

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 24th March 2025

Present: Councillor Procter (Chair)
Councillor Eaton (Vice Chair)
Councillor Ashworth
Councillor Hancock
Councillor Driver (sub)
Councillor Hodgkiss
Councillor Adshead

In Attendance: Michael Atherton, Head of Planning and Building Control
James Dalglish, Principal Planning Officer
Claire Bradley, Senior Planning Officer
Storm Grimshaw, Senior Planning Officer
Clare Birtwistle, Head of Legal (Monitoring Officer)

Also Present: 8 members of the public
Councillor Barnes
Councillor McInnes

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Kenyon (Councillor Driver subbing).

2. MINUTES

Resolved:

That the minutes of the meetings held on the 25th February 2025 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

PLANNING APPLICATIONS

The Chair noted that the Planning Officers would be outlining the main points of the applications and any relevant additional information. The Committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

5. 2025/0040 – Marl Pits Swimming Pool, Newchurch Road, Rawtenstall, Rossendale, Lancashire, BB4 7SN (ITEM B1)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received.

In determining the application, the Committee discussed the following:

- The efficiencies the new unit will bring in comparison to the current unit.

A proposal was moved and seconded to approve the application in line with the Officer's recommendation subject to the conditions detailed in the report.

Moved: Councillor Eaton

Seconded: Councillor Driver

Voting took place on the proposal, the result of which was as follows:-

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That planning permission is granted subject to the conditions below:

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

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

Application form received 05.02.2025

Drawing No: PS 385432-GRL-XX- 0- M- X-001 C2 A – Elevations and layout received 05.02.2025

Site Location Plan received 05.02.2025

Reason: To define the permissions and in the interests of the proper development of the site.

6. 2023/0396 – Development Adj. Pinfold and Blackburn Road and Development Adj. Burnley Road Edenfield (ITEM B2)

The Planning Officer introduced the application as detailed in the report including the proposal, site details, relevant planning history, representations and consultation responses received. The Planning Officer also brought members attention to the update report.

Mr Lester spoke against the application. Members asked questions for clarification purposes only.

Ms Rosser spoke in favour of the application. Members asked questions for clarification purposes only.

In determining the application, the Committee discussed the following:

- The location of the development parcels within the urban boundary and Green Belt.
- Consultee responses.
- The need and benefits of the car park.
- Tree and woodland planting.
- Why two parcels of land have been submitted as one application.

- Whether the area is at risk of flooding.
- The status of the car park in the Master Plan.
- The felling and replanting of the diseased ash trees with native new trees.
- Biodiversity and green space around the car park.
- Green belt compensation requirement.
- The inclusion of the Neighborhood Plan within the Development Plan.
- Construction working hours and restriction of HGV movements and deliveries in relation peak school times during term time.
- Wheel washing.
- The benefits of the proposed car park in relation to highway safety, on a busy section of road near a junction.

Officers provided clarification on points relating to the above.

A proposal was moved and seconded to approve the application in line with the Officer's recommendation subject to the conditions detailed in the report and update report.

Moved: Councillor Eaton

Seconded: Councillor Ashworth

Voting took place on the proposal, the result of which was as follows:-

FOR	AGAINST	ABSTENTION
5	2	0

Resolved:

That Members resolve that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning, Chair of Development Control Committee and Vice Chair as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- 30% affordable housing provision on site (15 x affordable rent).
- A financial contribution of £1,000 per dwelling towards off site playing pitch provision and/or improvement.
- A financial contribution of £6,000 to enable Lancashire County Council's Travel Planning Team to provide a range of Travel Plan support and monitoring.
- Implementation of an off-site Biodiversity Net Gain Scheme.
- Any education contribution requested by the Local Education Authority until the date the S.106 agreement is signed.
- Management and maintenance of on-site landscaping and communal areas.
- Payment of the Council's S.106 monitoring and recording fees (in accordance with the Council's most up to date list of fees).
- Provision of on-site play areas and community garden.
- Provision of bus tickets to destinations within Rossendale and the wider area (through to Manchester) to be used on either bus service numbers X41, X43 or 483 for a 12-month period per new household on the development.

(2) To carry out drafting amendments to any planning condition, and to insert or delete any other planning conditions as required.

(3) To have to discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within four months of the resolution to grant planning permission.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by (2) above.

The meeting concluded at 7.19pm

**Signed:
(Chair)**

Date:
