

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 27TH JUNE, 2016**

PRESENT –

Councillor K. Hartley (Chairman – in the Chair)

Councillors

*T. Cooney
M. Goulthorp
Y. Iqbal
J. Starkie*

*G. Waugh
D. Whalley
D. M. Whipp
N. Younis*

Officers in attendance

*Neil Watson
Howard Culshaw
Joanne Eccles*

*Planning, Building Control and Licensing Services Manager
Solicitor
Committee Administrator*



The following people attended the meeting and spoke on the following item –

<i>Mr Collette Stephen Blake Mrs Goodwill Eileen Beresford Ian Pawson Mrs Higham</i>	<i>16/0274/HHO - Erection of a single storey extension to the rear of Ghyll Dene, Rainhall Crescent, Barnoldswick</i>	<i>Minute No. 7(b)</i>
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5. DECLARATION OF INTERESTS

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

6. MINUTES

RESOLVED

That the Minutes of the meeting held on 1st June, 2016 be approved as a correct record and signed by the Chairman.

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

- (a) **13/16/0054P Outline: Major: Residential development (5.07Ha) of up to 148 dwellings houses with access from Long Ing Lane and new access via footpath 10 (Access only) (Re-Submission) at Former Barnsay Shed and Adjacent Field, Long Ing Lane, Barnoldswick for Mr R. Sutton**

(A site visit was carried out prior to the meeting.)

This item was considered at the previous meeting on 1st June 2016 and deferred to allow further information to be sought with regards –

1. The traffic study and its outcome
2. Education contributions
3. Comments from the Earby and Salterforth Internal Drainage Board

The Chairman reported that the information had not been received.

RESOLVED

That consideration of the application be **deferred** to await the information requested at the last meeting.

16/0274/HHO Erection of a single storey extension to the rear of Ghyll Dene, Rainhall Crescent, Barnoldswick for Mr and Mrs Goodwill

(A site visit was carried out prior to the meeting.)

At a meeting of West Craven Committee on 7th June 2016 the decision to refuse this application on the following grounds was referred as a recommendation to this Committee as the decision represented a significant risk of costs.

1. Impact on neighbours
2. Drainage issues

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:

3, 4, 1 and 2B.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

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 proposal is acceptable in terms of design and amenity and would not impact on amenity or raise highway safety issues. 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.

CHAIRMAN _____