
PLANNING COMMITTEE

Wednesday, 12th June, 2019

Present: Councillor Eamonn Higgins (in the Chair), Councillors Dave Parkins (Vice Chair), Judith Addison, Stephen Button, Tony Dobson, Stewart Eaves, Diane Fielding, Melissa Fisher, June Harrison, Abdul Khan, Patrick McGinley, Kate Walsh and Loraine Cox

Apologies: Councillors Jean Battle, Kath Pratt and Paddy Short

33 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations

Apologies for absence were submitted from Councillors Jean Battle, Kath Pratt and Paddy Short.

Councillors Loraine Cox, Tony Dobson and June Harrison acted as substitute representatives for Councillors Battle, Pratt and Short.

Councillors Patrick McGinley and Tony Dobson declared an interest in planning application 11/19/0103, Land off Blackburn Old Road, Great Harwood as the applicant was a former member of the Hyndburn Conservative Association.

Councillor Dave Parkins declared an interest in planning application 11/18/0473, Smith Acres, Back Lane, Baxenden as he knew the applicant and his family, and stated he had not expressed any view or opinion on the application.

34 Minutes of the Last Meeting

The minutes of the last Planning Committee held on the 24th April 2019, were submitted for approval as a correct record.

Resolved - That the Minutes be received and approved as a correct record.

35 Town and Country Planning Act 1990- Planning Applications for Determination

The Chief Planning and Transportation Officer submitted a report setting out recommended action on the following planning applications.

Resolved - (1) (a) That the following planning application be refused subject to the conditions as per the report, that the proposal constitutes inappropriate development in the Green Belt. The proposal causes harm to openness of the Green Belt. The considerations in favour of development do not clearly outweigh the harm to the Green Belt and any other harm caused by the proposal. As such, the Very Special Circumstance test has not been met. The proposal is contrary to Policy BD1 of the Hyndburn Core Strategy, Policies DM15 and DM34 of the Development Management Development Plan Document, Guidance Note 9 of the Development Management Development Plan

Document and the provisions of the National Planning Policy Framework and the Planning Policy for Traveller Sites, and:-

- (b) That Enforcement Action be taken to remedy the breach of planning control that has taken place at the site.

11/18/00473 Smith Acres, Back Lane, Baxenden, Accrington, BB5 2RE
Change of use to create a family caravan site to provide 4 no pitches and 4 no day rooms to provide settled Gypsy and Traveller family accommodation and support the agricultural use of the land. (Part retrospective)

- N.B.
1. The Chief Planning and Transportation Officer drew the Committee's attention to the extra information contained within the update report which was released before the meeting and related to the above planning application.
 2. Mr Mike Carr spoke at the Committee in support of the above planning application and against the Officer's recommendation to refuse planning permission.
 3. Baxenden Ward Councillor Kath Pratt spoke at the Committee in objection of the above planning application and in support of the Officer's recommendation to refuse planning permission.

Resolved - (2) (a) That the following planning application be determined at the meeting following a request from the applicant to defer the application to a later date for additional information to be submitted, and:-

- (b) That the following planning application be refused subject to the conditions as per the report, that the proposed development of glamping pods, roads and associated infrastructure would constitute inappropriate development in the Green Belt and harm the openness. The applicant has not demonstrated that very special circumstances exist that outweigh the harm arising. For these reasons, the proposal is contrary to Policy Env6 and Env7 of the Hyndburn Core Strategy, Policy DM34 of the Development Management DPD and the National Planning Policy Framework.

11/19/0103 Land off Blackburn Old Road, Great Harwood
Outline Application: Proposed Glamping Site.
(Resubmission of 11/18/0345)

N.B. Mr Trevor Hobday spoke at the Committee in support of the above planning application and against the Officer's recommendation to refuse planning permission.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed