
PLANNING COMMITTEE

Wednesday, 20th March, 2024

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

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

Apologies for absence were submitted from Councillor's Scott Brerton and Susan Hayes.

The Chair, Councillor Judith Addison informed the committee that she lived on Catlow Hall Street, Oswaldtwistle however was not a Councillor for that ward and her property is not near the applications listed.

370 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 14th February 2024 were submitted for approval as a correct record.

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

371 Town and Country Planning Act 1990- Planning Applications for Determination

3A. 11/23/0422 – Former Rhyddings Mill, Land on the North West Side of Catlow Hall Street, Oswaldtwistle, BB5 3EU

Mr Adam Birkett presented the report to the Committee.

The application sought full planning permission for the erection of 37 affordable two and three bedroom dwellings and associated works at former Rhyddings Mill, Land on the North West Side of Catlow Hall Street, Oswaldtwistle.

A former brick built church and car park currently on the land is proposed to be demolished.

Access into the site would be via the mini roundabout at Catlow Hall Street and a row of dwellings facing onto Stonebridge Lane would access directly from the highway.

An update sheet was read out at the meeting about the industrial building adjacent to the application site containing an illegal deposit of waste. This is part of an ongoing Environment Agency investigation and they have confirmed there is no harm to future residents of the proposed development.

Members discussed traffic on Catlow Hall Street and issues with the adjacent building when on fire and the water supply being turned off.

Resolved – That the application be approved with conditions subject to the applicant entering into a s.106 agreement for the matters set out in the report.

And; That delegated authority be given to the Chief Planning and Transportation Officer to modify the wording of the conditions as necessary.

N.B – 1. Councillor Peter Britcliffe spoke on the application.
2. Councillor Steven Smithson spoke on the application.
3. Mr Leon Armstrong spoke in favour of the application.

3B. 11/23/0474 – Land at Rhyddings Street, Oswaldtwistle, BB5 3ER

Mr Adam Birkett presented the report to the committee.

The application sought approval for details of scale, layout, appearance and landscaping to condition 3 of the planning permission already granted in February 2021.

The proposed scheme would comprise of a single storey retail unit 8.7 metres high with 114 car parking spaces. The shop frontage appearance was discussed as detailed within the report. Proposals included reducing the existing masonry wall, which borders the site by 1.1 metres.

An update sheet was read out at the meeting and a further survey was carried out on the gatehouse buildings to check for bats or evidence of use by bats. No evidence was recorded.

Councillor Cassidy made a point that the development is very close to the Cenotaph and hoped we could work together with the applicant for events such as Remembrance Sunday.

Resolved – That the application be approved subject to the conditions outlined in the report.

N.B – 1. Councillor Peter Britcliffe spoke on the application.
2. Councillor Steven Smithson spoke on the application.
3. Mr Adrian Fox spoke in favour of the application.

3C. 11/23/0135 – Land Parcel Adjacent Charter House, Charter Street, Accrington, Lancashire, BB5 0LF

Mr Adam Birkett presented the report to the committee.

The application came to committee to gain access to a variation of condition no 2 of the planning permission application 11/20/0204. It requested to allow a substitution of plans and drawings to reflect changes in the design of the buildings arising from the use of 3D printing technology to constitute the development.

The application site is located adjacent to Charter Street, Accrington; to the rear of Lonsdale Street, and is accessed from Howard Close.

The applicant proposed to use 3D Construction Printing Technology to print the superstructure for the new buildings. The technology allows faster and more accurate construction at a reduced cost. If approved the scheme would become the biggest 3D-printed housing developments in Europe.

Resolved – That the application is approved subject to the conditions and the applicant entering into a S.106 agreement.

And; That delegated authority be given to the Chief Planning and Transportation Officer to modify the wording of the conditions as necessary.

3D. 11/23/0131 – 1 Willow Street, Accrington, BB5 1LP

Mr Adam Birkett presented the report to the committee.

The application requested a change of use and conversion from a nightclub to 14 flats and 6 bed HMO. It is a 2 storey building fronting the south side of Willow Street in Accrington Town Centre.

The building has been vacant for a period of years recently, most recently used as a nightclub; this application would bring the building back into use by conversion to residential use.

If planning approval was granted the existing taxi rank parking on Willow Street would be requested to be removed due to the nightclub closed this is no longer required.

Members had a discussion on the pros and cons of this proposal and the further need for a HMO policy.

Resolved – That the application be approved subject to the conditions outlined in the report.

3E. 11/24/0001 – Manor House Farm, Tottleworth, Rishton, BB1 4AH

Mr Adam Birkett presented the report to the committee.

The application was called in to be determined at Planning Committee by Councillor Kate Walsh due to concerns about the impact on the Green Belt and Conservation Area.

The application sought approval for a change of use of land to dog exercise fields, associated parking area, provision of office and reception building and ice cream sales.

An existing stable block would be demolished in the proposal.

An update sheet was read out at the meeting as the applicant had submitted a Heritage Assessment concluding that the development would have no impact on the setting of the listed building and would preserve the setting of the conservation area.

There was a discussion on the road leading to the site and the vehicle access however this is a privately maintained road.

Resolved – That the planning application be approved subject to the conditions outlined in the report.

N.B – 1. Mr Andrew Swale spoke in favour of the application.

3F. 11/23/0508 and 11/23/0510 – The Market Hall, Blackburn Road, Accrington, BB5 1ER.

Ms ShanShan Chen presented the reports to the committee.

The applications sought approval for the external repairs and alterations to refurbish the existing building fabric and roof. A change of use to the market hall to enable the formation of an indoor retail, food and beverage market and indoor play area. And, the installation of 3 permanent external cabins for market trading under the existing northern pavilion on Market Way.

The applications are closely related to each other and because the market hall is a listed building; an application for listed building consent was required.

It was noted that some of the aspects of the proposal might result in harm to the listed grade 2 building however, the renovation of the building will be very beneficial to the town centre.

Resolved – That the application 11/23/0508 be approved subject to the conditions outlined in the report.

That the application 11/23/0510 be approved subject to the conditions outlined in the report.

And; That delegated authority be given to the Chief Planning and Transportation Officer to modify the wording of the conditions as necessary.

N.B – 1. Ms Georgina Perry spoke in support of the application.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed