

**TITLE: APPLICATION NUMBER 1997/155
ERECTION OF 31 NO. DWELLINGS (THE DEVELOPMENT MAY
AFFECT THE SETTING OF FOOTPATH 240)
AT: LAND AT OAKLANDS DRIVE AND LOWER CRIBDEN AVENUE,
RAWTENSTALL**

TO/ON: DEVELOPMENT CONTROL COMMITTEE / 10th JULY 2006

**BY: DEPUTY CHIEF EXECUTIVE/HEAD OF LEGAL AND DEMOCRATIC
SERVICES**

STATUS: FOR PUBLICATION

APPLICANT: HURSTWOOD GROUP

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

Background

This application was received 9th April 1997. This application was considered by this committee in 1997 where it was minded to approve the application subject to the provision of a legal agreement. A chronology of key dates is attached at Appendix 1.

This application relates to a cleared site within the urban area. The proposal seeks consent for the provision of 31 dwellings. Seven dwellings would be access from Lower Cribden Avenue. The remaining 24 dwellings would be accessed from Oaklands Drive. Oaklands Drive is significantly lower the Lower Cribden Avenue to the north. This change in levels is reflected in this site.

The Section 106 agreement has been drafted which requires that the Council to enter into a legal agreement with the developer (relative to open space). The Head of Legal and Democratic Services informs me that the agreement has now been drafted and agreed by both parties, recent changes to the Development Plan require that the application be reconsidered against prevailing policies in order to determine whether the application is acceptable and in accordance with these new policies.

Members should also note that other similar applications, which have been considered previously by this committee, appear on this agenda. Although the various resolutions were passed at different times they were all passed before the adoption of the current Joint Lancashire Structure Plan and the Council's Housing Policy Position Statement. The decision whether or not to grant planning permission must be made in accordance with the development plan policies in force at the time unless material considerations indicate otherwise. Members resolved to approve this application at the previous committee in 1997 but a decision notice has not been issued and planning permission has not been granted as the S 106 agreement has not been completed. There have been significant material changes in the policy position since the resolution to grant planning permission was made. In such a circumstance, the decision to grant planning permission should be reconsidered. Furthermore as the Committee did not delegate anything other than the issuing of the decision notice on completion of a satisfactory S106 agreement it is necessary to refer, the reconsideration of this matter back to Committee. It is not for officers to take the reconsidered decision.

The Development Plan within Rossendale comprises the Rossendale District Local Plan (adopted 12th April 1995), the Joint Lancashire Structure Plan 2001-2016 (adopted 31st March 2005) and RPG 13 (which became RSS and part of the development plan on 28th September 2004). It can be observed that the Local Plan is now over 10 years old whereas the other two elements of the development plan are much more recent in origin. A statement of non-conformity with the Adopted Structure Plan with respect to certain Local Plan policies was issued on 6th July 2005. One of the policies which is considered to be not in conformity with the Structure Plan by the County Council is policy H3 which allocates housing sites.

Given that the application relates to a residential scheme the most relevant changes to the development plan, therefore, relate to the provision of housing. I will discuss the prevailing policy framework below and other relevant material planning considerations in respect of housing which have arisen since Members were minded to approve the application in 1997. The report does not re-reconsider other aspects of the application which are unaffected by changes to the development plan. The previous committee report is included and a chronology is included at Appendix 1.

Additional Information

The applicant's agent has provided additional information to support this planning application. I have summarised the key material considerations below:

- The chronology does not provide a full picture of attempts made by the applicant to secure the provision of the Section 106 agreement. Therefore, with regard to fairness, the weight attached does not reflect the circumstances of this case.
- The applicant does not agree that an appeal against non-determination was a viable option and would have resulted in further delay and expense to all parties.
- The applicant has drawn members' attention to relevant circulars which advise that the preparation of legal agreements should not delay the planning process.
- The applicant's agent does not agree with the weight which has been afforded to documents referred to in the report
- The applicant does not agree with the audit of housing figures and considers that Policy 12 of the Structure Plan is discredited

- The applicant draws members attention to the 'fall back' position

I have received additional letters of objection from five households. The following comments have been raised:

- New housing is not required in Rossendale
- Increase in traffic generation and car parking
- Does not conform with the character of the area
- Request limited access to the site during construction if approved
- Dual access from Lower Cribden Avenue and Oaklands Road should be provided during construction
- Damage to the highway
- Lower Cribden Avenue and Oaklands Road should not be joined
- Road should be cleaned daily
- There is a further application for a lesser number of dwellings

Members should note that only those issues, which have resulted from changes to the Development Plan since the Development Control Committee was minded to approve this application, should be considered by this Committee.

Regional Spatial Strategy

Regional Planning Guidance was adopted in March 2003 and following the commencement of the new Planning and Compulsory Purchase Act is now the Regional Spatial Strategy for the North West (RSS). RSS has formed part of the Development Plan for Rossendale since 28th September 2005.

The overriding aim of RSS is to promote sustainable development. The key objectives of RSS include:

- achieve greater economic competition and growth with associated social progression;
- to secure an urban renaissance in the cities and towns of the north west;
- to ensure active management of the Region's environmental and cultural assets;
- to secure a better image for the Region and high environmental and design quality; and
- to create an accessible Region with an efficient and fully integrated transport system

Policy DP1 requires that development plans adopt the following sequential approach to meet development needs, taking into account local circumstances, the characteristics of particular land uses, and the spatial development framework; the effective use of existing buildings and infrastructure within urban areas particularly those which are accessible by public transport, walking or cycling; the use of previously developed land particularly that which is accessible by public transport walking or cycling; and thirdly development of previously undeveloped land that is well related to houses, jobs and so on and can be made accessible by public transport, walking or cycling.

Policy DP2 requires an enhancement in the overall quality of life experience in the Region. It states that the overall aim of sustainable development is the provision of a high quality of life, for this and future generations.

Policy DP4 states that economic growth and competitiveness, with social progress for all is required. Local authorities and others should set out, in their regional strategies and development plan policies, guidance to ensure that development and investment will, to the fullest extent possible, simultaneously and harmoniously:

- help grow the Region's economy in a sustainable way; and
- produce a greater degree of social inclusion

Policy UR4 sets a target for Lancashire of reaching, on average, at least 65% of new housing on previously developed land.

Policy UR6 states that local authorities should develop an understanding of local and sub-regional housing markets in order to adopt a concerted and comprehensive approach to influencing housing supply. It goes on to state that this would be especially important in Rossendale. A comprehensive approach to housing renewal, clearance and urban regeneration, particularly in Regeneration Priority Areas, is required.

Policy UR7 states that Local Planning authorities should monitor and manage the availability of land identified in development plans to achieve the annual average rates of housing provision.

Joint Lancashire Structure Plan 2001-2016

Previous consideration of this application pre dates the adoption of the Joint Lancashire Structure Plan. I consider that policies 1 and 12 are most relevant in this instance.

Policy 1b (General Policy) requires development to contribute to achieving high accessibility for all by walking, cycling and public transport.

Policy 1f (General Policy) states development proposals should contribute to achieving *“urban regeneration, including priority re-use or conversion of existing buildings and then use brownfield sites”*

Policy 12 states *“that provision will be made for the construction of 1920 dwellings within the Borough within the plan period (2001-2016) 220 per year between 2001 and 2006 and 80 per year between 2006 and 2016”*.

Paragraph 6.3.13 states *“Where there is a significant oversupply of housing permission, planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable or special needs housing or form a key element within a mixed use regeneration project. Any such project should be compatible with, and help achieve, the regeneration objectives of the Local Authority. Districts may identify, through the Local Plan/Local Development Framework process, other circumstances where it may be appropriate to approve residential development in a situation of housing oversupply, such as the conversion benefits of maintaining an existing building worthy of retention.”*

Rossendale District Local Plan

Key policies from the Local Plan against which the proposal was previously assessed but which have now been declared not to be in conformity with the Structure Plan are DC1 and H3.

Policy DC1 (Development Criteria) of the Rossendale District Local Plan states that all applications for planning permission will be considered on the basis of

- a) location and nature of proposed development,
- b) size and intensity of proposed development;
- c) relationship to existing services and community facilities,
- d) relationship to road and public transport network,
- e) likely scale and type of traffic generation,
- f) pollution,
- g) impact upon trees and other natural features,
- h) arrangements for servicing and access,
- i) car parking provision
- j) sun lighting, and day lighting and privacy provided
- k) density layout and relationship between buildings and
- l) visual appearance and relation to surroundings,
- m) landscaping and open space provision,
- n) watercourses and
- o) impact upon man-made or other features of local importance.

Policy H3 (Land for Residential Development) of the Rossendale District Local Plan allocates the site to meet the housing needs of the Borough.

Other Material Planning Considerations

Fairness

As already noted, this application was previously considered by the Development Control Committee in 1997 when it was minded to approve the application subject to a section 106 agreement. I have attached for members' information a chronology of key dates at appendix 1 in relation to the process of this application and the preparation of the section 106 agreement. I am informed by the Head Legal Democratic Services that the section 106 agreement has been drafted. In this case there was some delay in formulating instructions to draft the legal agreement. However, I take the view that, in the light of the change in circumstances which has occurred since 1997 and which has not been considered by members, it would not be appropriate for officers simply to issue the decision notice without reference back to members.

The legal position is that the Council must have considered all material considerations affecting the application as at the date when the decision notice is issued. In this case, as I have already explained, significant changes both to the development plan and to other material considerations which bear on housing development in the Borough have occurred since the Development Control Committee considered this application in 1997. It is necessary now for members to reconsider the application in the light of these changes.

It is in the nature of this case that the application was made and originally considered by the Development Control Committee in different circumstances. To the extent that delay in progressing the completion of the section 106 agreement

and thus issuing the decision notice has allowed the opportunity for the subsequent changes to occur, it is right to consider fairness to the applicant before arriving at a decision now. It is not, however, a question of whether it is fair to take the changed circumstances into account. The Council must take them into account and would be in breach of statutory duty were it not to do so. Rather, the question is how fairness to the applicant should weigh in the balance against other material considerations.

I consider that, whilst fairness should certainly be taken into account, it is not a matter which should prove decisive in arriving at a conclusion unless the planning merits are otherwise reasonably equal in respect of whether to grant or refuse. I also consider that, in approaching the issue of fairness to the applicant, it should be borne in mind that it has always lain in the power of the applicant to counteract any delay by appeal to the Secretary of State for non-determination and, if thought appropriate, by submitting a unilateral planning obligation as part of such appeal.

In this case I consider that, given the housing oversupply, the current policy position in relation thereto and the absence here of any of the limited circumstances where further housing may be permitted notwithstanding such oversupply, the planning merits clearly point to refusal. I do not consider that fairness to the applicant should outweigh such a conclusion.

Housing Position Statement

The final version of the Housing Position Statement was issued by Rossendale Borough Council on 17th August 2005. However, it should also be noted that neither the draft nor final version constitutes a statutory document and does not therefore form part of the development plan for Rossendale. However, the document provides interpretation of the reasoned justification of policy 12 of the Structure Plan and should be used as guidance in the assessment of applications for residential development in conjunction with policy 12 of the Structure Plan.

The policy document states that '*applications for residential development in Rossendale will be refused, on housing land supply grounds, in all but the following limited circumstances:*

- a) *In any location where the proposal is a like for like replacement i.e. for replacement of an existing residential dwelling resulting in no net gain in dwelling numbers and which conforms to relevant policies of the development plan and other material considerations; or*
- b) *The proposal will positively contribute to the urban regeneration of the Bacup, Stacksteads and Britannia Housing Market Renewal Initiative areas or Rawtenstall Town Centre Masterplan (Area Action Plan); and*
- c) *The proposal will not harm the character of the adjoining areas such as conservation areas; and*
- d) *The proposal will assist the regeneration of the site; and*
- e) *The proposal meets an identified local housing need.'*

The applicant's agent has drawn members' attention to a 'fall back' position of an extant permission for housing on this site which is a significant material consideration. Planning approval 14/92/149 relates to 15 detached dwellings. I am

informed that this approval has been started, as such could be completed today without further consent from the Local Planning Authority. The extant permission does not require the developer to contribute towards public open space by way of a S106 agreement. This extant permission and level of provision is accounted for in the audit of housing figures.

