Land at Calder Vale Road, Burnley

Resolved that this authority raise no objection to the proposal.

Application Number 2001/181  
Conversion of stable block to form annexe to dwellinghouse  
at: 2 Cherry Tree Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 annexe shall not be occupied other than as ancillary residential accommodation to no. 2 Cherry Tree Lane and shall not constitute an independent residential unit or dwellinghouse.

Application Number 2001/193  
Conversion of former doctor's surgery to single residential property  
at: 687 Burnley Road, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/008  
Construction of 4 bed detached house with integral garage (amended plan)  
at Deansgrave, off Helmshore Road, Haslingden, Rossendale

(i) that the Committee are minded to grant consent to the application subject to the conditions set out below but desire the applicant to prepare at his own expense and enter into an agreement under Section 106 of the Town and Country Planning Act 1990, binding on successors in title, to make improvements to the surfacing and drainage of the access track, the completion of which shall be delegated to the Borough Solicitor, and

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

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

3 No 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. Reason: In order to ensure that sufficient car parking and servicing space is provided within the application site thus ensuring that visiting vehicles are not encouraged to park on the carriageway of adjoining highways thereby causing obstruction to same.

4. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans. Reason: In order to ensure that the development is properly served by a vehicular access (or accesses) which meet the highway authority's minimum requirements in terms of design and construction in the interests of highway safety.

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. Reason; In order to enhance the setting and appearance of the proposed development, to assist in the provision of a satisfactory standard of visual amenity within the locality, to screen the development, and to ensure that the amenity value afforded by existing trees/landscape features upon the site is retained.

6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. Reason: In order to enhance the setting and appearance of the proposed development to assist in the provision of a satisfactory standard of visual amenity within the locality, and to screen the development.

7. Notwithstanding the provision 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 the east and west elevations without the prior written permission of the Local Planning Authority. Reason: To safeguard the privacy and amenity of occupiers of neighbouring properties.

Application Number 2001/177  
Outline - Residential development comprising 4 no detached dwellings  
including access and car parking  
adjoining Fern Lea, off Burnley Road, Crawshawbooth, Rossendale

Resolved that planning permission be granted to this application subject 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.
4. Before the development becomes operative the road to run from Turton Hollow Road to the frontage of the proposed house plots, and associated works including four car park spaces and turning head to the east of Galen, segregated footway connection to Burnley Road, accommodation works adjacent nos. 682 - 694 Burnley Road, footway to the gable of 694 Burnley Road and car parking spaces at the junction with Turton Hollow Road, as indicated upon the application plan, shall be made up to adoption standard in accordance with Category 1 of Lancashire County Council "Specification for the Construction of Estate Roads" 1992.
5. Before the development becomes operative the Burnley Road frontage of the proposed car park area adjacent the gable of 694 Burnley Road and radius bellmouth into Turton Hollow Road is to be kerbed and the footway made up to adoption standard to the approval of the Environment Director (Highways).
6. Before the development becomes operative the back of footway to the Burnley Road frontage of the proposed car park area adjacent the gable of 694 Burnley Road around the radius bellmouth into Turton Hollow Road to the tangent point in Turton Hollow Road shall be provided with a steel fence of a design to be approved by the Borough Engineer and Planning Officer.
7. 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.

8.

Before the development becomes operative, the proposed four car park spaces and turning head to the east of Galen, and car parking spaces at the junction with Turton Hollow Road, as indicated upon the application plan, shall be made available by the applicant to serve as local residents' car parking free from any charge or restriction, and shall thereafter be retained for use on that basis.

Application Number 2001/182  
Outline - Erection of 1 no dwellinghouse  
at: Land at The Mount, Plunge Road, Ramsbottom, Near Bury

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

Resolved that the report be noted.

Application Number 2001/209  
Outline: erection of 2 no. semi-detached split level dwellinghouses,  
land opposite at St. Saviour's Church, New Line, Bacup.

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

Application Number 2001/118  
Change of use to hot food takeaway.  
Hours of operation to be Sunday - Saturday 5.00 pm until midnight  
at: 533 Market Street, Whitworth, near Rochdale

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

- 1.
- 2.
- 3.

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

The use which is the subject of this permission shall only be carried out between the hours of 5pm to 11:30pm Sunday to Thursday, and 5pm to midnight on Friday and Saturday.

The use which is the subject of this permission shall only be carried out between the hours of 5pm-11.30pm Sunday-Thursday and 5pm-midnight on Friday and Saturday.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 17th July, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pearson (for Pilling)

SECTION 'B' - FUNCTIONS DELEGATED

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.

Application Number 2001/112

Proposed single storey extension to dwellinghouse to provide a utility room at: Newgate Farm, Rochdale Road, Turn, Ramsbottom, near Bury

Resolved that planning permission be granted to this application subject 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 render and 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 2001/215

Erection of conservatory at rear  
at: 36 Moorlands View, Edenfield, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/216

Proposed single storey extension at front to provide garaging  
and accompanying first floor extension to provide bathroom and dressing room  
at: 1 Constable Lee Crescent Rawtenstall Rossendale

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

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.

Application Number 2001/108  
Construction of private horse arena 60m x 40m  
at: Brow Edge Farm, Cribden Side, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/187  
Proposed removal of existing 6 no floodlight stanchions and installation  
of 8 no floodlights and stanchions  
at: Rossendale United Football Club, Dark Lane, Newchurch, Rossendale

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

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 items on the grounds that they involve the disclosure of exempt information as defined in paragraph 9 of Part I of Schedule 12A to the Act.

Bacup and Stacksteads Transport Study

3. The Borough Engineer and Planning Officer reminded Members that during April 2001 the Council had supported his request for £10,000, which was to match fund the SRB contribution of £10,000 approved by the Bacup and Stacksteads Community Partnership Board, to commission consultants to undertake a transport study. The purpose of the study was to identify transport improvements which would enhance the accessibility of Bacup and Stacksteads and contribute to the SRB areas regeneration.

He informed Members that the approved brief for the transport study had been sent out to four firms of consultants during May 2001 and proposals had been received from three of the companies on the 19th June 2001.

The proposals received had been assessed on content, outputs and price.

The Borough Engineer and Planning Officer further reported that the lowest tender submitted by Messrs H was £3,060 less than the total budget available for the study based on contributions of £10,000 each from the Council and the Bacup and Stacksteads SRB Programme. The budget agreed for the study had been set at £20,000 which gave a minimum contribution from the Council of £8,470. The Borough Engineer and Planning Officer requested that the Council's original contribution of £10,000 be set aside for the study to enable the lowest tenderer to be asked to undertake additional work to enhance the study if appropriate.

Resolved (i) that Members support the Borough Engineer and Planning Officer's request to commission Messrs H to undertake the Transport Study as detailed in their proposal for the sum of £16,940, being the lowest tender received, and

(ii) that Members permit a contribution of £10,00 from the Council equal to that from the SRB Programme towards the cost of the Study giving the Borough Engineer and Planning Officer authority to request additional work to be undertaken by Messrs H if appropriate but the original total budget of £20,000 be not exceeded.

Twine Valley Park

4. The Borough Engineer and Planning Officer submitted three quotations from Consultants able to undertake work in connection with the Twine Valley Park Call-in Inquiry.

Resolved that the tender of Messrs B E in the sum of £6,800 being the lowest tender received, be accepted.

THE MEETING CLOSED AT 5.20 PM

APPENDIX 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 24th July, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors S. Pawson (for Balchin) and Pilling

APOLOGIES: Councillor Balchin

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/194

Reserved Matters - Erection of bungalow with integral garage and the siting of a temporary caravan for a period of 12 months at:  
Land adjacent to 26 Tonacliffe Road, 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. Before the development hereby permitted becomes operative, the grassed verge 1.8m wide, shall be constructed to the frontage of the site to Tonacliffe Road (excluding the vehicular driveway) and thereafter maintained to the satisfaction of the Environment Director (Highways) of Lancashire County Council.
3. Before the development hereby permitted becomes operative, the applicants or their successors in title shall dedicate as public highway, a strip of land 1.8m wide to the Tonacliffe Road frontage of the application site.
4. The proposed car parking and servicing facilities as indicated on the submitted plan shall be provided, surfaced, laid out and made ready for use before the building hereby permitted is first occupied for the purpose of this permission, and shall thereafter be retained solely for car parking (or servicing) purposes.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the vehicular drive shown upon the approved drawings shall remain un gated, and unobstructed by any opening gate, for a distance of 5m back from the nearside edge of the carriageway of Tonacliffe Road.

6. The turning facility indicated upon the approved drawing shall be laid out and be available for use before the development is brought into use and thereafter in perpetuity.
7. No development shall take place until samples of the proposed walling 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.

Application Number 2001/213 - Erection of detached wooden garage  
at: 20 Booth Road, Stacksteads, Bacup

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 Number 2001/217 - Proposed two storey side extension and single storey garage extension at: 294  
Rochdale Road, Bacup, Lancs

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 blue slate, ridge tiles and pebble-dash have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials. Reason: In the interests of visual amenity and in order to ensure a satisfactory degree of harmony within the development, as details in this respect have not been submitted with this proposal.

Application Number 2001/208 - Erection of rear extension to dwellinghouse  
at: Snig Hall, Healey, 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 Number 2001/249 - Application for determination as to whether detailed approval is required to erect 1 no  
10m high tower and 1 no equipment cabin comprising 21.05m<sup>3</sup>  
at: Land adjacent Sunnyfield Farm, Bridge 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.

Application Number 2001/201 - Change of use of outbuilding to residential  
at: Ewood Hall, Ewood 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. No part of the dwelling hereby permitted shall be occupied until car parking facilities for two vehicles have been provided within the site, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Application Number 2001/200 - Erection of stable block. The development may affect the setting of the footpath known as  
"Railgate"  
at: Land at Moorview Farm, Railgate, Britannia, 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 use hereby permitted shall be carried on only by the occupier(s) for the time being of the dwellinghouse Moorview Farm, Railgate,.

Application Number 2000/404 - Proposed installation of a surface water outfall sewer to river "Limy Water" and foul water sewer to  
existing foul sewer (AMENDED PLAN) at: Land at Burnley Road, Mill Row, Recreation Ground and Holly Tree Close 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 Number 2001/195 - Erection of 1 no dwellinghouse  
at: Land off Oakenhead Wood Old Road, Rawtenstall, Rossendale

Resolved that this application be refused for the following reasons:

1. The site is outside the urban boundary, and the erection of a new dwelling would be contrary to the provisions of Policy DS.5 of the Rossendale District Local Plan.
2. The scale and design of the proposed dwelling would be out of keeping with the existing character of the immediate locality, and the landscape of the area, contrary to Policy C.1 of the Rossendale District Local Plan.
3. The substandard nature of Oakenhead Wood Old Road and the unsuitability of its access to Haslingden Old road represent a hazard to traffic.

Application Number 2001/183 Construction of fencing, gating and equipping of public open space including landscaping to form  
children's play area  
at: Land adj to 6 Hamer Avenue, Loveclough, Rossendale

Resolved that consideration of this planning application be deferred.

THE MEETING CLOSED AT 5.45 P.M.

APPENDIX 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 31st July, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors B. Pawson (for Balchin) and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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. 2001/211 - Proposed single storey side extension  
at: 6 Hollingate Cottages, Rising Bridge 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. 2001/220 - Proposed dormer extension to provide ensuite  
at: 97 Goodshaw Avenue North, 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.

Application No. 2001/176 - Proposed ramp construction to provide access to church located at side of existing steps at: Irwell Vale  
Methodist Church, Irwell Vale Road, Ewood Bridge, 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 surface and facing materials have been submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be carried out strictly in accordance with that written approval.

Application No. 2001/218 - Proposed single storey extension to provide sun lounge  
at: Shawcroft, Goodshawfold Close, Loveclough, Rossendale

Resolved that consideration of this application be deferred until the next meeting of the Sub-Committee.

Application No. 2001/198 - Change of use of vacant land to garden area  
at: Land adjoining 2/4 Lords Court, Burnley Road, Bacup, Lancs

Resolved that this application be refused for the following reasons:

1. From the information supplied with this application the local planning authority it unable to satisfy itself that the proposal would be acceptable in terms of land use, visual amenity, highway safety, fencing and landscaping.

Application No. 2001/219 - Erection of new single storey rear extension to replace existing at: 548 Burnley Road, 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. 2001/187 - Proposed removal of existing 6 no floodlight stanchions and installation of 8 no floodlights  
and stanchions  
at: Rossendale United Football Club, Dark Lane, Newchurch, 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. 2001/160 - Change of use of vacant land to van storage including perimeter fencing and access gates at: Land at  
junction of Burnley Road East/Gaghills 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. The building authorised by this permission shall be removed at the end of a period of five years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.
3. The use authorised by this permission shall be discontinued at the end of a period of five years beginning with the date upon which the use is first commenced, unless a renewal of permission is obtained.
4. No dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
5. Material shall not be stacked or deposited to a height exceeding 2.5 metres.

Standing Order No. 39(1)

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

Application No. 2001/183 - Construction of fencing, gating and equipping of public open space including landscaping to form children's play area  
at: Land adj to 6 Hamer Avenue, Loveclough, Rossendale

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

THE MEETING CLOSED AT 5.45 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 1st October, 2001  
at 7.00 p.m.

- PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin, Barnes (for Hancock), Bolton, Beavan, Driver (for Challinor), Eaton  
(for Nuttall), S. Pawson, Pearson, Pilling and Steen
- APOLOGIES: Councillors Challinor, Easton, Hancock and Nuttall
- IN ATTENDANCE: Mr. J. Cowpe, Borough Engineer and Planning Officer  
Mr. D. Rigby, Environmental Services Manager  
Mr. C. McConville Principal Administrative Assistant

Minutes

337. Resolved that the Minutes of the meeting of the Committee held on 13th August, 2001 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

337. The Borough Engineer and Planning Officer submitted a report on the following planning applications which gave details of the applications, the consultations which had been carried out and details of objections and representations received, together with his observations.

Application Number 14/2001/223  
Erection of detached garage  
4 Walton Close, Bacup.

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

The proposed extension would be detrimental to existing conditions in the surrounding area contrary to Policy DC.1 of the Rossendale District Local Plan by virtue of location, sunlighting, daylighting, relationship between buildings and visual appearance.

Application Number 14/2001/286  
Construction of stables and paddock area  
The Old Clough House, Weir, Bacup

337. Resolved that planning permission be granted to this application subject the following condition:-
1. The floodlighting comprised within the development shall not be illuminated between the hours of 10.00 pm to 6.00 am on any day.

Application Number 14/1999/474  
Outline - erection of 1 no 4 bed detached dwelling  
Land adjacent to Handel Street, Whitworth, near Rochdale

337. Resolved that this application be refused for the following reasons:-
1. The proposed siting of the development is considered to be contrary to the provisions of Policy DC.1 (Development Criteria) of the adopted Rossendale District Local Plan by virtue of the harm to residential amenity by the dominating and overbearing nature of the proposed development on the existing properties within the area. This is considered to create an unacceptable relationship between the proposal and the existing properties which would be detrimental to existing conditions of the surrounding area.
  2. By reason of its unmade surface, narrow width, lack of footway provision and the inability to be practically improved, the proposed vehicular access from Hallfold to the application site is considered to be inappropriate to serve further development and would thereby be contrary to Policy DC.2 (Development Criteria) of the Rossendale District Local Plan.

Application Number 14/2001/184  
Residential Development comprising 18 no. Detached Dwellings and  
10 No. terraced houses  
Land at Burnley Road East, Whitewell Bottom

337. The Borough Engineer and Planning Officer referred to the proceedings of the Engineering and Planning Sub-Committee held on 7th August at which the above mentioned application had been considered. It was the decision of the Sub-Committee to be minded to grant consent but it was a requirement that the developer enter into an agreement with the Council in respect of maintenance of landscaped areas and a play area. The consent was also conditioned in respect of the provision of a play area.

The Borough Engineer and Planning Officer advised the Committee that the proposed play area was not now considered suitable but that the developer was willing to enter into an agreement with amended terms which would facilitate the payment to the Council of a sum of money equal to the cost of the originally proposed play area.

Members indicated that the Borough Engineer and Planning Officer should ensure that the proposed monetary contribution in lieu of the formerly proposed play area would be used for the benefit of occupiers of the proposed development and the community within the immediate locality.

The Committee discussed the matter.

Resolved i) that the resolution of the Sub-Committee in respect of this application taken at the meeting on 7th August be rescinded,

ii) that the Committee be minded to grant consent to the application as amended by the deletion of the small play area in the south east corner of the site, 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 in respect of the dedication to the Council and future maintenance of public open space; and payment to the Council of the sum of £14,821.00 in respect of open space provision/maintenance in the immediate vicinity of the proposed development as indicated by Members, the completion of which shall be delegated to the Borough Solicitor,

iii) that on completion of such Section 106 Agreement, the Borough Engineer and Planning Officer be authorised to approve the said application subject to the 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 house construction begins the new estate/access roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.
3. The existing access(es) shall be physically and permanently closed and the existing verge/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(es).
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall not be erected, planted or allowed to remain upon the land hereinafter defined any building, wall, fence, tree or shrub which will obstruct the view of drivers of vehicles emerging from the site access on to the adjoining highway from any point 1 metre or more above the ground level of that adjoining highway. The piece of land affected by this condition shall be that lying between the back of footway to Burnley Road East and lines drawn from a point on the centre line of the proposed road no. 1, 4.5m back from the nearside channel of Burnley Road East to meet the nearside channel of Burnley Road East at positions 60m from the centre line of the proposed road no. 1 in northerly and southerly directions.
5. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.
6. No buildings/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. Before any development is commenced, a fully detailed scheme of landscaping (as such including tree and shrub planting, the provision of any grassed areas, hard landscaping features and the erection of any screen or boundary walls, fences or other means of enclosure) shall be submitted to and approved by the local planning authority, and such scheme shall thereafter be fully implemented before any building hereby permitted is first occupied for the purposes hereof, or at such other time as may subsequently be agreed in writing with that authority. Any trees or shrubs dying/becoming diseased or otherwise being removed within two years of planting shall be replaced by the applicant/developer by species of a similar type and size.
8. None of the buildings hereby permitted shall be occupied until the walling/fencing to the Whitewell Brook has been fully implemented.

9. Before the development hereby permitted is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of contamination present, and to determine its potential for pollution of water environment. The method and extent of this investigation shall be agreed by the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
10. 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.
11. 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.
12. No development shall take place until samples of the proposed artificial stone quoins have been submitted to 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 314  
Erection of conservatory on side elevation  
at: Willowfield, Cowpe Road, Waterfoot

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

Resolved that the report be noted.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Action Taken On Minutes Of Previous Meetings

337. The Borough Engineer and Planning Officer submitted a report giving details of the action taken on the Minutes of previous meetings of the Committee.

Resolved that the report be noted.

Departmental Objectives 2001/2002

337. The Borough Engineer and Planning Officer submitted a progress report on the action taken in respect of the Departmental Objectives for 2001/2002.

Resolved that the report be noted.

Best Value Review - Final Report Of The Best Value Inspectorate  
in respect of the Refuse Collection/Street Cleansing Service

337. The Borough Engineer and Planning Officer submitted a comprehensive report on the final report of the Best Value Inspectorate on the Refuse Collection and Street Cleaning Service. A copy of the Inspectorate's report was circulated to Members of the Committee.

The Borough Engineer and Planning Officer submitted his comments on certain of the criticisms contained in the BVI Report and highlighted those areas in which progress had been made by the Review Team and his own department

The Borough Engineer and Planning Officer concluded by pointing out that the BVI had recognised that significant change and improvement to the service was fundamentally dependent upon the level of resources available. He pointed out that together with other Lancashire districts, considerable preparatory work was currently being undertaken on recycling with a view to introduction of significant and necessary changes to this part of the service.

Resolved i) that the receipt and contents of the Inspectors final report be noted,

ii) that the Council continues to implement the actions in the Improvement Plan within the bounds of current resources and,

iii) that the Chief Executive Officer be instructed to lobby National Government for a significant increase in resources to enable the Council to meet the Best Value obligations for this service.

Gully Cleansing/Refuse Collection Performance Indicators

337. The Borough Engineer and Planning Officer submitted the Performance Indicators for the period April to 19th September, 2001. The Chair pointed out that it would be useful to Members if the information relating to gully emptying were more detailed and the Environmental Services Manager undertook to address this issue.

Resolved that the report be noted.

Financial Forecast

337. The Borough Engineer and Planning Officer submitted the Trading Statement for the Environmental Services Unit for the Year 2001/2002 up to week 20 (week ending 17th August, 2001).

Resolved that the report be noted.

Review of the Rossendale District Plan -  
Timetable and Consultation

337. Further to Minute Number 205 of the meeting of the Committee held on 13th August, the Borough Engineer and Planning Officer reported on the time table for the Second Review of the Rossendale District Local Plan. He pointed out that the time table itself was a formal part of the plan making process which required approval of the Council. Thereafter, the time table would be published and it would be necessary for the Council to commit to the time table and the consultation process. Performance against the plan would be included as a Performance Indicator in the Councils Best Value Plan for the Local Plans Service.

The Borough Engineer and Planning Officer pointed out that the time table relied upon the filling of the current vacancy within the Local Plans Section and the availability of the necessary financial resources as outlined in the report to the August meeting of the Committee.

Resolved i) that the report be noted,

ii) that the resourcing implications be noted,

iii) that the programme for the Second Review of the Rossendale District Local Plan to commence in February, 2002 with a target date for first deposit of March, 2003, as outlined below be adopted.

February 2002	Undertake full consultation on Issues, Vision and Opportunities.
March 2003	First Draft Version of the Plan on 'deposit' for 6 weeks.
January 2004	Depot Version of the Plan on 'deposit' for 6 weeks.
June 2004	Public Inquiry start - expected duration 4 months.
July 2005	Post-Inquiry modifications on 'deposit' for 6 weeks.
October 2005	Target for Plan Adoption (cannot be predicted until receipt of Inspector's Report and subject to no Judicial Review challenge).

#### Rossendale Cycleways and Bridleways Project

337. The Borough Engineer and Planning Officer reported that part of the National Cycleway Network Route 608 would run over Council land, including Helmshore Memorial Park and land in unknown ownership south of the River Ogden at Holme Vale.

The Rossendale Cycleways/Bridleway Steering Group were asking the Council to use its compulsory purchase powers to acquire the land in unknown ownership to facilitate the construction of a new bridleway bridge over the River Ogden and to make a Footpath Creation Order and associated agreements in connection with the route. He submitted a plan indicating the area in question.

Resolved i) that as the land necessary for the construction of the bridleway bridge abutments at Holme Vale, Helmshore is in unknown ownership, the Committee agree to make a Compulsory Purchase Order under Section 226 of the Town and Country Planning Act 1990 of the land indicated on the plan now submitted

ii) that upon confirmation of such Order by the Secretary of State, the Borough Solicitor be required to acquire the land comprised therein and to do all things precedent and subsequent thereto,

iii) that a Public Path Creation Order under Section 26 of the Highways Act 1980 be made on land at Ravenshore, Helmshore as indicated on the plan submitted to the Committee

iv) that the Leisure and Economic Development Committee be recommended to agree to the making of a Public Path Creation Agreement with Lancashire County Council on land at Helmshore Memorial Park as indicated on the plan submitted to the Committee,

Better Places To Live By Design - DLTR/Case Publication

337. The Borough Engineer and Planning Officer advised Members of the publication of the above mentioned document which was intended to challenge Local Authorities and Developers to think more imaginatively about design layout and to promote greater flare in creating better places in which to live.

Resolved that the report be noted.

Public Health Act 1925 - Section 18  
Renaming Of Streets, Station Road, Broadley and Pennine Road, Bacup

337. Further to Minute Number 55 of the July meeting of the Committee, the Borough Engineer and Planning Officer reported that it was necessary for the Council to advertise its intention to adopt Section 18 of the Public Health Act 1925 before exercising the powers contained within Section 18.

Resolved that following advertisement of the Councils intention to adopt Section 18 of the Public Health Act, 1925, the Engineering and Planning Sub-Committee be given delegated authority to determine whether or not to adopt Section 18 and if adopted, to exercise the powers thereunder.

N.B. Councillor Balchin declared a non pecuniary interest in part of the following item of business relating to the proposed scheme at Newchurch Road, Rawtenstall and Councillor Wadsworth declared a non pecuniary interest in that part of the item relating to the scheme at Millar Barn Lane, Waterfoot.

Highways Improvement and Lighting Programme 2001/2002

337. The Borough Engineer and Planning Officer submitted a progress report on programmes for Traffic Calming at 4 sites. He advised that he had consulted on the revised scheme for Newchurch Road, Rawtenstall and Roundhill Lane, Rising Bridge and he submitted details of responses received prior to the meeting. He pointed out that given the Committee time table, only limited time had been available for consultation prior to the meeting.

