

Site Inspection Sub-Committee

Friday, 17 November 2006

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Thomas Bedford and Ralph Snape

Officers in attendance: Wendy Gudger (Development Control Manager), David Stirzaker (Planning Officer) and Ruth Hawes (Democratic Services Officer)

Also in attendance: Councillors Mrs Iris Smith and Shaun Smith (Ward Representatives)

06.SI.26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss June Molyneaux and Daniel Gee.

06.SI.27 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest by Members relating to the item on the agenda.

06.SI.28 MINUTES

RESOLVED – That the minutes of the meeting of the Site Inspection Sub-Committee held on 17 July 2006 be confirmed as a correct record and signed by the Chair.

06.SI.29 PLANNING APPLICATION 06/00838/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee.

The site is within the Withnell Fold Conservation Area and is south of Withnell Fold Mill. The chimney and building at its base to which this application relates is on the Council's list of Locally Important Buildings. The proposal comprises a first floor extension to an existing single storey building at the base of a chimney. The resultant building would be used as offices.

The proposal involves lifting the eaves and ridge of the building by 2.5m. A window has been proposed in the gable end and the side elevation at first floor level, three rooflights are proposed in the rear roof plane. No car parking has been proposed; the application forms state that parking is available within the site.

The application was viewed from both the front and side aspects of the development and the views of the Ward Councillors were considered. The information contained in the report was discussed in full, including whether the development would preserve or enhance the character of the conservation area and the chimney and building at its base, which is on the Council's list of Locally Important Building.

RESOLVED – That the Development Control Committee grant approval the planning application 06/00838/FUL subject to the following condition:

That natural building material be used to remain in keeping with the Conservation Area.

Chair