Given that the current application would increase the total number of dwellings on this site by 16, I do not consider that the 'fall back' position would represent a like for like or even similar number of dwellings from that previously approved. If approved, this scheme would increase the level of over-supply and does not fall within an exception where such increase is allowed. As such I do not consider that the proposal is in accordance with the Housing Position Statement.

Planning Policy Guidance Note 3: Housing was issued in 2000 and seeks to promote efficient use of land. Whilst this scheme would increase the density of housing on the site (albeit that this current application boundary is larger than the extant permission) and therefore portray a more efficient use of land, it must be balanced against the position of an oversupply of housing across the borough.

Given that the site is not located in either the Bacup, Stacksteads and Britannia Housing Market Renewal Initiative area or Rawtenstall Town Centre Area Action Plan and cannot be considered to be in accordance with the position statement I do not consider that the increase in density, to outweigh the housing targets set out in policy 12 of the Structure Plan.

Moreover, I do not consider that the applicant has demonstrated any other limited circumstances set out in Policy 12 of the Structure Plan that allows for housing permissions in circumstances of oversupply.

Therefore, given that this proposal would further increase the level of oversupply, I do not consider that the proposal accords with any of the limited circumstances identified where housing development would be considered acceptable.

Audit of Housing Figures

Given the changes to the Development Plan an audit of planning permissions granted has been undertaken to clarify the position of oversupply in the Borough. The scope of the audit considered applications for residential development during the period of the Structure Plan and any other extant permission which were capable of adding to the level of supply.

Following a six week consultation period on the audit the Housing Land Position Monitoring Report was prepared and taken to Cabinet for members' information on the 7th June 2006. The Report includes an estimate of anticipated completions likely to the period 2011, obtained in consultation with developers and agents.

It is also necessary to note the recent appeal decisions within the Borough before the audit of housing figures was undertaken. In considering an outline housing scheme for 6-10 houses on land at Manchester Road and Laneside Road the Inspector considered two main issues. Firstly, the lack of evidence to confirm the position of oversupply and secondly, that the actual housing completion rates prior to 2004 fell below the annual average rate set out on Policy 12. The Inspector stated "*This would suggest that insufficient planning permissions are being implemented to achieve the required housing provision, and casts doubt on the validity of the*

housing supply figures quoted above. LCC itself has suggested that if insufficient dwellings are completed, additional sites for housing may need to be approved.”

I consider that the audit of housing figures now provides the validity and robustness needed to determine applications for residential development in positions of oversupply and is a material consideration in the consideration of this application and any other applications for residential development. The audit of housing figures has been through a public consultation exercise.

The audit of housing figures confirms that the number of dwellings constructed coupled with the number of extant permissions over the plan period exceeds 1920 for the Borough as identified in the Structure Plan.

Furthermore, as the annualised completions rate from 2006 onwards has now fallen to 80 dwellings per year, it is expected that completions will be significantly higher than the JLSP annual build rate, resulting in over supply. Taking the actual number of completions since 2001 into account, the residual provision to the end of the plan period is 548. However, anticipated completions (based on existing extant permissions coming forward) are likely to be 832. This represents an over supply of 284. (Anticipated completions were established through discussions with developers and agents)

There is a need, therefore to refuse further applications for residential development where they would clearly result in an oversupply. Paragraph 6.3.13 of the Structure Plan states *“Where there is a significant oversupply of housing permissions, planning applications for further residential development may not be approved unless they make a essential contribution to the supply of affordable or special needs housing or form a key element within a mixed use regeneration project. Any such project should be compatible with, and help achieve, the regeneration objectives of the Local Authority. Districts may identify, through the Local Plan/Local Development Framework process, other circumstances where it may be appropriate to approve residential development in a situation of housing oversupply, such as the conservation benefits of maintaining and existing building worthy of retention.”*

