

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 27TH JULY, 2015**

PRESENT –

Councillor K. Hartley (Chairman – in the Chair)

Councillors

<i>E. Ansar</i>	<i>R. Milner (substitute for D. Whipp)</i>
<i>W. Blackburn (substitute for M. Arshad)</i>	<i>G. Roach</i>
<i>S. Cockburn- Price</i>	<i>J. Starkie</i>
<i>M. Goulthrop</i>	<i>G. Waugh</i>
<i>Y. Iqbal</i>	<i>N. Younis</i>

Officers in attendance

<i>Alex Cameron</i>	<i>Planning Officer</i>
<i>Howard Culshaw</i>	<i>Solicitor</i>
<i>Sarah Waterworth</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillor D. Whipp)



The following people attended the meeting and spoke on the items indicated –

<i>Mr Kevin Berkins</i>	<i>13/15/0233P Full: Major: Alterations and extensions</i>	<i>Minute No. 3(a)</i>
<i>Mr Vincent Ryan</i>	<i>to form hotel bedrooms at the Bay Horse Inn,</i>	
<i>Jackie Commons</i>	<i>Wheatley Lane Road, Fence for Mr K. Berkins</i>	
<i>Cllr Brian Newman</i>		

<i>Mr Kevin Berkins</i>	<i>13/15/0234P Listed Building Consent: Alterations</i>	<i>Minute No.3(b)</i>
<i>Mr Vincent Ryan</i>	<i>and extensions to south and west facing elevations</i>	
<i>Jackie Commons</i>	<i>and re-open blocked doorway to north facing</i>	
<i>Cllr Brian Newman</i>	<i>elevation at the Bay Horse Inn, Wheatley Lane</i>	
	<i>Road, Fence for Mr K. Berkins</i>	

1. DECLARATION OF INTERESTS

Members were reminded of the legal requirements concerning the declaration of interests.

2. MINUTES

RESOLVED

That the Minutes of the meeting held on 22nd June, 2015 be approved as a correct record and signed by the Chairman.

3. **PLANNING APPLICATIONS
REFERRED FROM AREA COMMITTEES**

(a) ***13/15/0233P Full: Major: Alterations and extensions to form hotel bedrooms at the Bay Horse Inn, Wheatley Lane Road, Fence for Mr K. Berkins***

At a meeting of Barrowford and Western Parishes Committee on 9th July, 2015 the decision to approve this application had been referred as a recommendation to this Committee as the decision represented a significant departure from policy.

RESOLVED

That planning permission be **granted** subject to the following conditions:-

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2015/17/P02 Rev C, 2015/17/P03 Rev D, 2015/17/P04 Rev C.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Within two weeks of the commencement of development samples of the external materials to be used in the construction of the roof, walls, window / door surrounds and mullions of the extensions hereby permitted shall have been submitted to the Local Planning Authority for written agreement. The development shall thereafter be carried out in strict accordance with the materials agreed in writing by the Local Planning Authority.
Reason: To ensure the use of appropriate material in order to protect the character and appearance of the Listed Building.
4. The window frames and doors of the development hereby approved shall be of timber construction and painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to their installation.
Reason: To ensure the use of appropriate material in order to protect the character and appearance of the Listed Building.
5. Within two weeks of the commencement of the development a detailed landscaping scheme shall be submitted to the Local Planning Authority for written agreement. The scheme shall include the following:
 - a. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - b. an outline specification for ground preparation;
 - c. all proposed boundary treatments with supporting elevations and construction details;
 - d. all proposed hard landscape elements and pavings, including layout, materials and colours;

e. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The scheme agreed by the Local Planning Authority shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

6. No external lighting shall be installed unless and until an external lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The external lighting shall thereafter only be installed and operated in accordance with the agreed scheme.

Reason: In the interest of visual amenity and residential amenity.

7. The extensions hereby approved shall not be brought into use unless and until the car park has been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In the interest of highway safety.

8. Any planting between the car park and the boundary with Wheatley Lane to the east of the car park access shall at all times be maintained at a height not greater than 1m.

Reason: To ensure adequate visibility is maintained in the interest of highway safety.

REASON

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of policy, design, amenity and highway safety and heritage impact. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

- (b) 13/15/0234P Listed Building Consent: Alterations and extensions to south and west facing elevations and re-open blocked doorway to north facing elevation at the Bay Horse Inn, Wheatley Lane Road, Fence for Mr K. Berkins**

At a meeting of Barrowford and Western Parishes Committee on 9th July, 2015 the decision to approve this application had been referred as a recommendation to this Committee as the decision represented a significant departure from policy.

RESOLVED

That planning permission be **granted** subject to the following conditions: -

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 2015/17/P02 Rev C, 2015/17/P03 Rev D, 2015/17/P04 Rev C.

Reason: For the avoidance of doubt.

3. Detailed plans and sections of all new/replacement windows and doors in the existing building, together with details of proposed materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall thereafter be carried out in strict accordance with the agreed details.

Reason: To enable the Local Planning Authority to control the detail of the work and in order to protect and preserve the character of the Listed Building.

4. Details of all new/replacement rainwater goods or soil pipes, including details of proposed materials and finishes, shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The works shall thereafter be carried out in strict accordance with the agreed details.

Reason: To ensure the use of appropriate material in order to protect the character and appearance of the Listed Building.

5. Detailed particulars of design and finish of the exterior ventilation grill and air conditioning plant shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The works shall thereafter be carried out in strict accordance with the agreed details.

Reason: In order to protect the character and appearance of the Listed Building.

6. Within two weeks of the commencement of the works a scheme for the retention and internal design treatment of the first floor rear elevation windows shall be submitted to the Local Planning Authority for written agreement. The works shall thereafter be carried out in strict accordance with the scheme agreed in writing by the Local Planning Authority.

Reason: In order to protect the character and original fabric of the Listed Building.

7. Details of any repairs, repointing or alterations to original stonework or the roof of the existing building, including samples of materials to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to any such works. The works shall thereafter be carried out in strict accordance with the agreed details.

Reason: To ensure the use of appropriate material in order to protect the character and appearance of the Listed Building

8. No external lighting fixtures shall be installed on the Listed Building unless and until details of the design, position and fixing method of lighting fixtures has submitted to the local planning authority and agreed in writing. The lighting fixtures shall thereafter be installed only in strict accordance with the agreed details.

Reason: In order to protect the character and appearance of the Listed Building

REASON

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the Grade II Listed Bay Horse Inn and as such there is no reason to refuse consent.

CHAIRMAN _____