

PLANNING AND HIGHWAYS COMMITTEE
Thursday, 17 October 2019

PRESENT – Councillors, Councillor David Smith (Chair), Akhtar, Casey, Khan, Khonat, Hardman, Slater, Oates, Riley, Pearson, Browne, Akhtar (substitute for Hussain) and Mahmood (substitute for Jan-Virmani).

OFFICERS - Gavin Prescott (Development Manager), Michael Green and Safina Alam

RESOLUTIONS

61 **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

Apologies were received from Councillors Jan-Virmani and I Hussain.

62 **Minutes of Previous Meeting**

RESOLVED – That the minutes of the previous meeting held on 19th September 2019 be confirmed and signed as a correct record.

63 **Declaration of Interest**

RESOLVED - There were no Declarations of Interest received.

64 **Planning Applications for Determination**

The Committee considered reports of the Director of Growth and Development detailing the planning application.

In considering the applications, the Committee took into account representations or submissions provided by individuals with the Officers answering pointed raise during discussion thereon.

64.1 **Planning Application 10-19-0317**

Speakers – Rachael Graham, Applicant (In support) Neil Slater, Ward Councillor (Objecting)

Applicant – Persimmon Homes and Northern Trust

Location and Proposed Development – Land at Spring Meadows, Darwen.

Full planning application for erection of 168 no. residential dwellings, associated infrastructure and public open space.

Decision under Town and Country Planning Acts and Regulations –

Following discussion of the Application, a Name Vote was requested

For – Councillors; Smith, H Akhtar, Casey, P Akhtar, Mahmood, Z Khan, Khonat, Oates, and Riley.

Against – Councillors; Browne, Hardman, Pearson and Ja Slater.

RESOLVED – Approved subject to the conditions highlighted in the Director's Report and a Section 106 Agreement relating to the payment of financial contributions which relate to the following;

- (a) £150,000 as a contribution towards the provision of affordable housing in the borough.
- (b) £150,000 as a contribution towards delivery of the Darwen East Distributor Corridor highway improvements
- (c) £1,500,000 as a contribution towards additional primary school places in East Darwen

Should the S106 agreement not be completed within 6 months of the date of this resolution, the Head of Service for Planning will have delegated powers to refuse the application.

65 Revised Validation Checklist for Planning Application Submissions

A report was submitted to engage the Committee in the review of the Council's adopted Local Validation Checklist (LVC) listing the criteria and requirements for the formal submission of planning applications. In particular, to brief the Committee and the proposed change to the LVC and, to ensure that quality planning applications, agents and Officers alike on the validation requirements of planning applications.

It was noted that Since 2008 Local Planning Authorities have been required to adopt and publish local validation requirements - a local list, which set out what information, over and above the national requirements (i.e. application form, plans, fee, ownership certificate etc.), was necessary to accompany a planning application before it was registered by the Council as "valid". The Council's first Local List was adopted in 2008 and was last reviewed and updated in 2012.

RESOLVED – That the consultation responses be noted and that the Local List of criteria for the validation of planning applications, as set out in the Appendix of the report, be endorsed and adopted by the Council.

66 Response to DCMS Consultation - Reforms to permitted development rights to support 5G deployment

A report was submitted to inform the Members of the Council's response and views on the Government's proposals to amend the permitted development rights in England to grant planning permission for mobile infrastructure to support deployment of 5G and extend mobile coverage particularly in rural areas, and the circumstances in which it would be appropriate.

The Committee was informed that a recent report to the House of Lords Select Committee on the Rural Economy in April 2019 found that better mobile infrastructure had the potential to transform the rural economy by enabling

small businesses to grow, recruit, and retain staff and make it easier for people to work from home. 5G networks were also crucial to drive productivity and growth across the sectors.

Discussions took place to agree the responses to the questions set in the Consultation paper, and it was agreed that the responses should form the formal views of the Council.

RESOLVED – That the responses be agreed and the report be noted.

67 Appeals Monitoring Report

Members were presented with an update of recently decided appeals since the last monitoring report in April 2019. The appeals were determined during the period 18th April 2019 to 4th October 2019, with 3 appeals being dismissed and one was a split decision.

The Committee heard that the update would be presented to the Cross Party Working Member Group at the meeting on the 15th October 2019.

RESOLVED – That the update be noted.

68 Enforcement Update Report

A report was submitted to Members with an overview on Planning Enforcement matters. The list of cases included in the report was in the main a list of cases where formal enforcement action was being taken and was not a list of every case, complaint or enquiry being dealt with.

RESOLVED – That the Committee note the report.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed