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# PLANNING COMMITTEE

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**Wednesday, 3rd August, 2022**

**Present:** Councillor Judith Addison (Vice Chair), Mohammad Ayub, Danny Cassidy, Loraine Cox, Paul Cox, Bernard Dawson, Melissa Fisher, June Harrison, Susan Hayes, Zak Khan, Caroline Montague, Joyce Plummer and Kimberley Whitehead

**Apologies:** Councillors Eamonn Higgins and Terry Hurn

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## **87 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations**

Apologies for absence were received on behalf of Councillors Eamonn Higgins (Chair) and Terry Hurn. Their respective substitutes were Councillors Joyce Plummer and Danny Cassidy.

There were no declarations of interest or dispensations declared at the meeting.

Councillor Addison reminded Members that only those councillors who had participated in the discussions at the last meeting regarding application 11/21/0644 - Land at Maple Crescent, Rishton, could take part in the debate and vote upon Item 3B on today's Agenda.

## **88 Minutes of the Last Meeting**

The Minutes of the last Planning Committee held on 23<sup>rd</sup> June 2022 were submitted for approval as a correct record.

- Resolved**
- **That, subject to the deletion of the company name of Councillor Whitehead's employer at Minute 39 (but the retention of the interest declared without that name), the Minutes be received and approved as a correct record.**

## **89 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. With the consent of the meeting, Agenda Item 3C was taken first, due to the attendance of a large number of members of the public wanting to observe this item and to avoid them having to wait unnecessarily.

- Resolved**
- (1) That the following planning application be approved, subject to:**
    - (a) The conditions as set out in the report;**
    - (b) The addition of further conditions, to be determined by the Chief Planning and Transportation Officer, in relation to the following:**

- (i) **The appropriate management of Japanese Knotweed at the site;**
- (ii) **Appropriate restrictions as to the hours of operation during construction of the development;**
- (c) **The amendment of Condition 6 by the Chief Planning and Transportation Officer, to clarify that a Full Travel Plan will also be required to support sustainable travel at this location and shall be implemented, monitored and reviewed to the satisfaction of the Local Planning Authority;**
- (d) **A s.106 agreement being entered into to secure the financial contributions requested by Lancashire County Council for the required highway improvement works and the Full Travel Plan as mentioned at (1)(c) above.**

**(2) That authority be delegated to the Chief Planning and Transportation Officer to make any minor changes to the wording of the conditions referred to above:**

11/22/0047      Land known as Clayton Triangle accessed from Mill Entrance and located between Whalley Road and Leeds Liverpool Canal, Clayton-le-Moors  
 Major Full: Erection of 74 No houses and 53 No apartments with associated infrastructure (100% affordable).

1. Councillor Miles Parkinson spoke in favour of the application, which he considered met the Council's aspirations in the Local Plan to provide affordable/social housing, met the housing need associated with planned employment land in the Borough and achieved the stated aim of reusing brownfield sites. He referred to the findings of a lengthy highways report by Lancashire County Council and commented that pollution levels at the Hare and Hounds junction were falling and were likely to continue to fall in the future. He noted that one Member of the Committee had made a statement in the press against the application and he expressed concern that Members must not have predetermined the matter before taking the decision.
2. Councillor Peter Edwards spoke against the application on the grounds of difficult access to the site, extra vehicles exiting the development onto Whalley Road which was frequently congested and the potential impact of increased traffic at the Hare and Hounds junction.
3. Resident, Geraldine Dawson, spokesperson on behalf of several residents, spoke against the application on a number of grounds. These included the narrow vehicular access from Mill Street; congestion on Whalley Road; the high number of vehicles entering/exiting the housing development; potential unauthorised use of Saint Mary's Court as a cut through; poor air quality and risks to pedestrian safety at the Hare and Hounds junction; the impact of additional housing development in

Whalley on traffic in Clayton; lack of sufficient school places in the vicinity; environmental hazards posed by Japanese Knotweed already on the site; protection of bats in the old mill wall; and an allegation that the developer had damaged nests by felling trees contrary to the Wildlife and Countryside Act 1981. Ms Dawson also stated that if the application were not refused, residents would wish to see appropriate conditions imposed to mitigate the above issues.

4. All Members of the Committee confirmed that they had not been whipped in relation to this application, which would be decided solely on its merits based upon the relevant evidence provided.

**Resolved**

**(1) That the following planning application be approved, subject to**

**(a) The conditions as set out in the report;**

**(b) Further consideration by the Chief Planning and Transportation Officer, in consultation with the case officer, of the issues identified in Condition 9, regarding porosity of the driveway material and any consequential amendments required to the wording of that condition.**

**(2) That authority be delegated to the Chief Planning and Transportation Officer to make any minor changes to the wording of the conditions referred to above:**

11/21/0627

Land to the north and south of Britannia Street, Great Harwood  
Major Full: Erection of 53 no dwellings and associated infrastructure including demolition of existing buildings.

1. Councillor Miles Parkinson spoke in favour of the application, which he considered met the Council's aspirations in the Local Plan about reusing brownfield sites and provided a modern desirable housing development close to Great Harwood town centre and its amenities.

**Resolved**

**(1) That the following planning application be approved, subject to:**

**(a) The conditions as set out in the report;**

**(b) The addition of further conditions, to be determined by the Chief Planning and Transportation Officer, in relation to the following:**

**(i) The provision of an opaque screen to the west side of the first floor balcony at the rear of the dwelling, to prevent overlooking of the adjacent property;**

**(ii) The retention of the leylandii or other similar screening to reduce the visual impact of the west elevation of the property;**

(iii) The removal of any waste form the site so as to prevent harm to the trees at the rear of the property.

(2) That authority be delegated to the Chief Planning and Transportation Officer to make any minor changes to the wording of the conditions referred to above:

11/21/0644 Land at Maple Crescent, Rishton, Blackburn  
Variation of Condition No 2 of 11/20/0096 including changes to roof design, external appearance and alterations to fenestration, balcony and porch

1. Councillors Danny Cassidy, Loraine Cox, Paul Cox and Joyce Plummer took no part in the debate on this item and did not vote.

**90 Planning Application 11/22/0135 30 Epping Avenue, Altham**

Members were informed that the following planning matter was being submitted to the Planning Committee scheduled for Wednesday, 7<sup>th</sup> September 2022.

11/22/0135 30 Epping Avenue, Altham, Accrington  
Application for Certificate of Lawful Development

The Chief Planning and Transportation Officer reported that an application for grant of a certificate of lawful use had been lodged in connection with the above premises for use as a children's care home. The Council had sought legal advice on the process for determining such cases and a report was being prepared for the Committee. The report would include advice about what matters should be taken into account when taking the decision.

This application had generated a lot of public interest and a number of other similar applications in connection with children's care homes had recently been received.

**Resolved - That the above information be noted.**

Signed:.....

Date: .....

Chair of the meeting  
At which the minutes were confirmed