

<b>Application Number:</b>	2020/0043	<b>Application Type:</b>	Full
<b>Proposal:</b>	Erection of two concrete lego block enclosures for the storage of recyclable materials.	<b>Location:</b>	Rossendale Borough Council Henrietta Street Depot Bacup OL13 0AR
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	28/02/2020
<b>Applicant:</b>	Mr Lee Childs	<b>Determination Expiry Date:</b>	25/03/2020
<b>Agent:</b>	Mr Keith Dutton		

<b>Contact Officer:</b>	<b>Nicholas Brookman</b>	<b>Telephone:</b>	<b>01706 252414</b>
<b>Email:</b>	<b>planning@rossendalebc.gov.uk</b>		

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	Yes Council owned land
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	
<b>Other (please state):</b>	

## 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.

## 1. RECOMMENDATION

Grant planning permission subject to the conditions set out in section 10.

## APPLICATION DETAILS

### 2. SITE

The application relates to an existing open plan depot currently used by Rossendale Borough Council for its waste collection operations. The proposed application site lies adjacent to a large open fronted pitched roof building which is located at the southern end of the Depot.

Version Number:	1	Page:	1 of 5
-----------------	---	-------	--------

The site is located within the defined urban boundary.

### 3. RELEVANT PLANNING HISTORY

None

### 4. PROPOSAL

The applicant seeks planning permission for the erection of two concrete lego block bays to store recyclable materials.

The total floorspace of the two bays is 11.748m x 12.406m and the height of the block retaining wall will stand at 3m with the netting above at a height of 4m. The bays will be sited immediately adjacent to the existing building at the southern end of the site.

The bays will have a similar appearance to the one shown in the image below:



### 5. POLICY CONTEXT

#### **National**

National Planning Policy Framework (2019)

Section 12 Achieving well-designed places

#### **Development Plan Policies**

Rossendale Core Strategy DPD (2011)

AVP 2 Bacup, Stacksteads, Britannia and Weir

Policy 1 General Development Locations and Principles

Policy 23 Promoting High Quality Design & Spaces

Policy 24 Planning Application Requirements

#### **Other Material Planning Considerations**

National Planning Practice Guidance

Alterations and Extensions to Residential Properties SPD

## 6. CONSULTATION RESPONSES

None consulted.

## 7. REPRESENTATIONS

To accord with the General Development Procedure Order 17 neighbour letters were sent out on 04.02.20.

No objections or comments were received.

## 8. ASSESSMENT

The main considerations in this case are as follows:

1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; 4) Access, Parking and Highway Safety

### Principle

The application site is an existing Council run operations depot within the defined urban boundary where Policy 1 of the Core Strategy seeks to locate the majority of new development.

As such the development is appropriate in principle.

### Visual Amenity

Paragraph 124 of the Framework states that:

- The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the Framework aims to ensure that planning policies and decisions ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed development is considered appropriate in this industrial location and it is not considered to be excessive in scale and nor would it appear unusual. The development would be partially screened by surrounding vegetation and existing buildings/premises to the south and east. However, it is acknowledged that although not insignificant in floorspace, it is not considered that the proposed development would appear incongruous in the setting as illustrated below.



As such the scheme is considered acceptable in terms of visual amenity.

#### Neighbour Amenity

There are no residential properties immediately adjacent to the site and in any case it is not considered that the proposed development would give rise to any significant harm to amenity. As such the scheme is considered acceptable in terms of neighbour amenity.

#### Access, Parking and Highway Safety

The scheme lies within an existing Council owned private operations depot and it is not considered that the proposal would impact on public highway safety.

The scheme is considered acceptable in terms of highway safety.

## 9. CONCLUSION

The proposed development is appropriate in principle within the urban boundary. It is considered that the development would not unduly affect the visual amenities of the area or neighbour amenity. Accordingly, the scheme is considered to accord with the National Planning Policy Framework and Policies AVP2, 1, 23 and 24 of the Council's Core Strategy DPD (2011).

## 10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The development shall be carried out in accordance with the following plans and documents:

- Application form signed on the 27<sup>th</sup> January 2020.
- Site Location Plan Drwg No.1
- Proposed Site Plan Drwg No.3
- Proposed Elevations Drwg No.4

## 11. INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

[http://www.rossendale.gov.uk/downloads/download/331/core\\_strategy\\_local\\_plan\\_part\\_1\\_adopted](http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted)

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.