Therefore, it is necessary to assess whether there are any exceptions to the presumption against the development of this site for residential purposes. This site is not located in the Bacup, Stacksteads and Britannia Housing Market Renewal Initiative area or the Rawtenstall Town Centre Masterplan area. The applicant has not stated or provided any evidence to suggest that the development is necessary to make a positive contribution to the supply of affordable or special needs housing as such the proposal does not accord with any of the points identified in the Housing Position Statement.

The previous extant permission is counted within the audit of housing figures. In terms of the ‘fall back’ position of the previous extant permission it is necessary to consider that the extant permission would provide 15 dwellings on this site. This current application would provide a total of 31 dwellings and a contribution towards public open space. However, I do not consider that the contribution towards public open space represents sufficient exceptional circumstances to justify the approval of what would represent an additional 16 dwellings outside of any defined regeneration area in a position of significant housing oversupply.

Therefore I do not consider that the proposal to be in accordance with the policy 12 of the adopted Structure Plan.

National Planning Guidance

Planning Policy Guidance Notes (PPG) and their replacement Planning Policy Statements (PPS) set out the Government's national policies on different aspects of land use planning in England.

Planning Policy Guidance Note 3: Housing, 2000 sets out the Government's policy for housing. It promotes a sequential approach to site selection seeking to ensure that brownfield sites are developed in preference to greenfield sites. It promotes residential development at a density of between 30 and 50 dwellings per hectare, although in highly sustainable locations densities above 50 dwellings per hectare are considered acceptable.

Planning Policy Guidance Note: Transport, 2001 seeks to promote more sustainable patterns of development. It promotes accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking and aims to reduce the need to travel and the reliance on the private car.

Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development states that sustainable development is the core principle underpinning planning. Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by: making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; contributing to sustainable economic development; protecting and enhancing the natural and historic environment, the quality of the countryside and existing communities; ensuring high quality development; and supporting existing communities and contributing to the creation of safe, liveable and mixed communities with good access to jobs and key services for all. On sustainable economic development, local authorities should recognise that economic development can deliver environmental and social benefits; that they should also recognise the wider sub regional and regional economic benefits and that these should be considered alongside any adverse local impacts.

Paragraph 28 of PPS1 advises that planning decisions should be taken in accordance with the development plan unless other material considerations indicate otherwise.

Paragraph 29 of PPS1 acknowledges that in some circumstances, a planning authority may decide in reaching a decision to give different weight to social, environmental, resource or economic considerations. Where this is the case the reasons for doing so should be explicit and the consequences considered. Adverse environmental, social and economic impacts should be avoided, mitigated or compensated for.

Emerging Policy

Submitted Draft Regional Spatial Strategy (RSS) for the North West (2006)

RSS is currently under review. The Draft RSS ('The North West Plan') was published for its first formal public consultation exercise in January 2006 and will cover the period from 2003 to 2021. Examination will take place later this year.

Draft RSS focuses on the needs of the region as a whole but highlights those areas that need more specific guidance or a different approach. This intended to improve the coordinated and delivery of regional policy and sustainable development

Draft policy L4 Regional Housing Provision identifies a new housing provision of 4000 for Rossendale 2003 – 2021 (net of clearance replacement). The annual average rates of housing provision (net of clearance replacement) is identified as 222. The current annual provision identified in the adopted Structure Plan is 220 between 2001-06 and 80 between 2006-16).

Moreover, paragraph 9.19(b) notes that in the East Lancashire Housing Market Renewal Area it may be appropriate to develop a wider range of housing types (including high quality market housing) while ensuring local and affordable housing needs can be met elsewhere.

Core Strategy (Preferred Options Report March 2006)

The Preferred Options Report identifies in Proposed Policy Response DS1: Hierarchy of Towns that Whitworth is a “Local Service Centre” in addition to the “Key Service Centre” set out in the RSS. Other relevant Proposed Policy Responses include:

L1: Housing Development. Provision is made in the Regional Spatial Strategy (RSS) for 4,000 dwellings between 2003 and 2021. Annual planning permissions will be limited to annual completion rate up to 10% above the annual rate for Rossendale in the RSS, less the number of existing commitments for the RSS period. Five yearly reviews of permissions will be undertaken to monitor housing permissions to ensure they do not exceed the overall RSS figure.

Priority will be given to residential developments on previously developed sites. Residential developments will only be permitted on greenfield sites where there is evidence of local need and it can be demonstrated that there are no alternative appropriate previously developed sites. Priority will be given to residential developments in the Key Service Centres and Local Service Centres. Comprehensive regeneration strategies may be developed in areas with significant housing market issues and specific housing needs.

Proposed Policy Response L2: Housing Types. In order to diversify the range of dwelling types within the Borough, in major residential schemes at least 33% of dwellings should be flats and no more than 40% of dwellings should be terraced properties, unless a housing needs assessment provides evidence of the need for an alternative composition of dwellings in any particular area/ community.

Proposed Policy Response L4: Affordable Housing. Within all residential developments a minimum of 30% of dwellings should be affordable, of which 20% should be of intermediate tenure. A higher minimum percentage for affordable housing or intermediate tenure may be required in areas of significant housing need based on local evidence of affordable housing needs. A lower percentage of affordable dwellings may be acceptable where it can be demonstrated that this would not be viable due to wider regeneration benefits. A lower percentage may be acceptable in the conversion of vacant residential or non-residential buildings. Types of affordable housing provided should be related to local needs.

Whilst I accept that these emerging policies will have a significant bearing on applications for residential development in the future, I do not consider that sufficient weight can be afforded at present to outweigh the adopted development plan.

Conclusion

The audit of housing figures confirms that Rossendale is in a position of oversupply in that the number of extant permissions and number of dwellings built exceed the provision set in the adopted Joint Lancashire Structure Plan.

In positions of over supply, applications for residential development should not be approved unless the proposal accords with any of the exceptional or limited circumstances where residential development would be considered appropriate. Whilst I am mindful of the previous recommendation it is necessary to consider applications for development in accordance with the development plan policies in force at the time. It is clear that the application no longer accords with the development plan framework in this instance and that there are no other material considerations which outweigh this view.

I recommend therefore, that the committee refuse the proposal for the following reasons:

The proposed development would contribute towards an inappropriate excess in housing supply provision, contrary to Policy 12 of the adopted Joint Lancashire Structure Plan and the Rossendale Borough Council Housing Position Statement (August 2005). In this instance the case has not been advanced to warrant an exception to policy being made.

The previous report to Committee is provided for Members' information below.

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PLANNING APPLICATIONS

APPLICATION NO. 14/97/155

ERECTION OF 31 NO. DWELLINGHOUSES. THE DEVELOPMENT MAY AFFECT THE SETTING OF FOOTPATH NUMBER 240. LAND AT OAKLANDS DRIVE AND LOWER CRIBDEN AVENUE, RAWTENSTALL.

Description of Development

It is proposed to erect 31 four and five bedroomed detached properties on two connected sites, the larger of which is served from Oaklands Drive (24 dwellings) with the remaining 7 properties served off Cribden Avenue. The larger site is split on a north south axis by a narrow belt of tree planting which it is proposed it should be managed and serve as public open space for the development. The detached properties are proposed to be constructed with outer facings of natural stone and render which is consistent with existing development undertaken by the same developer in previous years.

Consultation Replies

County Surveyor

Raises no objections from an highway point of view.

North West Water

Raises no objections in principle, requires the site to be drained on a separate system and notes that water pressure in the locality is known to be generally low and that the development would require feeding from two sides linking Lower Cribden Avenue and Parkwood Drive - a matter that would be required to be funded by the developer.

Neighbours

Two letters of objection have been received to the initially submitted application and prior to the receipt of amendments relating to the provision of public open space within the development. Matters raised include highways safety and traffic volumes and the ability of emergency vehicles to negotiate congested residential streets, together with the loss of recreational facilities in the form of open land which is used by existing residents and the potential loss of a woodland area. Reference is also made to the ability of the existing sewer network to cope with increased useage. No letters of objection or comments have been received as a result of public reconsultation.

Development Plan Policy(ies) Affecting Site

The site is designated in the Rossendale District Local Plan for residential development. The additional relevant policies include policy DC1 (Development Criteria), DC 2 (Landscaping), DC3 (Public Open Space) and DC4 (Materials).

Other Material Considerations

Principal issues for consideration by Committee

1. Development Plan Policy
2. Issues raised by objectors

Taking each in turn:

1. The site is designated for housing development. The pattern of development in the locality is predominantly large detached properties running generally with the contours of this prominent south facing hillside. A range of building materials has been employed in the locality ranging from brick, stone, (both natural and artificial), render and timber boarding. There is therefore no particular building material which has predominated. It is not considered appropriate in this locality to insist upon the exclusive use of natural stone. The applicants propose the use of a reconstructed stone and render, the appearance of which will be similar to previous phases of development on Cribden Avenue. The use of an existing belt of semi-mature tree planting for public open space would fulfil the requirements relative to policy DC.3 and it is considered that the design and character of the development reflects the generally medium to low density of existing residential development in the immediate locality.
2. With regard to objections raised by residents, the highway authority raises no objections to the development relative to the ability of the existing highway network to serve the development. The existing woodland will be utilised as informal public open space and the water company whilst advising on mains water pressure has not drawn attention to any problems over sewer capacity.

Conclusion

The proposal to develop these interlinked housing development sites is in accordance with Development Plan land use designation and the character and design of the development is consistent in both appearance and layout with the pattern of development in the locality. The applicant has offered to enter into a Section 106 agreement relevant to the provision and subsequent maintenance funding of an area of public open space.

Recommendation

That planning permission be ~~granted~~ subject to

- a. The entering into of a Section 106 Agreement relative to the provision and maintenance of an area of public open space within the development and
 - b. The standard time period condition and the following conditions.
2. No building/none of the buildings hereby permitted shall be occupied until the landscaping scheme as shown on the submitted plans has been fully implemented in all respects (including where appropriate the provision of any landscaped areas and/or screen walls, fences or other means of enclosure, . Any trees or plants which die, are removed or

become seriously damaged or diseased within two years of planting shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to enhance the setting and appearance of the proposed development to assist in the provision of a satisfactory standard of visual amenity within the locality, and to screen the development.

3. No development shall take place until samples of the proposed artificial stone, render and roof tile have been submitted to and approved by the Local Planning Authority and the outer face of the building shall not be constructed other than with the approved materials.

Reason: In the interests of visual amenity and in order to ensure a satisfactory degree of harmony within the development, as details in this respect have not been submitted with this proposal.

4. No development shall take place until details of the siting and design of all screen or boundary walls, fences or other means of enclosure which form part of the development have been submitted to and approved by the Local Planning Authority. No building/none of the buildings hereby permitted shall be occupied until the walls, fences or other means of enclosure have been erected in accordance with the approved details.

Reason: In order to enhance the setting and appearance of the proposed development, assist in the provision of a satisfactory standard of visual amenity within the locality, and to screen the development.

Appendix 1

Chronology of application 1997/155

This application was received 9th April 1997.

The application was considered by the Development Control committee in 1997 where it was minded to approve the application subject to a legal agreement.

08/09/97 – resolution to grant subject to s106.

Instructions received 14 /11/02 in legal services

03/01/03 legal raise issue regarding incorrect Art 7 cert raised

18/11/04 legal raise issue of clarification of commuted sums /PPG3 issue /housing supply

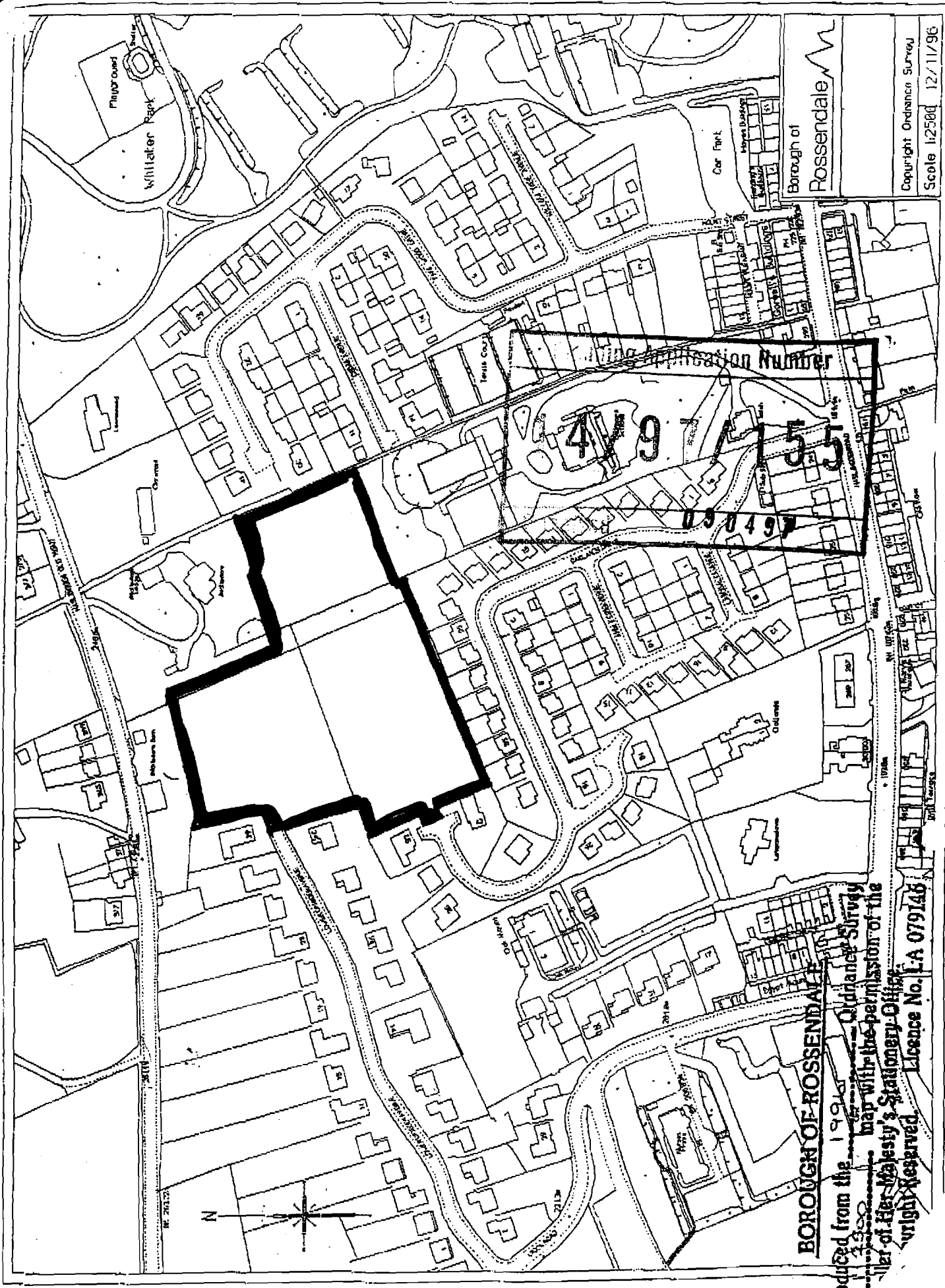
26/11/04- draft sent out

22/12/05 -Urban Vision inform applicants and agents as above

Letter 09/03/06 informing of need to refer back to Committee from legal

N.B. Please note that any correspondence held on legal files is not available for public inspection.

State N



Borough of Rosendale
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Application Number
 4V9 155
 090497

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