The Borough Engineer and Planning Officer reported in detail on existing proposed schemes together with information on a petition from residents in Burnley Road East, Water, (Graver Weir) requesting action to be taken to reduce the speed of traffic in that vicinity. He suggested that a gateway treatment and improved signage could be introduced at an estimated cost of £4,500.00.

The Borough Engineer and Planning Officer reminded Members that there were a number of outstanding requests for highways improvements/social lighting schemes but given the need to finalise the programme for the current financial year, he suggested that the Committee determine a programme which would utilise most of the budget allocation and be capable of completion during the current year.

Members discussed the schemes and reference was made to the response from Bacup and Rawtenstall Grammar School which contained proposals for addressing the traffic problems in that vicinity. The Borough Engineer and Planning Officer indicated that the proposals included significant engineering works which would cost in excess of £80,000.00 and as such could not be dealt with at the present time. A Member suggested that it would be appropriate to thank the school for their contribution.

Following a full discussion, it was.

Resolved i) that the following scheme allocation be approved for implementation in 2001 to be met from the Highways Engineering Services Budget,

Newchurch Road : £3,800.

Roundhill Lane : £8,000.

Bacup Area Traffic Calming : £6,000.

Graver Weir Gateway Scheme : £4,500.

ii) that the Engineering and Planning Sub-Committee be given delegated authority to act in respect of matters of detail relating to design and implementation of the approved schemes,

iii) that in respect of Millar Barn Lane, the Borough Engineer and Planning Officer be requested to examine the scheme proposed by the students from Bacup and Rawtenstall Grammar School to determine whether funding might be sought to facilitate part of the scheme and that additional discussions be undertaken with both the school and the bus companies operating in the area.

N.B. Councillor Pawson declared a non pecuniary interest in part of the following item relating to Bolton Road North, Stubbins (Prohibition of Waiting Order outside Stubbins County Primary School).

#### Traffic Regulation Orders

337. The Borough Engineer and Planning Officer reported the receipt of new requests together with progress on previous requests in respect of Traffic Regulation Orders at several locations throughout the Borough, together with his observations thereon.

Resolved i) That in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive Officer be authorised to make an order introducing a 50mph speed limit on Manchester Road/Blackburn Road, Ewood Bridge, from a point 50 metres north of the northern boundary of no. 549 Manchester road to a point at the southern boundary of Pinders Field, Blackburn Road.

ii) that in accordance with the terms of the agency agreement with Lancashire County Council, the Chief Executive Officer be authorised to make an order prohibiting waiting on Monday to Saturday inclusive between the hours of 8.00 am and 6.00 pm on the eastern side of Burnley Road, Crawshawbooth between numbers 713 and 723 including the frontage of those properties,

iii) 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 waiting at any time on Private Lane, Haslingden (both sides) from its junction with Grasmere Road to the access to Haslingden Cricket Club for a distance of 123 metres.

iv) that in accordance with the terms of the agency agreement with Lancashire County Council the Chief Executive be authorised to make an order prohibiting waiting at any time on Bolton Road North, Stubbins (east side) from the access to Stubbins Primary School in a southerly direction for a distance of 32 metres.

v) 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 waiting at any time on Burnley Road, Loveclough (east side) from its junction with Goodshaw Avenue in a northerly direction for 15 metres.

#### Adoption of Footpath - Station Road, Helmshore

337. Resolved i) that the Borough Solicitor be requested to prepare and advertise adoption of footpath at Station Road, Helmshore fronting properties numbered 38 to 48 extending 75 metres and width 1.8 metres,

ii) that subject to there being no objections to the adoption process, the roadworks be accepted as adopted by the Highway Authority.

#### Home Zones

337. The Borough Engineer and Planning Officer reported further to Minute number 218 of the August meeting of the Committee regarding the bid for the Pennine Road area of Bacup to be included in the current round of Home Zones Challenge Buildings. He advised the Committee that unfortunately the scheme had not been selected for inclusion by the Lancashire County Council.

Resolved that the report be noted.

#### Highways Report

337. The Borough Engineer and Planning Officer submitted a report detailing the current works programme for the Highways Work Construction Unit. He advised that additional allocations had been received from the County Council which had been direct towards carriageway resurfacing at Station Road, Helmshore and the replacement of a collapsed stone culvert on Collinge Fold Lane, Rawtenstall.

Resolved that the report be noted.

#### Engineering and Planning Sub-Committee

337. Resolved that the Minutes of the Engineering and Planning Sub-Committee held 7th August, 14th August, 21st August, 28th August, 4th September, 11th September and 18th September, 2001. (For Minutes see Appendices 'A' to 'G').

#### Exclusion of the Public and Press

337. Resolved that under Section 100(A)(4) of the Local Government Act, 1972, the public and press be excluded from the meeting during consideration of the following item on the grounds that it involves the disclosure of exempt information as defined in paragraph 7 of Part I of Schedule 12A to the Act.

#### Lancashire Waste Management Strategy

337. The Borough Engineer and Planning Officer submitted a report on progress on the Lancashire Waste Management Strategy and advised that the Partnership of District Councils and the County Council were proposing to finalise and present a Draft Outline Business Case to Government for approval prior to the matter being put out for PFI Tender.

The report outlined the financial and resource implications of the strategy but pointed out that at the current stage of progress, none of the partner authorities was expected or required to enter into specific arrangements for the method of service delivery. However, there existed the need to make an appropriate level of commitment to the principles of the strategy on the basis that ultimately the price and detailed delivery mechanisms were acceptable.

The Committee discussed the matter.

Resolved i) that this Committee confirms agreement in principle to working in partnership with all the Lancashire Authorities towards procuring jointly an integrated waste management solution to the Waste Strategy's key objectives via a Public Private Partnership under the government's Private Finance Initiative

ii) that this Committee agrees in principle to the submission of an Outline Business Case to government on behalf of the partnering authorities.

iii) that the issues relating to cost sharing arrangements and other financial implications for this Council be referred to Corporate Policy Committee for consideration.

THE MEETING CLOSED AT 8.50 P.M.

A P P E N D I X 'A'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 7th August, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/071A  
New panel sign to replace existing one over internally illuminated box  
and erection of banner sign with internally illuminated lettering  
at: 15 Bacup Road, Rawtenstall, Rossendale

Resolved that advertisement consent be granted to this application subject 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 2001/231  
Erection of perimeter fencing and gates (1.5m), 1.2m palisade,  
rounded top and coloured green  
at: Land at Wesley Place/Newchurch Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 2001/218  
Proposed single storey extension to provide sun lounge  
at: Shawcroft, Goodshawfold Close, Loveclough, Rossendale

Resolved that the application be deferred

Application Number 2001/003  
Renewal of outline planning permission reference no 1997/524  
for residential development  
at: Land at Duckworth Clough Mill, Clough End, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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. The existing trees within the application site and the land edged blue on the approved plan shall be retained for the duration of the development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the next planting season with trees of similar size and species, unless the local planning authority gives written consent to any variation.

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 Class 1 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.
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. No part of the development hereby approved shall commence until a scheme for the construction of the site access and for the provision of off-site works of highway improvement to include traffic calming measures in the form of road humps and an improvement to the street lighting on Clough End Road has been submitted to and approved by the local planning authority in consultation with the Highway Authority.
8. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 6 has been constructed and completed in accordance with the scheme details.
9. No development approved by this permission shall be commenced until:-
  - a) The application site has been subject to a detailed scheme for 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 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 that 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 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.
10. No development approved by this permission shall be commenced until a study has been undertaken to identify the location and capacity of the existing culverts beneath the site in relation to any proposed layout to the satisfaction of the local planning authority. The study should identify diversion routes as necessary to ensure the proposed dwellings are not sited within 3 metres of the culverted watercourse. The works shall be carried out in accordance with the details in the approved plans.

11. No development approved by this permission shall be commenced until details of the existing and proposed floor levels have been submitted and approved by the local planning authority. The scheme shall be constructed and completed in accordance with the approved details.
12. 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 the 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 Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.
13. Prior to the commencement of any development works on the site, the developer shall undertake an ecological survey of the land to establish whether or not any protected water vole is present. Where species or their habitat are found to be present, a mitigation report shall be prepared and submitted to the local planning authority. No development or site clearance shall take place until the local planning authority has agreed the mitigation measures in writing, and these measures shall then be implemented in accordance with that agreement.
14. No development shall take place until a scheme for the boundary treatment adjacent to the watercourse has been approved by the local planning authority. Such a scheme shall be completed in accordance with the approved plans.

Application Number 2001/199LB  
Installation of velux rooflight at rear  
at: 6 Bowker Street, Irwell Vale, Ramsbottom

Resolved that planning permission be granted to this application subject 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. Notwithstanding the submitted plans, drawings of the velux window, hereby permitted, showing cross sectional details of the window in relation to the roof and a plan view, both at a scale of not less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

Application Number 2001/228  
Change of use of gents hairdressers to living room  
at: 489 Market Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/234  
Proposed change of use of former hairdresser's shop to an estate  
agents with financial services  
at: 9 Victoria Parade, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/196LB  
Proposed internal alterations and proposed new canopy to rear  
at: The Queens Hotel, Bank Street, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 installation of the external rear canopy, full details of its design and construction shall be submitted to and approved by the local planning authority, and thereafter the rear canopy shall not be installed other than in accordance with the approved details.

Application Number 2001/200

Resolved that planning permission be granted to this application subject 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 incidental to the enjoyment of the dwellinghouse Moorview Farm, Railgate as such, excluding commercial use, for livery stables, riding school or the like.

Application Number 2001/226  
Proposed greenkeepers building for the storage of machinery  
at: Land at Bacup Golf Club, Maden Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 2001/172  
Proposed repair and refurbishment of existing disused farmhouse and  
rebuilding of attached barn and partial extension of dwelling into attached barn. The development may affect the setting  
of footpath no 34  
at: High Barn, off Market Street, Shawforth, near Rochdale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Means of vehicular access to the permitted building shall be from the existing farm access track to the south of High Barn Road only.
3. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 (as with him or her or a widow or widower of such a person).
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 Part 1 Classes A,B,C,D,E,F and G, Part 2 Class A 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 development shall take place until samples of the proposed paint finish to external joinery and ironwork, and the lime/yellow sand mortar an have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
6. The residential curtilage of the dwellinghouse hereby permitted shall be the ground floor area of the farmhouse, the first floor extension only into the Barn, and the external area indicated as "Proposed stone paved/garden area" on the application plan referenced 02 of May 01.
7. The proposed repair and refurbishment of both the farmhouse and the barn shall be limited to the extent shown on the application drawing referenced 01 of May 01, and shall not include the pulling back of existing roofs, walls or footings.
8. 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 in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Application Number 2001/184

Proposed residential development comprising 17 detached dwellings,  
4 semi detached dwellings and 7 terraced dwellings (AMENDED PLAN)  
at: Land at Burnley Road East, Whitewell Bottom, Rossendale

Resolved i) that the Committee be minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 in respect of dedication to the Council and future maintenance of public open space and play area, the completion of which shall be delegated to the Borough Solicitor, and

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. Before any house construction begins the new estate/access roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.
3. The existing access(es) shall be physically and permanently closed and the existing verge/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(es).
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not be erected, planted or allowed to remain upon the land hereinafter defined any building, wall, fence, tree or shrub which will obstruct the view of drivers of vehicles emerging from the site access on to the adjoining highway from any point 1 metre or more above the ground level of that adjoining highway. The piece of land affected by this condition shall be that lying between the back of footway to Burnley Road East and lines drawn from a point on the centre line of the proposed road no. 1, 4.5m back from the nearside channel of Burnley Road East, to meet the nearside channel of Burnley Road East at positions 60m from the centre line of the proposed road no. 1 in both northerly and southerly directions.
5. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.
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. The buildings shall not be occupied until the area shown as Play Area on the plan attached hereto has been laid out in accordance with details to be agreed in writing with the local planning authority and that area shall not thereafter be used for any purpose other than as a play area.
8. 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.
9. 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.

10. None of the buildings hereby permitted shall be occupied until the walling/fencing to the Whitewell Brook has been fully implemented.
11. Before the development hereby permitted is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of contamination present, and to determine its potential for pollution of the water environment. The method and extent of this investigation shall be agreed by the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of ground water and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
12. The applicant is requested to carry out hydraulic calculations to assess the existing channel capacity including School Street Bridge, which may restrict flows due to its size. The Environment Agency cannot provide details of the predicted flood level but the estimated flood flow considered needs to be 32 cubic metres/second. It is recommended that floor levels should be a minimum of 600mm above the estimated 1 in 100 year level in the channel.
13. 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.
14. 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.
15. No development shall take place until samples of the proposed artificial stone quoins have been submitted to 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 2000/286  
Outline - Following demolition of existing buildings,  
the erection of a food convenience superstore (use class A1) and  
a leisure (health and fitness facility (use class D2), together with  
associated car parking, access, servicing arrangements, landscaping  
and office use (Use Class b1)  
at: Lower Mill, St Mary's Way, Rawtenstall, Rossendale

Resolved that outline approval be granted to this application subject the following conditions:-

1. Before any development is commenced approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely siting, design, external appearance and landscaping.

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 planting 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 give its written consent to any variation.
8. All hard and soft landscape works referred to in Condition 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 s
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 ground water 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 drainage 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 connected 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 a 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.

Application Number 2001/105  
Change of use from agricultural land to overflow car park  
at: Hazel Mill, Blackburn Road, Haslingden, Rossendale

Resolved that the Sub-Committee be minded to grant planning permission subject to the referral of the requisite details of the development to the Secretary of State for Transport, Local Government and the Regions pursuant to the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 as the development constitutes a departure from the development plan.

That subject to completion of the said departure procedure and to any decision of the Secretary of State for Transport, Local Government and the Regions the Sub-Committee be minded to grant consent to the 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 development, hereby permitted, is begun, a sample of the 'grasscrete' shall be submitted to and agreed in writing by the local planning authority.
3. The car park shall be used for the parking of general public's vehicles, visiting the site only and no ancillary use of the car park will be permitted.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Application Number 2001/221  
Change of use of former motor vehicle restorers works to retail shop at 1a Laburnum Street and warehouse at 1  
Laburnum Street  
at: 1-1a Laburnum Street, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 A1 retail use hereby approved shall be restricted to the ground floor area shown hatched blue on the approved plan, and the use of the remainder of the building shall be limited to use independently of that shop for storage purposes within Class B8 of the Town and Country Planning (Use Classes) Order 1987.

Application Number 2001/121  
Erection of an agricultural storage building  
at: Meadow Top Farm, Edgeside Lane, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 incidental to the working of the applicants' land holding at Meadow Top Farm and shall not be used for any other purpose, including for non-related storage, livery stable, riding school or the like.

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

Lee Mill, Bacup - Acceptance of Tenders for Reclamation/  
Regeneration/Service Works

3. The Borough Engineer and Planning Officer reported upon tenders received for the initial phases of engineering work to reclaim, remediate and service the Council owned site at Lee Mill, Bacup in preparation for redevelopment for commercial/industrial use.

The contract had been split up into two separate elements of the initial phase of site reclamation/remediation/servicing.

Resolved i) that the tenders of P. Casey (Land Reclamation) Limited in the sum of £411,725.60 and E. Wright Civil Engineering Limited in the sum of £362,384.10 be accepted,

ii) that the Borough Solicitor be authorised to enter into contracts with those Companies on the Council's behalf and

iii) that insofar as specialist remediation advice is concerned, the Council's Standing Orders be suspended and the services of the Babbie Group be retained to provide such assistance as and when required within the overall funding allocation for those purposes.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X ' B '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 14th August, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/239  
Construction of front dormer and porch.  
Construction of pitched roof to rear dormer  
at: 26 New Way, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/264  
Proposed two storey extension at rear  
at: 454 Rochdale Road, Britannia, Bacup

Resolved that planning permission be granted to this application subject 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 2001/265  
Proposed single storey side garage extension  
at: 68 John Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/156  
Proposed enclosure of covered yard  
at: Unit G, Waterfoot Business Centre, Burnley Road East, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 covered despatch yard shown on the approved plan shall not be used for any purpose which would preclude its use for the parking, loading and unloading of goods vehicles.
3. Development shall not commence until samples of the stone material to be used on the front elevation has been submitted to and approved in writing by the local planning authority.

Application Number 2001/242  
Proposed single storey rear extension  
at: 131 Haslingden Old Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 have been submitted to 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 2001/218  
Proposed single storey extension to provide sun lounge  
at: Shawcroft, Goodshawfold Close, Loveclough, Rossendale

Resolved that planning permission be granted to this application subject 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 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 2001/241  
Proposed single storey extension  
at: 3 Ullswater Way, Loveclough, Rossendale

Resolved that this application be refused for the following reason:

1. The proposed extension would be detrimental to existing conditions in the surrounding area contrary to Policy DC.1 of the Rossendale District Local Plan by virtue of its size, siting, design and external appearance.

Application Number 2001/185  
Conversion of barn and associated outbuildings to dwelling.  
The development may affect the setting of footpath no 134, 135 & 359  
at: Hollins Lane Farm, Fish Rake Lane, Hornccliffe, Rossendale

Resolved that planning permission be granted to this application subject 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.
7. No development shall take place until samples of the proposed natural slate have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
8. Before any development is commenced in the construction of the stable outbuildings approval shall be obtained with respect to the reserved matters, namely the design, and external appearance of the outbuildings.

Application Number 2001/254  
Change of use from shop to living accommodation  
at: 27 Market Street, Healey, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/164  
Erection of day service building for adults with learning disabilities  
at: Land at Freeholds Mill, Market Street, Shawforth, near Rochdale

Resolved that planning permission be granted to this application subject 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 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 there shall not be erected, planted or allowed to remain upon the land hereinafter defined any building, wall, fence, tree or shrub which will obstruct the view of drivers of vehicles emerging from the site access on to the adjoining highway from any point 1 metre or more above the ground level of that adjoining highway. The piece of land affected by this condition shall be that land in front of a line drawn from a point 4.5m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Market Street to the north western corner of the site and also that land in front of a line drawn from the same point to the south western corner of the site. The visibility splay shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the local planning authority in conjunction with the Highway Authority.

Application Number 2001/232  
Construction of 1 no 4 bed detached dwellinghouse with basement garage  
at: Land at Newbiggin Avenue/Bridleway, Waterfoot, Rossendale

The Borough Engineer and Planning Officer informed the Committee that this application had been withdrawn.

Application Number 2001/247  
Construction of single storey bowling green pavilion  
at: Whitworth Football & Cricket Club, Rawstron Street, Whitworth, near Rochdale

Resolved that this matter be deferred to the next meeting of the Engineering and Planning Sub-Committee.

Application Number 2001/148  
Erection of 32 no two storey dwellinghouses.  
The development may affect the setting of footpath no 295  
at: Land off Burnley Road, Weir, Bacup

Resolved that planning permission be granted to this application subject 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 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/access roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.
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 bricks, tiles and driveway paving materials 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.
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.

THE MEETING CLOSED AT 5.40 PM

A P P E N D I X 'C'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 21st August, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors O'Driscoll (for Balchin)

APOLOGIES: Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/262  
Conversion of garage to habitable accommodation  
at: 61 Fields Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 conversion hereby permitted shall be of a three sash design, matching the existing three sash window on 61 Fields Road and positioned between the eaves and uppermost band of red brickwork.
3. All brickwork in the development hereby permitted shall match the brickwork of the principal building on the site in terms of colour, banding, texture and coursing.

Application Number 2001/267  
Construction of conservatory on north west elevation, raised portico  
and kitchen/balcony extension on south west elevation,  
proposed lean to, garage/bed extension, covered parking area and  
kitchen/balcony extension  
at: Great Hey Farm, Church Lane, Edenfield, Ramsbottom

Resolved that planning permission be granted to this application subject 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 2001/277  
Proposed single storey front extension to dwellinghouse  
at: 1 Brandwood Park, Brandwood Road, Stacksteads

Resolved that planning permission be granted to this application subject 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 concrete tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/281  
Erection of 1 no detached garage  
at: Garage colony Chester Crescent, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 five years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place unless a formal renewal of planning permission is obtained.
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 Number 2001/288  
Construction of single detached concrete garage  
at: Plot 9 Garage Colony, South Shore Street, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 five years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place unless a formal renewal of planning permission is obtained.
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 Number 2001/250  
Erection of 1 no. 2.4m high palisade security fence to enclose the  
south and west elevations of the school and northern boundary to enclose  
the link path from Pennine Road, St.Mary's RC Primary School,  
Tong Lane, Lane, Bacup.

Resolved that Lancashire County Council be advised that Rossendale Borough Council holds no objection to the proposal.

Application Number 2001/094  
Change of housetype (FURTHER AMENDED PLANS)  
at: Land at Shepherds Green, Water, Rossendale

Resolved that planning permission be granted to this application subject 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 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.
4. 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.
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 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. The first floor window in the north facing gable above the garage shall be permanently obscure glazed and retained as such thereafter.

Application Number 2001/111

Reserved Matters - Erection of 2 no dwellings and garages.  
The development may affect the setting of footpath no 201(additional plan)  
at: Land adjacent to Worswick Memorial Ground,  
Bacup Road, Rawtenstall, Rossendale

Resolved that consideration of this application be deferred until the next meeting of the Sub-Committee.

Application Number 2001/223

Erection of detached garage

at: 4 Walton Close, Bacup, Lancashire

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

Application Number 2001/256

Proposed single storey extension to side of dwellinghouse

at: 67 Helmshore Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 matching stonework have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.
3. Notwithstanding the submitted plans, details of the design and materials of the window to the front elevation of the development hereby permitted shall be submitted to and approved in writing by the local planning authority.

Application Number 2001/257

Proposed conservatory extension to gable elevation

fronting on to Colldale Terrace

at:7 East Bank Avenue, Haslingden, Rossendale

Resolved that consideration of this application be deferred until the next meeting of the Sub-Committee.

Application Number 2001/162A

Erection of 1 no double sided pole mounted free standing advertising display unit

at: Land at Shore Service Station/Britannia Car Wash,

Market Street, Shawforth, near Rochdale

Resolved that this application be refused for the following reasons:

1. National and local planning policy contained in the Annex to Planning Policy Guidance Note 19 and Policy DC.5 of the Rossendale District Plan states that 'poster advertising is out of place in the open countryside and should not normally be allowed' and 'The Council will use their development control powers to avoid or reduce advertisement clutter, in the interests of amenity especially..... along principal traffic routes..... and in the countryside', respectively.

The proposed advertisement would, due to its size, height and siting adjacent to Market Street (A671), be a prominent feature when viewed from Market Street, a principal highway. It would be sited at Shore Service Station which lies within an area of countryside between Britannia and Shawforth, which is designated as green belt in the Rossendale District Local Plan.

Accordingly, the proposed advertisement would be visually intrusive from a principal traffic route within the countryside and as such it would be contrary to national and local planning policy and detrimental to the amenities of the locality.

Application Number 2001/245

Change of use to small internet cafe with amusement arcade and small eating area opening between 10 am and 8 pm six days per week (closed Sunday).  
26 Burnley Road East, Waterfoot.

Resolved that planning permission be granted to this application subject 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 2001/259LB

Proposed adaptations to install new internal disabled platform lift and shaft to enable full wheelchair access to first floor of library,  
Rawtenstall Library, Haslingden Road, Rawtenstall.

Resolved that building consent be granted to this application subject 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 2001/068

Provision of disabled access ramp to the parish church  
at: Musbury Parish Church, Rhodes Avenue, Helmshore, Rossendale

The Borough Engineer and Planning Officer reported that the application had been withdrawn and would be submitted to a future meeting.

Resolved that the report be noted.

THE MEETING CLOSED AT 5.40 PM

A P P E N D I X 'D'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 28th August, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/166  
Erection of garage/store/agricultural implements store on land  
adjacent to Rock Barn Farm  
at: Rock Barn Farm, Burnley Road East, Lumb, Rossendale

Resolved that planning permission be granted to this application subject 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 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.

Application Number 2001/237  
Construction of conservatory  
at: 10 Camms View, Helmshore, Rossendale

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

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

2. All brickwork used in the development hereby permitted shall match the brickwork of the principal building on site in means of colour, texture, size and coursing.
3. The windows of the conservatory to the north facing elevation (elevation A on the plans) shall be glazed with frosted glass.

Application Number 2001/252  
Proposed two storey extension to increase the size of existing lounge,  
bedroom and to create utility and bathroom  
at: 45 Holmeswood Park, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/253  
Construction of conservatory on rear elevation  
at: 40 Cherry Tree Way, Helmshore, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. All brickwork used in the development hereby permitted shall match the brickwork on the principal building on the site in colour, texture, bonding and coursing.
3. The glazing above the 1650mm wall on the north facing elevation will contain frosted glass.

Application Number 2001/255  
Proposed conservatory on side elevation  
at: 9 Thistlemount Avenue, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/258  
Proposed single storey kitchen extension on rear elevation  
at: 517 Newchurch Road, Higher Cloughfold, Rossendale

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

Application Number 2001/261  
Proposed first floor extension and entrance porch  
at: 6 Moorcroft, Edenfield, Ramsbottom

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. All brickwork used in the development hereby permitted shall match the brickwork on the principal building on the site in means of colour, texture, size and coursing.
3. All roof tiles used in the development hereby permitted shall match the roof tiles on the principal building on the site in means of colour, texture, size and coursing.

Application Number 2001/268  
Proposed single storey gable extension to rear of property  
at: 4 Priory Close, Newchurch, Rossendale

Resolved that planning permission be granted to this application subject 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 roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/291  
Proposed extension to part of ground floor and first floor  
extension to dwellinghouse  
at: 7 Rockliffe Avenue, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 2001/251  
Erection of single prefabricated garage  
at: Plot 17, Garage Colony, Thistlemount, Waterfoot, Rossendale

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 five years beginning with the date of first commencement of development upon the site and at the end of that period there shall be carried out such works as may be required for the reinstatement of the land to its condition before the development took place, unless a formal renewal of planning permission is obtained.
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 Number 2001/111  
Reserved Matters - Erection of 2 no dwellings and garages.  
The development may affect the setting of footpath no 201  
(additional plan)  
at: Land adjacent to Worswick Memorial Ground, Bacup Road,  
Rawtenstall, Rossendale

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

1. No development shall take place until samples of the proposed have been submitted to 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 construction of the dwellings hereby permitted is commenced, the existing vehicular access from the site to Bacup Road shall be widened to provide a minimum width of five metres at the back of footway position. The existing gates shall be removed and the widened access shall remain ungated henceforth.
3. The vehicular access improvements referred to in condition no. 2 shall not be implemented other than in accordance with the approved details identified on approved drawing no WLSH-03 dated 9th May, 2001.
4. Before any construction of the dwellings hereby permitted is commenced, that part of the site access to Bacup Road extending from the highway boundary for a minimum distance of ten metres into the site 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,B,C,D and E of Class 1 of Schedule to Article 3 of the order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

6. 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 planning permission in that behalf of the local planning authority.
7. No development shall take place until such time as the access between Bacup Road and Greenbank Park has been closed to through traffic in accordance either with the approved details or by such other means as may be subsequently submitted to and agreed in writing by the local planning authority.
8. 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 2001/257  
Proposed conservatory extension to gable elevation fronting on to  
Colldale Terrace  
at: 7 East Bank Avenue, Haslingden, Rossendale

Resolved that this application be refused for the following reason:

1. By reason of its poor design, and prominent positioning forward of the common building line of Colldale Terrace, the proposed conservatory would have an adverse visual impact upon the street scene and would be detrimental to existing conditions in the surrounding area contrary to the provisions of policy DC.1 (Development Criteria) of the Rossendale District Local Plan.

Application Number 2001/229  
Erection of 2 no detached bungalows with integral garages  
at: Land at Dalesford, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the local planning authority. None of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
5. No development shall take place until samples of the proposed artificial stone and 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.
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 2001/068  
Provision of disabled access ramp to the parish church  
at: Musbury Parish Church, Rhodes Avenue, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 surface of the ramp shall be paved in a stone material to be agreed in writing by the Local Planning Authority before development is commenced.

Application Number 2000/518  
Conversion into 4 bed cottage.  
The development may affect the setting of footpath no 286, 288 and 289  
at: Heald Town Farm, Heald Lane, Weir, Bacup

Resolved that this application be refused for the following reasons:

1. The proposed building would constitute development outside the Urban Boundary contrary to Policy DS.1 of the Rossendale District Local Plan.

2. The proposed building does not meet the criteria for development in the countryside set by policy DS.5 of the Rossendale District Local Plan.
3. The proposed building would, by virtue of the relationship between buildings, visual appearance, intensity of development and access arrangements, threaten the existing conditions in the surrounding area, contrary to Policy DC.1 of the Rossendale District Local Plan.
4. The proposed building would, by virtue of its access, and the effects of creation of a garden area, car parking facilities and pressure for additional garaging upon the appearance or function of the area, be contrary to Policy C.6 of the Rossendale District Local Plan.
5. The proposed development would be contrary to the guidance of PPG7 in respect of potential adverse impact upon local economic activity.
6. The proposed development would be contrary to Lancashire Structure Plan policy 1 in respect of adverse effect upon the rural economy.
7. The proposed development would harm the appearance and function of the area contrary to Policy C.6 of the Rossendale District Local Plan.

Application Number 2001/260  
Proposed residential development to form 8 no. new build detached dwellings  
at: Land off Tonacliffe Way, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 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/access roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.
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. 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 2001/247  
Retention of single storey bowling green pavilion  
at: Whitworth Football & Cricket Club, Rawstron Street, Whitworth, near Rochdale

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

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

Highways Maintenance Agency -  
Carriageway Machine Surfacing, Bacup - Acceptance Of Tenders

2. Resolved that the tender of Altitude Services Limited in the sum of £22,827.50 being the lowest tender received be accepted, subject to the tender price being within the budget for the work.

THE MEETING CLOSED AT 5.35 PM

A P P E N D I X ' E '

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 4th September, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/274  
Conversion of garage to living accommodation and link  
at: 10 Turnhill Farm, Dean Lane, Water, Rossendale

Resolved that planning permission be granted to this application subject 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 conversion hereby approved shall be carried out strictly in accordance with the schedule of remedial works specified in the structural survey from John S Taylor Partnership, dated July 1995, submitted as part of the application.
3. The developer shall give access at all reasonable times to an archaeologist nominated by the local planning authority, shall allow them to observe any excavations and record items of interest and shall give a minimum of two weeks notice before any ground disturbance.
4. No development shall take place until samples of the proposed natural stone slate have been submitted to and approved by the local planning authority and the roof of the building shall not be constructed other than with the approved materials.
5. The conversion hereby approved shall provide a domestic extension only to the adjacent cottage numbered 10 Turn Hill Farm.

Application Number 2001/287  
Proposed two storey side extension  
at: Horncliffe Top Cottage, Fish Rake Lane, Rawtenstall, Rossendale

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

Application Number 2001/294  
Erection of single storey side extension to dwelling  
at: Former garage adjacent to 18 Greendale Avenue, Newchurch, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/298  
Restoration of existing building including the introduction of  
rooflights and balcony on side elevation  
at: 7 Ending Rake, Healey, Rochdale

Resolved that planning permission be granted to this application subject 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 2001/309  
Proposed front extension to form porch and wc  
at: 2 Private Lane, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. All stonework used in the development hereby permitted shall match that of the principle building on the site by means of colour, texture, method of bonding and coursing.
3. All tiles used in the development hereby permitted shall match those on the site.

Application Number 2001/270  
Erection of external ducting to existing takeaway  
at: 26 Top Barn Lane, Newchurch, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/222  
Erection of single detached concrete prefabricated garage  
at: Plot 3 Garage Colony, Brow Edge, Newchurch, Rossendale

Resolved that planning permission be granted to this application subject 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 Number 2001/284  
Construction of 1 no 2 car garage  
at: Land at Park Barn, Holcombe Road, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 garage shown on the submitted plan shall be used for any purpose which would preclude its use for the parking of a private motor vehicle.
3. Development shall not commence until samples of materials to be used on the external walls and roof of the building have been submitted to, and approved in writing, by the Local Planning Authority.

Application Number 2001/300  
Erection of single storey detached garage  
at: 15 Cowm Park Way, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/275LB  
Conversion of garage to living accommodation and link  
at: 10 Turnhill Farm, Dean Lane, Water, Rossendale

Resolved that listed building consent be granted for 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 Number 2001/246  
Conversion of existing building into 2 no industrial units  
at: Eborall Fork Trucks, Gordon Works, Piercy Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum of 5m into the site shall be appropriately paved in permanent construction to the satisfaction of the local planning authority.

Application Number 2001/283  
Change of use from residential care home to office premises  
at: Hazelwood, 41 Bury Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 parking area accessed from Beaconsfield Street shown as spaces 16 and 17 shall not be used for the parking of vehicles other than cycles or scooters.
3. Full details of any security fencing on the boundary walls shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Application Number 2001/279  
Change of use to form day care resource centre for people with learning disabilities  
at: Holt Mill, Lloyd Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/289  
Change of use from residential to office use  
at: 34A Bank Street, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/263  
Outline - Construction of 1 no two storey dwelling  
at: Land adjacent to newly constructed Doals House & Wright Street,  
Weir, Bacup Lancashire

Resolved i) that 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 owner of Doals House and agricultural land to the north and north-west of Doals House under Section 106 of the Town and Country Planning Act 1990 in respect of truncation of access from Wright Street, vehicular access/egress to/from the land to the north and north-west to Bacup Old Road only, and closure of the current unauthorised vehicular access from Hillside Crescent via the garden of Doals House to the agricultural land to the north and north-west, the completion of which shall be delegated to the Borough Solicitor, and

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

1. 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 the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum of 5m onto the site shall be appropriately paved in permanent construction to the satisfaction of the Local Planning Authority.
4. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Application Number 2001/276  
Change of use to dwellinghouse from residential home and  
the provision of a drop crossing to facilitate vehicular access  
at: Holly Bank, Rising Bridge Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 trees situated at either side of the proposed access of Rising Bridge Road shall be protected and the development shall be constructed in accordance with Rossendale Borough Council's Supplementary Development Control Policy Guidance Note on Landscaping and Tree Protection.

Application Number 2001/286  
Construction of stables and paddock area  
at: The Old Clough House, Weir, Bacup, Lancashire

Resolved that this item be deferred to the next meeting of the Sub-Committee.

Application Number 2001/266  
Change of use of land to fenced/gated compound to alleviate parking problems  
at: Unit 1 Height Barn Lane, off New Line, Bacup

Resolved that planning permission be granted to this application subject 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 dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
3. Material shall not be stacked or deposited to a height exceeding 2.0 metres.
4. The use which is the subject of this permission shall only be carried out between the hours of 8.00am to 6.00pm Monday to Saturday inclusive.
5. The premises shall be used for car parking and storage and for no other purpose (including any other purpose in Class B8 or B1) 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 5.30 PM

A P P E N D I X 'F'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 11th September, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pilling

SECTION 'B' - FUNCTIONS DELEGATED

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 Number 2001/206  
Proposed ground floor utility room, wc and conservatory extension  
at: Orchard Cottage, 11 Taylor Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/282  
Proposed bedroom and garage extension to existing bungalow  
at: 2 Grane Park, Haslingden, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. All brickwork used in the development hereby permitted shall match that of the principal building on site in terms of colour, texture, size and bonding.
3. All roof tiles used in the development hereby permitted shall match that of the principal building on site.

Application Number 2001/311  
Construction of garages on plots 4,6,7,9,10 and 12 on approved  
residential development reference 2000/056  
at: Land at Cockhall Lane, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/293  
Elevational alterations to existing  
at: 52 Deardengate, Haslingden, Rossendale

Agenda. The Borough Engineer and Planning Officer reported that this application had been withdrawn from the

Application Number 2001/203  
Erection of 1 no double garage  
at: Plots 4 & 5 Garage colony off Brooklands Avenue, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 said double garage shall not be used for any purpose which would preclude its use for the parking of private motor cars.
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 Number 2000/185  
Proposed access lane from Irwell Vale Road (additional plan)  
at: Lower Cockham Farm, Irwell Vale Road, Ewood Bridge, Rossendale

Resolved that planning permission be granted to this application subject 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 one month of the date of this consent, details of the access junction design, method of construction, surface finish and drainage shall be submitted to the local planning authority together with a timetable for their implementation.
3. The scheme of hawthorne hedging either side of the access track shall be implemented during the next available planting season.

Application Number 2001/320  
Consultation from Lancashire County Council -  
Erection of a control kiosk in association with underground sewerage works  
at: Land 100m east of Eastgate, Whitworth, near Rochdale

Resolved that Lancashire County Council be advised that

1. Rossendale Borough Council and Whitworth Town Council hold no objection in principle to the proposed development.
2. The County Council is urged to extract guarantees as regards the maintenance of the structure.

3. The County Council is asked to note the proposal to excavate for ditch drainage at the application site, and to ensure that the location of the proposed kiosk and associated underground cabling etc. does not conflict with the drainage proposal.

Application Number 2001/205LB  
Proposed ground floor utility room, wc and conservatory extension.  
Installation of new doors and windows to the rear  
at: Orchard Cottage, 11 Taylor Street, Whitworth, near Rochdale

Resolved that listed building consent be granted to this application subject 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 existing ground floor doorway between the dining room and sitting room shall be blocked up in masonry construction with a plaster finish to match the existing wall.

Application Number 2001/280  
Change of use to garden with disabled parking, access and turning area  
at: Land adjacent to 650 Bacup Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/299  
Installation of 1 no 1.0m diameter satellite antennae sited on  
flat roof of foodstore  
at: Co-op Store, Thornylea, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 2001/179  
Construction of cattle building, dairy and covered midden  
at: Land at Lower Red Lees Farm, Helmshore Road, Helmshore, Rossendale

Resolved that planning permission be granted to this application subject 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 and external wall 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 Number 2001/308  
Proposed single storey extension to form new headteacher/secretary's  
office, lobby, extended teaching space and IT/Group room  
at: St Johns CE Primary School, Rising Bridge Road, Haslingden, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/269  
Conversion of barn within built terrace to additional dwelling space  
to existing house  
at: Lower Old Clough Farm, New Lane, Bacup, Lancashire

Resolved that this application be refused for the following reasons:

1. The proposal would constitute development outside the Urban Boundary contrary to Policy DS.1 of the Rossendale District Local Plan.
2. The proposal would not meet the criteria for development in the countryside set by policy DS.5 of the Rossendale District Local Plan.
3. The proposal would be contrary to the guidance of PPG7, the Lancashire Structure Plan policy 1 and policy C.6 of the Rossendale District Local Plan in respect of harm on the function of the area by removal of a potential source of buildings for employment generating or tourism related uses.
4. The proposal would, by virtue of its visual appearance, threaten the existing conditions in the surrounding area, contrary to Policy DC.1 of the Rossendale District Local Plan.
5. The proposal would, by virtue of its design, harm the essential character of the building contrary to Policy C.6 of the Rossendale District Local Plan.

Application Number 2001/286  
Construction of stables and paddock area  
at: The Old Clough House, Weir, Bacup, Lancashire

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

Application Number 2001/233  
Change of use from vacant shop premises to kitchen extension and  
bar/coffee lounge to adjacent restaurant  
at: 251 Bacup Road, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 dining capacity of the extended restaurant premises encompassing 245, 245a, 247, 249 and 251 Bacup Road shall not exceed 90 covers.
3. Before the use of the premises hereby permitted begins, details of the means of suppressing and directing cooking smells from the premises 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 2001/272  
Change of use of building last used as engineering/storage  
to selfdrive vehicle hire depot  
at: Land off Holt Street, Whitworth, near Rochdale

Resolved that the application be deferred.

THE MEETING CLOSED AT 5.25 PM

A P P E N D I X 'G'

ENGINEERING AND PLANNING SUB COMMITTEE

held Tuesday 18th September, 2001  
at 5.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin and Pearson (for Pilling)

SECTION 'B' - FUNCTIONS DELEGATED

Standing Order No 39(1)

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

Delegation To Officers

2. The Borough Engineer and Planning Officer submitted the final format of the Scheme of Delegation to Officers for the consideration of the Sub-Committee as follows:-

In recognition of the fact that the majority of applications are relatively straightforward, the Committee has delegated the power to determine all applications, in accordance with policy adopted by the Council to the Engineering and Planning Officer, except for:-

- a) All applications for the Council's own development.
- b) All applications where the decision would be prejudicial to, or in conflict with National or Development Plan Policy.
- c) All applications where it is known that the decision could give rise to substantial claims for compensation or purchase notices which might be difficult to defend.
- d) All applications where it is known that they are submitted by, or on behalf of, either Members or Officers (and their spouses).
- e) All applications which, in the opinion of the Borough Engineer and Planning Officer are likely to be contentious or to give rise to significant novel or unusual issues.
- f) All applications for development requiring an Environmental Impact Assessment.
- g) All applications where it is intended to overrule material planning objections from 3 or more separate addresses.
- h) All major applications for residential development for more than 0.5 hectares or 10+ dwellings (excluding reserved matters).

- i) All major applications for non-residential development for more than 1000m<sup>2</sup> or more, or where the site will be 1 hectare or more.
- j) Any other application where a Councillor of the relevant ward in which the development is located requests in writing (within 14 days of being informed that the application has been submitted), that it should be determined at Committee.

A Member referred to item (j) where only the Councillor of a relevant ward in which a development was located could request that the application be determined by Committee. He felt that a Member should be able to refer any application to Committee.

- Resolved
- i) that the Scheme of Delegation to Officers, as set out above be approved and adopted, and
  - ii) that item (j) be reviewed in three months time.

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.

Lee Mill, Bacup

4. The Borough Engineer and Planning Officer reported that the Sub-Committee had delegated authority to determine the arrangements for securing additional site supervision resources for the project at Lee Mill, Bacup within the available grant allocation. He informed the Sub-Committee that site supervision was required for Contract "A" which comprised roadworks, drainage works and contaminated land remediation works which was due to commence on 17th September 2001 with a contract period of 30 weeks.

The Sub-Committee discussed the matter.

Resolved that a Site Engineer be procured on a secondment basis from Babbie Group Consultant Engineers at the rate of £17.42 per hour for the duration of Contract "A" or such lesser time as considered appropriate by the Borough Engineer and Planning Officer

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

5. 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 Number 2001/295

Alterations comprising a) cut down window opening to create door into garden.

No change in width.

b) Windows: Left hand window - replace brickwork with inward opening casement. Middle window - reduction of depth and division of window to form half an inward opening casement window

at: 26-28 Todmorden Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 2001/303

Proposed increase in height of side boundary wall to level of existing pillar

at: 420 Helmshore Road, Helmshore, Rossendale

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

1. The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.
2. All brickwork used in the development hereby permitted shall match that of the existing wall on the site in means of colour, size, coursing and bonding.
3. The development hereby permitted shall be constructed in accordance with the amended plans received by the Local Planning Authority on 3rd September 2001.

Application Number 2001/305

Extension to side to form double garage, and conversion of part of existing garage into study.

Conversion of understep alcove into bedroom extension

at: Lower Chapel Hill Farm, Hurst Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/316

Proposed dormer extension to front and rear

at: 13 Greenfold Drive, Loveclough, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/324  
Proposed first floor rear extension. Erection of porch to front  
at: 495 Burnley Road East, Whitewell Bottom, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/327  
Construction of two storey extension to rear  
at: 12 Melrose Terrace, Weir, Bacup

Resolved that planning permission be granted to this application subject 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 have been submitted to 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 2001/248  
Proposed two storey extension to provide enlarged kitchen/dining area  
on ground floor and additional bedroom with ensuite on first floor  
at: 12 Park Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/310  
Construction of conservatory on rear elevation  
at: 8 Arthur Street, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 finished floor level of the conservatory shall be that of the existing rear yard surface and that this level shall be the datum for measurement of the heights of the approved structure.
3. Prior to first occupation of the conservatory a screen fence 1.8m high, measured from floor level of the conservatory, and 3.6m long be erected to the southern boundary of the rear yard and thereafter maintained in perpetuity.

Application Number 2001/285  
Retrospective application for change of use of farmland to garden and  
double detached garage with basement, single storey to front and two  
storey to rear  
at: 8 Holme Cottages, Cowpe Road, Waterfoot, Rossendale

Resolved that planning permission be granted to this application subject 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 2001/306LB  
Proposed extension to side to form double garage & conversion of  
part of existing garage to study. Conversion of understep alcove  
into bedroom extension  
at: Lower Chapel Hill Farm, Hurst Lane, Rawtenstall, Rossendale

Resolved that planning permission be granted to this application subject 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 natural stone and roof tile have been submitted to and approved by the local planning authority and the outer face of the building shall not be constructed other than with the approved materials.

Application Number 2001/321  
Change of use of public house (Use Class A3) to residential dwellinghouse  
at: The Wellington, Rochdale Road, Britannia, Bacup

Resolved that planning permission be granted to this application subject 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 2001/317  
Fixing of decorative railings 1.125m high adjacent to carriageway  
at: Car park near Toll Bar, Newchurch Road, Stacksteads, Bacup

Resolved that planning permission be granted to this application subject 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 2001/329  
Demolition of dwellinghouses and formation of landscaped area  
on completion of demolition  
at: 2-24 Mettlecote & 26-40 Sandfield Road, Bacup, Lancashire

Resolved that planning permission be granted to this application subject 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 1999/474  
Outline - Erection of 1 no 4 bed detached dwelling  
at: Land adjacent to Handel Street, Whitworth, near Rochdale

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

Application Number 2001/272  
Change of use of building last used as engineering/storage to  
selfdrive vehicle hire depot  
at: Land off Holt Street, Whitworth, near Rochdale

Resolved that planning permission be granted to this application subject 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 dumping or storing of raw materials, finished products, waste products of any description or any other form of rubbish (including waste skips) shall take place at any time within the application site curtilage other than within a building or the confines of a fenced compound, the details of which shall be submitted to and approved by the local planning authority before any development takes place.
3. The use which is the subject of this permission shall only be carried out between the hours of 8.00am to 6.00pm Monday to Saturday inclusive.
4. The premises shall be used for self-drive hire vehicle parking and storage and for no other purpose.

THE MEETING CLOSED AT 6.00 PM

THESE MINUTES WERE SUBMITTED TO COUNCIL ON 31ST OCTOBER, 2001 AND ARE ENCLOSED IN THIS MINUTE BOOK FOR INFORMATION ONLY.

ENGINEERING AND PLANNING COMMITTEE

held 22nd October, 2001  
at 7.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin, Bolton, Beavan, Challinor  
Easton, Hancock, Nuttall, O'Driscoll (S. Pawson),  
Pearson and Pilling.

APOLOGIES: Councillors S. Pawson and Steen.

IN ATTENDANCE: Borough Engineer and Planning officer  
Borough Solicitor  
Principal Administrative Assistant  
Administrative Assistant

Minutes

467. Resolved that the Minutes of the meeting of the Committee held on 1st October, 2001, 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

467. The Borough Engineer and Planning Officer submitted a report on each of the following applications which gave details of the applications, the consultations which had been carried out and details of objections and representations received together with his recommendations.

Standing Order No. 39(1)

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

Application No. 14/2001/236 - Removal of condition no. 2  
on Planning Permission 2001/236 - Larkhill Depot, St. James Row, Rawtenstall

467. The Borough Solicitor referred to correspondence received in respect of this application including particularly correspondence received on the day of the meeting. He suggested that there had not been sufficient time to give due consideration to the significant amount of correspondence received in respect of this application and in the circumstances, he was unable to advise the Committee fully on matters raised by the correspondence.

Resolved that consideration of this application be deferred until the next meeting of the Engineering and Planning Committee.

Application No. 14/2001/146 - Installation of LPG Storage Vessel  
and Dispenser - Shell Rising Bridge, Blackburn Road, Rising Bridge, Accrington

467. 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. Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission hereby granted relates to the amended drawings numbers 357499 SC41/800.0B received at the local planning authority on 10 September 2001. Reason: For the avoidance of doubt.
3. Notwithstanding the submitted plans, a sample of the blockwork/brickwork used in the construction of the compound wall in the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set.
4. The LPG vessel shall be refuelled only between the hours of 7.30am and 10.00 pm. Reason: In order to prevent disturbance to the residents of Rising Bridge that may arise during the refuelling process and to safeguard the residential amenity.

Application No. 14/2001/325 - Outline - Erection of 1 No. Detached Dwelling  
and Double Garage - Land at 21 Rosebank, Stubbins

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

1. The proposed curtilage in Green Belt designated land is contrary to the provisions of PPG2 (Green Belts) which presumes against inappropriate development in the Green Belt, except in very special circumstances. The absence of these very special circumstances do not, therefore, justify the proposed curtilage.
2. The proposed siting of the house is considered to effect the amenity and character of the lodge creating a hard urban edge to the Green Belt boundary. The parcel of dry land that the dwelling is sited on is considered to offer little dry amenity space for the dwelling. Therefore by virtue of the above the proposal is contrary to the provisions of Policy DC1 of the adopted Rossendale District Local Plan. Policy DC1 states, inter alia, that applications will be considered on the basis of the location and nature of proposed development, including its relationship to existing and other proposed land uses.

Application No. 14/2001/326 - Proposed use of land as car parking  
at land adjoining Grane Mill, Bury Road, Haslingden

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

1. The proposed car parking makes an over provision of 81 spaces for the size of the existing use of Grane Mill, judged against the parking standards in "Parking in Lancashire". Such over provision is contrary to the provisions of PPG 13, para 49 in promoting sustainable travel choices and Policy T.4 in the Rossendale District Local Plan.
2. The use of this designated housing site for car parking would be prejudicial to Policy H3 of the Rossendale District Local Plan, which seeks to direct housing onto appropriate previously used sites in accordance with the guidance contained in PPG3.

Application No. 14/2001/302 - Conversion of stable to dwellinghouse  
(Resubmission)- Stable adjacent to Fecit Bungalow, Rochdale Road,  
Ramsbottom, Nr. Bury

467. Resolved that planning permission be granted to this application subject to the following conditions:-
1. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995, no development which would otherwise be permitted by virtue of the provision of Part 1 or Part 2 of Schedule 2 to Article 3 of the Order shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority. Reason: In order to minimise the impact of the development on the character of the countryside and the openness of the Greenbelt.
  2. No development shall take place until samples of all materials for use on the exterior of the building have been submitted to and approved in writing by the local planning authority. Reason: In the interests of visual amenity.

Scheme of Delegation for determination of  
planning and related applications

467. The Borough Engineer and Planning Officer reported further on the revised Scheme of Delegation for dealing with planning and related applications. He advised the Committee that the Scheme as articulated in the Council resolutions did not allow for applications to be considered by the Engineering and Planning Sub-Committee and he sought formal authority from the Committee to this arrangement in accordance with their previously declared intentions.

The Borough Engineer and Planning Officer suggested that for the avoidance of doubt, it would be appropriate for the Committee to pass a comprehensive resolution outlining the Scheme of Delegation in full.

The Committee discussed the matter and reference was made to one element of the Scheme relating to the mechanism whereby Ward Councillors may request that applications be determined by Committee.

Resolved i) that during the period up to the establishment of a Development Control Committee, the power to determine all planning and related applications be delegated to Engineering and Planning Sub-Committee

ii) that in addition during this period the mechanism and arrangements for discharging the agreed scheme of delegation be in accordance with those detailed at para 3.1 (iii) - (iv) of the Borough Engineer and Planning Officer's report, namely

- that any member shall have the right to request of the Sub-Committee that any applications presented on the weekly Sub-Committee agenda should be referred to full Engineering and Planning Committee for determination, the Sub-Committee to decide whether or not to accede to such requests;
- the Sub-Committee shall only determine any application in accordance with the recommendation of the Borough Engineer and Planning Officer, otherwise if they are minded not to do so, the application(s) in question must be referred to full Engineering and Planning Committee for consideration and determination.

iii) that the approved scheme of delegation be confirmed as follows:-

(i) to be determined by the Borough Engineer and Planning Officer or the Planning Manager:

all applications except for:

- all applications for the Council's own development;
- all applications where the decision would be prejudicial to, or in conflict with, National or Development Plan Policy;
- all applications where it is known that the decision could give rise to substantial claims for compensation or purchase notices which might be difficult to defend;
- all applications which are known to be submitted by, or on behalf of, either Members or Officers (and their spouses);
- all applications which, in the opinion of the Borough Engineer and Planning Officer, are likely to be contentious or to give rise to significant, novel or unusual issues;
- all applications for development requiring an Environmental Impact Assessment;
- all applications where it is intended to overrule material planning objections from 3 or more separate addresses;
- all major applications for residential development for more than 0.5 hectares or 10+ dwellings (excluding reserved matters);
- all major applications for non-residential development for more than 1000m<sup>2</sup> are more, or where the site area will be 1 hectare or more;
- any other application where a Councillor of the relevant ward in which the development is located requests in writing (within 14 days of being informed that the application has been submitted), that it should be determined at Committee.

ii) To be determined by the Borough Engineer and Planning Officer or the Planning Manager in consultation with the Chair, Vice Chair and Opposition Spokesperson of Engineering and Planning Committee:

- applications subject to "prior notification" arrangements.

iii) To be determined by the Borough Engineer and Planning Officer or the Planning Manager in consultation with the Chair and Vice Chair of Engineering and Planning Committee:

- minor amendments to approved plans in respect of applications determined by Engineering and Planning Sub-Committee or Full Committee.

iv) To be determined by the Borough Engineer and Planning Officer or Planning Manager:

- reserved conditions;
- minor amendments to approved plans in respect of applications determined at officer level.

iv) that the method by which Members request that applications be determined at Committee be referred to the Working Group for further consideration.

## SECTION 'A' - FUNCTIONS NOT DELEGATED

### Protocol for Site Visits

467. The Borough Engineer and Planning Officer reported that the Engineering and Planning Working Group has met on 21st September to consider the establishment of a protocol for site visits in respect of planning applications for introduction in conjunction with the revised Scheme of Delegation. He submitted details of the likely numbers of applications which would be referred to Committee, the options available to Members in determining a protocol, and information from neighbouring authorities on the policies adopted by those authorities in respect of site visits. He also advised Members of the cost implications and submitted suggestions on possible alternative arrangements which might be used in the event that site visits were to be discontinued.

The Committee discussed the matter

Resolved i) that site visits in respect of applications referred to the Engineering and Planning Committee (and the proposed Development Control Committee), be at the discretion of the Borough Engineer and Planning Officer (or Planning Manager), in consultation with the Chair (or Vice Chair of the Committee), such discretion to be exercised on the basis of the following criteria

where site factors are significant in terms of:-

- weight attached to them relative to other factors
- difficulty of assessment

where there is significant public interest;

where there are significant policy or precedent implications and specific site factors need to be carefully assessed;

where there are special factors eg impact of relaxing a condition, enforcement issues, etc.

ii) that in any event, site visits in respect of applications referred to the Engineering and Planning Committee (or Development Control Committee) be held in those cases where a written request for such a site visit is received by the Borough Engineer and Planning Officer from the Ward Councillor in whose ward the proposed development is located.

### Rossendale Cycleways and Bridleways Project The Haslingden to Rawtenstall route

467. The Borough Engineer and Planning Officer reported that the Rossendale Cycleways and Bridleways Project had identified a proposed route from Haslingden to Rawtenstall which would link the existing on-road cycle routes in Haslingden and Rawtenstall and facilitate an alternative route to the busy Haslingden Road.

The route crossed land in the ownership of the Lancashire County Council and the Highways Agency and both bodies had agreed to the proposed route.

Resolved that the Borough Solicitor be authorised to prepare a Public Path Creation Agreement under Section 25 of the Highways Act, 1980, with the landowners in respect of the land between points A and B on the plan submitted to the Committee.

Minutes of Engineering and Planning Sub-Committee  
- 18th September, 2001

467. The Chief Executive Officer submitted a report which indicated that a decision of the Engineering and Planning Sub-Committee of 18th September had been incorrectly recorded in the Minutes. He pointed out that the Minutes had been submitted to the last meeting of the Engineering and Planning Committee before the error had been identified. He advised the Committee that once the error had been identified, the Minute had been amended before being included in the signed and sealed Minute Book.

Resolved that the report be noted.

The Borough of Rossendale (Part of  
Footpath No. 437, Bacup) Diversion Order, 2001

467. The Borough Solicitor reported that the above-mentioned Order had been made on 6th July, 2001, and no objections had been received.

Resolved that The Borough of Rossendale (Part of Footpath No. 437, Bacup) Diversion Order, 2001, be confirmed as an unopposed Order.

Engineering and Planning Sub-Committee

467. Resolved that the Minutes of the Engineering and Planning Sub-Committee held 25th September, 2001 be noted. (for Minutes see Appendix 'A').

THE MEETING CLOSED AT 7.40 P.M.

ENGINEERING AND PLANNING COMMITTEE

held 19th November, 2001  
at 7.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin, Beavan, Bolton, Challinor, Easton, Hancock, Nuttall, S. Pawson, Pearson,  
Pilling and Steen

IN ATTENDANCE: Mr. J. Cowpe, Borough Engineer and Planning Officer  
Mr. C. McConville Principal Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

481. Resolved that the Minutes of the meeting of the Committee held on  
22nd October, 2001 be signed by the Chair as a correct record.

Action Taken On The Minutes Of Previous Meetings

481. The Borough Engineer and Planning Officer submitted a report giving details of the action taken on minutes of  
previous meetings of the Committee and responded to Members queries thereon.

Resolved that the report be noted.

Departmental Objectives 2001/2002

481. The Borough Engineer and Planning Officer submitted a progress report on the action taken in respect of the  
Departmental Objectives for 2001/2002.

Resolved that the report be noted.

SECTION 'B' - FUNCTIONS DELEGATED

Standing Order No. 39(1)

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

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

481. The Borough Engineer and Planning Officer submitted a report on the following planning applications which gave  
details of the applications, the consultations which had been carried out and details of objections and representations received,  
together with his observations.

Application Number 2001/236  
Removal of Condition Number 2 on Planning Permission 14/76/97  
at: Lark Hill Depot, St. James Row, Rawtenstall, Rossendale

481. Resolved that planning permission be granted to this application subject to the following conditions.

1. No machinery shall be operated within, nor commercial activities undertaken from the premises between the hours of 7 pm and 7 am on weekdays nor at any time on Sundays.
2. The premises which are the subject of this permission shall be used only for the purposes of business in accordance with the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (that is with reference to Class B1 of the Schedule to the aforementioned Order).

Application Number 2001/361A  
Erection of signage and flagpoles in connection with adjacent residential  
development site  
at: Land at corner of Burnley Road (A682) and Hamer Avenue,  
Loveclough, Rossendale

481. Resolved i) that advertisement consent be granted to this application in respect of the signage but excepting the flagpoles/flag advertisements subject the following conditions:-

1. Any advertisement 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 hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations 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 signboards hereby permitted shall be removed within 3 years of the date of this consent or immediately following the completion of the housing development, whichever is the sooner.

ii) that advertisement consent in respect of the flag poles and flag advertisements be refused for the following reasons:

By reason of the close proximity of the proposed flagpoles to residential property, the noise and disturbance likely to be caused by the attached halyards and flags would have an adverse effect upon amenities presently enjoyed and reasonably to be expected to continue to be enjoyed by the occupiers of adjacent dwellinghouses.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Waste Management Technical Report -  
Consultation From North West Regional Assembly

481. The Borough Engineer and Planning Officer submitted a report on a consultation document from the North West Regional Assembly (an extract of which had been circulated to Members) which examined the best available data on waste production and current waste management policies. The Committee were invited to make representations on the Consultation Document.

Resolved that the North West Regional Assembly be informed that whilst noting the contents and conclusions/recommendations on the technical report at this stage, the Council urges the Assembly to make representations to Government about the need for significant levels of additional resources to be allocated to local authorities across the region to assist them in meeting the costs of achieving the waste minimization and recycling targets which had been set; also that particular attention also needs to be given to ensuring that industry achieves significant progress towards achieving targets.

Waste Collection Recycling, Performance Indicators and  
Christmas Working Arrangements

481. The Borough Engineer and Planning Officer reported that the bid for funding to the Lancashire Environmental Fund had been revised and further information had been provided. He advised that the decision on bids would be made in early January and that the Council would need to find approximately £30,000.00 in new funding.

The Borough Engineer and Planning Officer further reported on the current paper recycling scheme and indicated that on current projections, it was anticipated that approximately 1,300 tonnes of recycled paper would be produced. It was proposed to add a further 2,250 properties to the scheme in the near future.

The Committee were advised of the proposals for refuse collection over the Christmas period and information was supplied on performance indicators in respect of the refuse collection service.

The Borough Engineer and Planning Officer pointed out that his report contained certain inaccuracies relating to the Christmas/New Year working arrangements but that these would be corrected before the arrangements were publicised.

Members suggested that it would be appropriate to review the arrangements for paper recycling collections following teething problems during the early stages of the scheme. The Chair suggested that it would be appropriate for the Borough Engineer and Planning Officer to consider the method in which certain information and statistics relating to performance indicators and other information presented to Committee so that this might be presented in a more precise and useful information in the future.

Resolved that the report be noted.

Gully Cleansing

481. The Borough Engineer and Planning Officer submitted information on the numbers of gullies emptied during the current year. His report indicated that during November and December, all the side roads in Bacup and Whitworth would be completed subject to weather conditions and he advised that in severe weather, resources would be directed towards flooding problems.

Resolved that the report be noted.

Financial Forecast

481 . The Borough Engineer and Planning Officer submitted the trading statement for the Environmental Services Unit for the Year 2001/2002 up to week 28 (week ending 14th October, 2001).

Resolved that the report be noted.

Vehicle Fleet Management

481 . The Borough Engineer and Planning Officer submitted a report on the condition of the vehicle fleet based at Henrietta Street Depot. The report indicated that the Vehicle Inspectorate had undertaken an inspection of the vehicles and had issued prohibition notices in respect of 5 vehicles.

The Borough Engineer and Planning Officer reported on the steps he had taken to address the issues highlighted by the Vehicle Inspectorate which included improvements to the work shop, increased safety inspections and monitoring systems and he advised that the immediate cost of these proposals were estimated to be in the region of £6,000.00 - £7,000.00.

Resolved that the report and the actions of the Borough Engineer and Planning Officer be noted.

Rossendale Cycleways and Bridleways Project  
The Haslingden to Rawtenstall Route

481 . Further to Minute number 477 of the last meeting of the Committee, the Borough Engineer and Planning Officer reported that it would be necessary for the Committee to authorise the making of a Public Path Creation Order in respect of the proposed path; the resolution passed at the last meeting of the Committee had referred to a Public Path Creation Agreement.

Resolved that the Borough Solicitor be authorised to make a Public Path Creation Order under Section 26 of the Highways Act 1980 in respect of the land between points A and B on the plan submitted to the Committee.

Development Control Quarterly Monitoring Report - July to September, 2001

481 . The Borough Engineer and Planning Officer submitted the quarterly monitoring report for the period July to September, 2001 together with comparative figures for the previous quarter. The report indicated that there were 63 applications which were more than 8 weeks old and outlined the reasons why the applications had not yet been determined.

Resolved that the report be noted.

Traffic Regulation Orders

John Street, Haslingden

481 . (a) The Borough Engineer and Planning Officer reported on concerns which had been expressed by the Police regarding double parking on John Street, Haslingden.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles at all times on the eastern side of John Street from its junction with Ratcliffe Fold in a northerly direction for a distance of 92 metres and on the western side of John Street from a point 11 metres south of its junction with Union Street for a distance of 30 metres in a northerly direction.

Tong Lane/Brenbar Crescent, Whitworth

495(b) The Borough Engineer and Planning Officer reported that access for heavy goods vehicles to the industrial premises on Tong Lane had been obstructed by parked vehicles. Damage to footways had resulted and he suggested that it would be appropriate to consider waiting restrictions at this location.

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

- i) Tong Lane, Whitworth (south side) from its junction with Rawstron Street in a generally easterly direction for a total distance of 48 metres.
- ii) Brenbar Crescent, Whitworth (east side) from its junction with Tong Lane in a generally southerly direction for a total distance of 10 metres.
- iii) Brenbar Crescent, Whitworth (west side) from its junction with Tong Lane in a generally southerly direction for a total distance of 16 metres.

#### Bacup Road, Rawtenstall

495(c) The Borough Engineer and Planning Officer advised of difficulties of access and egress to premises on Bacup Road caused by parked vehicles. The matter had been considered in conjunction with the Police and he recommended the making of a Traffic Regulation Order at this location.

Resolved that in accordance with the terms of the Agency Agreement with the Lancashire County Council, the Chief Executive Officer be authorised to make an Order prohibiting the waiting of vehicles on Mondays to Saturdays between the hours of 8 am and 6 pm on the north side of Bacup Road, Rawtenstall from the gable end of number 462 Bacup Road in an easterly direction for a distance of 50 metres.

#### Bridge at Glen Terrace, Waterfoot

481. The Borough Engineer and Planning Officer reported on the condition of the bridge at Glen Terrace, Waterfoot which was in a very poor condition. He advised the Committee that the County Council's Environment Director had requested the views of this Council on the action which might be taken to facilitate the continued use of the bridge or to remove danger to the public. He further reported that so far as he was aware, the Council was not under a duty to maintain access over the bridge.

The Borough Engineer and Planning Officer outlined the powers available to the Council to take action in the matter.

Resolved that the County Council be advised that this Council is unable to take action to secure the reconstruction of the bridge at Glen Terrace and would recommend that the County Council consider action under the Private Street Works Code contained in the Highways Act 1980.

Highways Report

481 . The Borough Engineer and Planning Officer submitted a report detailing the current works programme for the Highways Construction Unit.

He also submitted the trading statement as at week 28 (week ended 14th October, 2001).

Resolved that the report be noted.

SECTION 'B' - FUNCTIONS DELEGATED

Confirmation of Tree Preservation Order

481 . Resolved that the Borough Of Rossendale (land at The Lodge, Ashdaylea, Rawtenstall T2/116) Tree Preservation Order, 2001 be confirmed as an unopposed Order.

SECTION 'A' - FUNCTIONS NOT DELEGATED

Engineering and Planning Sub-Committee

481 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 30th October, 2001 and 6th November, 2001 be noted (for Minutes, see Appendices 'A' and 'B').

THE MEETING CLOSED AT 8.25 P.M.

The undermentioned Minutes were submitted to and approved by the Council on the 19th December, 2001 and are printed here for record purposes only.

ENGINEERING AND PLANNING COMMITTEE

held 10th December, 2001  
at 7.00 p.m.

PRESENT: Councillor Wadsworth (in the Chair)  
Councillors Balchin, Beavan, Bolton, Challinor, Disley (for Easton), Hancock, Nuttall, Pearson, Pilling Schofield (for S.Pawson) and Steen

IN ATTENDANCE: Mr J Cowpe, Borough Engineer and Planning Officer  
Mr J Haines, Planning Manager  
Miss H Holt, Administrative Assistant

SECTION 'A' - FUNCTIONS NOT DELEGATED

Minutes

608. Resolved that the Minutes of the meeting of the Committee held 19th November 2001 be signed by the Chair as a correct record.

SECTION 'B' FUNCTIONS DELEGATED

Standing Order No. 39(1)

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

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

608. The Borough Engineer and Planning Officer submitted a report on the following planning applications which gave details of the applications, the consultations which had been carried out and details of objections and representations received, together with his observations.

Application Number 14/2001/082

Proposed conversion and extension of existing buildings to form  
7 No. dwelling houses and construction of new vehicular access,  
at: Accrington and Rossendale College, Lea Bank, Hareholme Lane,  
Cloughfold, Rossendale

In connection with the above application, the Borough Engineer and Planning Officer circulated a further letter of objection from the Rossendale Civic Society for the consideration of the Committee.

In answer to a question from a Member, the Borough Engineer and Planning Officer reported that under the Environmental Assessment Regulations an Environmental Impact Assessment was not required for the site, however, the recommendation stated that an ecological survey be undertaken.

He further reported that the application should only be approved if the Developer agreed to facilitate public access to Lea Bank Estate in accordance with Section 106 of the Town and Country Planning Act.

Resolved that (i) the Committee be minded to grant consent to the application subject to the conditions set out below but desire the Council to enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 relating to the provision and maintenance of public access into and within Lea Bank Estate, the completion of which shall be delegated to the Borough Solicitor, and

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

1. The development hereby permitted shall be begun before the expiration of FIVE YEARS from the date of this permission.
2. The new estate road/access between the site and Hareholme Lane 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.
3. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.
4. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition (b) has been constructed and completed in accordance with the scheme details.
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. 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 proposed extensions 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 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.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no material change of elevation, change of use or alteration to form a habitable room of any integral or other garage constructed concurrently with or subsequent to the original dwellinghouse, which would otherwise be permitted by virtue of the provisions of Class A of Part 1 of Schedule 2 to Article 3 of the aforementioned Order, shall be carried out anywhere within the application site without the grant of formal express planning permission in that behalf by the local planning authority.

9. No development shall take place until full details of all fenestration of the proposed development has been submitted to and approved by the local planning authority and the fenestration shall not be installed other than in accordance with the approved details.
10. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
11. Prior to the commencement of any development works on the site, the developer shall undertake an ecological survey of the land to establish whether or not any protected species are present. Where species or their habitat are found to be present, a mitigation report shall be prepared and submitted to the Local Planning Authority. No development or site clearance shall take place until the Local Planning Authority has agreed the mitigation measures in writing, and these measures shall then be implemented in accordance with that agreement.
12. No development approved by this permission shall be commenced until a scheme for the conservation of the woodland and linking watercourse and wetlands has been agreed by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.

#### Posts of Highways Manager and Planning Manager

608. The Borough Engineer and Planning Officer requested authority to change the titles of the above two posts respectively from Highways Manager to Engineering Services Manager and from Planning Manager to Development Services Manager. He set out his reasons for the request for the consideration of the Committee.

- Resolved (i) that the post of Highways Manager be redesignated Engineering Services Manager, and  
(ii) that the post of Planning Manager be redesignated Development Services Manager.

#### Secured by Design Status of Public Car Parks in Haslingden and Stacksteads

608. The Borough Engineer and Planning Officer reminded Members that last year, as part of a campaign to reduce car crime, the Home Office had encouraged local authorities, amongst others, to work towards securing Secured by Design accreditation for car parks under their control.

He informed the Committee that the town centre car parks at Dale Street and Hindle Street, Haslingden were now covered by camera surveillance as a result of other recent regeneration initiatives. In addition, under the Bacup and Stacksteads SRB "Operation Watchdog" initiative, it was proposed to extend the existing CCTV network to cover Stacksteads and in so doing to position a camera on/adjoining the main public car park on Newchurch Road which would therefore provide the opportunity to seek Secured by Design status for that car park and to carry out other design/environmental improvements to it to be funded by the SRB Scheme. He circulated a copy of a plan of the site for the information of the Committee.

The capital cost of the scheme at Stacksteads was to be met by way of the "Operation Watchdog" scheme from SRB funding and other match funding contributions. He informed the Committee that subject to actual tendered prices, there might be merit in making a modest contribution from the car park maintenance budget to ensure that the car park surface was improved alongside the other works which were to take place. No further capital costs were anticipated for the Haslingden schemes although there would be some additional costs associated with seeking accreditation and the provision of the necessary signage to identify the car parks as meeting Secured by Design standards.

The Committee discussed the matter.

Resolved (i) that the proposal to seek Secured by Design accreditation for all of the three schemes be noted and endorsed, and

(ii) that the proposed works to the Stacksteads car park be noted and endorsed.

#### Minutes of the Engineering and Planning Working Group

608. The Borough Engineer and Planning Officer reported on the proceedings of the meeting of the above Working Group held 30th November 2001.

#### Third Party Speaking

The Borough Engineer and Planning Officer reported that agreement had been reached upon the recommended operational rules for third party speaking. The decisions taken were that there would be one objector and one applicant/supporter allowed to speak upon each application except in exceptional circumstances and at the discretion of the Chair, where significantly different views needed to be expressed. There would be no pre-booking needed. The text for an explanatory leaflet had been agreed and he circulated a copy for the information of the Committee. Each speaker would be limited to 3 minutes and any Councillor who was not a member of the Committee would be allowed to speak, at the discretion of the Committee, for no more than 5 minutes. Meetings would be held in the Council Chamber but the layout of the room and technology would need to be addressed by Members of the Committee.

#### Access to information

The Borough Engineer and Planning Officer reported that it had been agreed for the avoidance of doubt that all applications files were open for public inspection in the terms of the Local Government (Access to Information) Act 1985 as background papers, and subject to file availability would be available for public examination.

#### Member "Call-Ins"

The Borough Engineer and Planning Officer reported that it had been agreed that whilst there was no need to acknowledge the receipt of a Member "call-in" form, the possibility of producing a duplicate/second copy to be returned to Members would be investigated.

#### Conditional "Call-Ins"

The Borough Engineer and Planning Officer reported that it had been agreed that the current practice and rules of not having "conditional" call-ins was correct and would continue.

#### Computer Software Package

The Borough Engineer and Planning Officer reported that the Draft Licence Agreement from Newhart Software Limited for the X-assist Planning and Building Control Software Package at a cost (including the first years annual maintenance premium of £3,120 p.a.) of £27,778 had been accepted.

#### Development Control Committee

The Borough Engineer and Planning Officer reported that it had been decided to recommend that the new Development Control Committee be called every three weeks (initially), ideally on a Wednesday starting at 6.30 p.m. in the Council Chamber.

#### Lobbying Forms

The Borough Engineer and Planning Officer reported that it had been agreed that Member lobbying forms handed in to the Department would be filed on the appropriate application and would not be recorded either on the Agenda Report or in the Minutes of the meeting.

#### Protocol for Site Visits

The Borough Engineer and Planning Officer reported that the terms of the site visit protocol as agreed in outline at the last meeting had been discussed and the words for adding into the Development Control Procedures Manual at the next reprinting of the copy had been agreed.

#### Best Value Indicators

The Borough Engineer and Planning Officer reported that Members had noted the proposed changes to the Best Value Performance Indicators for Planning in 2002/2003 including a new proposal for a target of 90% of applications delegated to Officers.

Resolved that the report be noted and the decisions of the Working Group be approved and adopted.

#### Minutes of the Engineering and Planning Sub-Committee

608 . Resolved that the Minutes of the Engineering and Planning Sub-Committee held 13th November, 20th November and 27th November 2001 be noted. (For Minutes see Appendix A - C)

THE MEETING CLOSED AT 8.20 P.M.