
PLANNING COMMITTEE

Tuesday, 1st November, 2022

Present: Councillor Eamonn Higgins (in the Chair), Councillors Loraine Cox, Paul Cox, Bernard Dawson, June Harrison, Susan Hayes, Terry Hurn, Zak Khan, Caroline Montague, Jodi Clements, Munsif Dad BEM JP, Danny Cassidy and Melissa Fisher

Apologies: Councillors Judith Addison, Mohammad Ayub and Noordad Aziz

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

Apologies for absence were submitted for Councillor Judith Addison, Councillor Noordad Aziz and Councillor Mohammed Ayub.

The following acted as substitute representatives:

Councillor Danny Cassidy for Councillor Judith Addison
Councillor Melissa Fisher for Councillor Mohammed Ayub
Councillor Munsif Dad for Councillor Noordad Aziz

There were no Declarations of Interest or Dispensations declared at the meeting.

174 Minutes of the Last Meeting

The Minutes of the Planning Committee held on 7th September 2022 were submitted for approval as a correct record.

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

175 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.

3A. 11/22/0270 – 4 Richmond Crescent, Oswaldtwistle, BB1 3LU

Erection of two storey side extension and single storey rear extension.

Planning permission is sought for the erection of a two storey side extension and single storey rear extension. Materials would match that of the existing dwelling – facing brickwork and roof tiles.

An update sheet was circulated at the meeting to ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity to accord with Policy Env 7 of the Hyndburn Core Strategy and Policy DM26 of the Hyndburn Development Management DPD.

Resolved – That the Planning application was approved with the attached conditions.

3B. 11/22/0262 – 7 Beech Crescent, Altham West, Accrington, BB5 5EQ

Change of use of existing dwelling house (Use Class C3) to children's home (Class C2) to provide care for up to 4 No. children with associated facilities.

The proposed children's home will provide accommodation for a maximum of four children between the ages of 8 and 18 years with 24 hour adult support, provided on a shift basis. Externally, some alterations to the existing parking layout and arrangement will be introduced to enable the provision 4 or 5 parking spaces for the use of the staff and visitors.

The Committee had a lengthy discussion on this application discussing the issues surrounding the application and the objections received. Councillor Bernard Dawson requested a site visit to look at the parking issues however, the Chair declined this as dependant on visiting times this would not give an accurate picture therefore a site visit wasn't warranted.

The Chair stated that all Members should take into consideration the experts recommendations and any information from Statutory bodies, which non of them had any objections.

The Committee Members voted on the application and it was refused with a majority of 7 against the application and 6 approving the application.

Resolved – That the Planning application be refused on the grounds that the applicant has not demonstrated that the proposed development will provide adequate off-street parking meaning that the proposed care home will result in congestion along the cul-de-sac and cars parking on the footways, contrary to Policy Env7 of the Hyndburn Core Strategy and Policy DM32 of the Hyndburn Development Management DPD.

N.B. 1 Councillor Rennie Pinder spoke in objection of the application.

2. Sarah Holt, representative of local residents, spoke in objection of the application.
3. Mr Ziafat Ali, the applicant, spoke in favour of the application.

3C. 11/22/0213 Former Bay Horse, 543 Manchester Road, Accrington

Conversion and extension of former public house to form local convenience store.

The proposal includes provision of associated parking and ancillary facilities. This application follows a previous application (Ref – 11/20/0443) which was refused in October 2021.

An update sheet was circulated at the meeting to add an additional condition to the application to ensure that the public right of way can continue to be safely used and in accordance with Policy DM33 of the Hyndburn Development Management DPD.

The Committee Members discussed the positive effect this would have on the village, good use of the building as it's currently derelict and job creations. There will also be a new toucan signal-controlled crossing on Manchester Road along the frontage of the development site.

Resolved – That the Planning application be approved with the attached conditions.

NB. 1 Mr James Berggrem, representing the applicant, spoke in favour of the application.

3D. 11/21/0237 From land off Bolton Avenue Huncoat to land near Pewitt Hall Farm, Back Lane, Accrington

Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: a new valve house building within fenced compound with permanent vehicular access provision; installation of a tunnel shaft and an open cut connection area within a temporary construction compound, to include site access, storage areas, plant and machinery, drainage infrastructure and a temporary replacement football club car park. In addition, mine grouting works, with associated highway works, to facilitate main tunnelling works.

The following points were noted:

- Presentations to Members have taken place.
- Community Consultations have taken place.
- Huncoat FC to move to a football pitch in Great Harwood.
- Community Liaison Officer to be recruited.
- Some 24 hour working to take place.
- Funding for a 2 year Highways Officer Post.
- Additional 50 car parking for residents.
- Proposals on reducing the speed limit on Burnley Road to 30mph.

An update sheet was circulated in the meeting and 7 additional points relating to the draft conditions were discussed from Lancashire County Council. An additional condition had been requested from Hyndburn Borough Council to ensure that any damage arising to the bridge of Plantation Road over the duration of the development is made good.

Resolved – That the Planning application is approved and that delegated authority is given to the Chair of Planning and Highways to complete the drafting of the conditions attached.

NB. 1 Mr James Cullen, spoke on behalf of United Utilities, the applicant.

2. Cllr Lorraine Cox requested contact details for the Highways Officer involved.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed