
PLANNING COMMITTEE

Wednesday, 18th January, 2023

Present: Councillor Judith Addison, Councillors Mohammad Ayub, Loraine Cox, Paul Cox, Bernard Dawson, June Harrison, Susan Hayes, Terry Hurn, Noordad Aziz, Carole Haythornthwaite and Munsif Dad BEM JP

Apologies: Councillors Eamonn Higgins, Zak Khan, Caroline Montague and Kimberley Whitehead

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

Apologies for absence were submitted for Councillor Eamonn Higgins, Councillor Caroline Montague, Councillor Zak Khan and Councillor Kimberley Whitehead.

The following acted as substitute representatives:

Councillor Carole Haythornthwaite for Councillor Zak Khan
Councillor Munsif Dad for Councillor Kimberley Whitehead

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

255 Minutes of the Last Meeting - 1st November 2022

Simon Prideaux, The Chief Planning and Transportation Officer requested a change in the minutes referring to item 3D.

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 – (1) That subject to the applicant first entering into a legal agreement under s.106 covering the matters set out in the report AND subject to the conditions set out in the report, 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.

(2) That the reduced speed limit of 30mph on Burnley Road is fully supported by the Council to become a permanent fixture not for the duration of the works to be completed.

(3) That delegated authority is given to the Chair of Planning and Highways to change the S.106 agreement if, following consultation with the applicant that any of the matters could be better managed through a condition or alternative legal agreement (such as a s.278).

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.

The rest of the Minutes of the Planning Committee held on the 1st November 2022 were submitted for approval as a correct record.

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

256 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. 11/22/0438 – 29 Cecilia Street, Great Harwood, BB6 7BS

Disabled facility to be constructed to the rear of the existing extension.

This application had been submitted by Hyndburn Borough Council and being presented to Planning Committee for determination because the proposed extension would result in an extension that is longer than that supported by policy.

The applicant proposed the erection of a single storey rear extension projecting from the rear end of the existing single storey rear extension. The application proposed the extension to project approximately 3.50 metres from the rear wall of the existing rear extension, which would give a total length of 9.50 metres.

The committee discussed that all the dwellings on the south side of St Cecilia Street possess similar designs with long rear yards and felt it wouldn't affect the neighbouring residents.

The application does not comply with Policy, however, weight is given to the disabled needs of the occupants (whom have been assessed) and on this basis it is supported.

The committee discussed the following points; how the Council encourages residents to apply for assistance within their homes, that there is still sufficient spaces for applicants bins within their property and that no objections had been received.

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

3B. 11/20/0068 – Alliance Mill, Alliance Street, Baxenden, Accrington, BB5 2RT

Development of 8no residential units for all matters apart from landscaping (resubmission 11/19/0046).

The application site is a former scrapyard and is situated within the urban boundary in Baxenden.

It was proposed to demolish the existing mill buildings and erect eight 4 bed detached two storey dwellings in a linear arrangement along the sites eastern boundary.

A petition of support had been received in support of the application and had 67 signatures.

A new Flood Risk Assessment had been submitted and the committee talked at length regarding this section of the application due to the site suffering fluvial flood risks due to the presence of a culverted ordinary watercourse which flows through the site. The Planning department are happy with the submission however if any changes were due to be made to the FRA a requirement for submission would have to be sent to the Council and Environment Agency.

There were some concerns raised within the committee about the location but overall the committee were happy that it would improve the area.

Resolved – That the Planning application is approved subject to the conditions attached to the report.

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

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed