
PLANNING COMMITTEE

Wednesday, 6th September, 2023

Present: Councillor Judith Addison (in the Chair), Councillors Paul Cox, Bernard Dawson, Susan Hayes, Terry Hurn (Vice Chair), Caroline Montague, Danny Cassidy, Peter Edwards, Kath Pratt, Scott Brerton, Steve Button, Abdul Khan and Dave Parkins

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

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

Reference was made to a concern that some Members of the committee may have fettered their discretion.

The Chair responded that Legal advice had been sought and all committee business should be dealt with an open mind by all.

117 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 19th July 2023 were submitted for approval as a correct record.

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

118 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 - 11/22/0057 Land on South Side of Hyndburn Road, Accrington

The application was presented to Planning Committee due to the scale of the development and a request from a Councillor for the application to be determined by the Committee.

The application was the erection of a retail unit with associated access parking, hard and soft landscaping for a retail foodstore proposed to be operated by Aldi.

A site sequential assessment had been undertaken by the applicant to define the catchment area and identify potential sites within the catchment; this has been independently assessed by a consultant acting on behalf of the Council.

The site had been vacant for over 10 years, which had become overgrown with vegetation and with clear evidence of fly tipping and trespassing.

Members welcomed the investment in Hyndburn and the use of a derelict site.

The applicant would be required to enter into a Section 106 agreement for the former store at Argyle Street so any future use would require Planning permission and be subject to it passing the sequential and impact assessments.

The Chief Planning and Transportation Officer confirmed he would continue to work with the applicant on the former site at Argyle Street and its future if the application was approved.

Resolved – That the application be approved subject to:

- 1. The applicant first entering into a s.106 agreement that prevents use of the existing site for retail use unless it has been demonstrated that its development for retail use would not have an unacceptable impact on the vitality and viability of Accrington Town Centre and the absence of sequentially preferable sites; And;**
- 2. The conditions set out in the officers report.**
- 3. That delegated Authority to be given to the Chief Planning and Transportation Officer and Director of Legal Services to modify any wording on the conditions as necessary and draft the S106 agreement as necessary.**

N.B – 1. An update sheet on the application was issued at the meeting.

2. Mr Stuart Parkes spoke as the applicant.

3. Councillor Munsif Dad spoke in favour of the application.

3B – 11/23/0055 Wilsons Playing Fields, Clayton Hall Drive, Clayton Le Moors, Accrington

The Planning application was presented to Planning Committee for determination because of the significance of the proposal by the Council and is not of a minor nature.

The application related to Wilsons Playing Fields, Clayton Le Moors and the demolition of the existing clubhouse and construction of a new leisure centre with associated storage, car-parking and landscaping.

Members raised concerns regarding the following;
the increase of traffic on Whalley Road, Clayton and the width of the road
the size of the application
the impact on residents
building on Greenbelt

Members then discussed traffic issues caused due to house builds in a nearby borough, how the impact of Health would benefit residents, that the provision is there at Wilson's and also the need to progress.

The Chief Planning and Transportation Officer confirmed a traffic assessment had been undertaken by a Transport Consultant and that this had been considered by Lancashire County Council Highways.

The applicant had demonstrated very special circumstances, such that the potential harm to Green Belt was outweighed by other considerations as set out in the officers report.

Resolved – That the application was approved subject to:

- 1. The application first being referred to the Secretary of State and not being called in, And;**
- 2. Subject to the conditions set out in the attached report.**

N.B – 1. An update sheet on the application was issued at the meeting.

2. Mr Peter Shaw spoke against the application.

3. Mr Ian Wilkinson spoke against the application.

4. Mrs Lyndsey Sims spoke in support of the application.

5. Councillor Colin McKenzie spoke against the application.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed