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# PLANNING COMMITTEE

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**Wednesday, 6th December, 2023**

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

**Apologies:** Councillors Terry Hurn

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**223 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations**

Apologies were received from Councillor Terry Hurn.

Councillor Loraine Cox substituted for Councillor Terry Hurn.

There were no declarations of interest and dispensations declared.

**224 Minutes of the Last Meeting**

The Minutes of the last Planning Committee held on the 4<sup>th</sup> October 2023 were submitted for approval as a correct record.

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

**225 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.

An update sheet was handed out at the start of the meeting for items 3A and 3B.

**3A – 11/23/0207, Mount St James, Knuzden, BB1 2DR**

The Chief Planning and Transportation Officer presented the report to the Committee and responded to questions raised by Members.

The application sought full planning permission for the erection of 89 dwellings on land to the south of Mount St James, Knuzden. The dwellings are a mix of 2, 3 and 4 bed detached, semi - detached and mews properties, of which 20% would be provided as affordable housing.

The site extends to approximately 3.38 hectares of undeveloped agricultural land.

The site had been identified in the emerging Local Plan as land for housing supply and would calculate towards the local housing targets set by the Government.

A previous application was granted on this address in 2019.

The committee discussed the factors around the footpaths, traffic issues on Mount St James and the poultry farm odour.

*There was a brief adjournment of the meeting at 3:40pm and the meeting reconvened at 3:50pm.*

**Resolved – That the application be approved subject to the following;**

- **The completion of a legal agreement under s.106 of the Town and Country Planning Act to cover the matters set out in the report, and;**
- **The conditions set out in the report and update sheet.**

N.B – 1. Janet Brown spoke against the application.  
2. Matt Hyland spoke against the application.  
3. Mike O'Brien spoke against this applicant.

**3B – 11/23/0200, Parsonage House, 142 Blackburn Road, Accrington, BB5 0AD**

The item was withdrawn from the agenda.

**3C – 11/23/0357, 3 Lynwood Close, Clayton Le Moors, BB5 5RT**

The Chief Planning and Transportation Officer presented the report to the Committee and responded to questions raised by Members.

An application for lawful development certificate – S192 Proposal was submitted for determination.

The certificate of lawful use proposed for the use of a dwellinghouse (use class c3) as a home for up to two young people (no older than 18 years of age) with care provided 24 hours a day by up to two non-resident carers and one manager working in shifts (use class c2).

The application relates to a detached 3 bedroomed dwellinghouse in a residential area. The dwelling is set within a garden, has a detached garage and a driveway from Lynwood Close that is sufficient to park several cars.

The application was put forward to the committee with a recommendation of refusal.

**Resolved – That the application be refused.**

N.B – Julian Parkinson spoke against the application.

**3D – 11/23/0430, Land within Accrington Town Square, adjacent to Market Hall and Town Hall**

The Chief Planning and Transportation Officer presented the report to the Committee and responded to questions raised by Members.

The application was for the establishment of temporary market stalls in Accrington Town Square, to be delegated to the Chief Planning and Transportation Officer for determination.

The temporary accommodation is for the market traders to operate from whilst renovation work is undertaken to Accrington Market Hall until March 2025.

Unfortunately, the consultation period had not yet expired therefore it was requested the Planning Committee delegate the determination.

**Resolved – The application was approved to delegate determination to the Chief Planning and Transportation Officer once the consultation period had ended.**

N.B – Chris Burke spoke against the application.

Signed:.....

Date: .....

Chair of the meeting  
At which the minutes were confirmed