

Application Number:	2021/0108	Application Type:	Variation of condition
Proposal:	Variation of Condition 2 (approved plans) pursuant to planning application 2020/0043 to increase the height of the recycling bays by 600mm (1 block) and to construct a retractable roof	Location:	Rossendale Borough Council Depot Henrietta Street Bacup Lancashire OL13 0AR
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	03/03/2021
Applicant:	Mr Keith Jenkins	Determination Expiry Date:	16/04/2021
Agent:	N/A		

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	✓ - Council Land

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

Minded to Approve, Authority delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

2. SITE

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

The site is located within the defined urban boundary.

3. PROPOSAL

Similar to application 2021/0107, planning permission is sought for the variation of Condition 2 (approved plans) pursuant to planning application 2020/0043 to increase the height of the recycling bays by 600mm (1 block) and to construct a retractable roof.

It is worth noting that this application proposes a retractable roof rather than a 2m high trash netting.

4. PLANNING HISTORY

2020/0043 - Erection of two concrete lego block enclosure for the storage of recyclable materials – approved with conditions and now fully implemented.

5. POLICY CONTEXT

National

National Planning Policy Framework (2019)

Section 12 Achieving well-designed places

Development Plan Policies

RBC Core Strategy (2011)

AVP 2 Bacup, Stacksteads, Britannia and Weir

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Policy 1	General Development Locations and Principles
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

Other

National Planning Practice Guidance

6. CONSULTATION RESPONSES

None consulted.

7. NOTIFICATION RESPONSES

The application was publicised by sending individual notification letters to surrounding properties and commercial units. At the time of writing this report, no objections have been received.

8. ASSESSMENT

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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed plan shows that the development is to be raised in height by an additional 1 block (600mm) and it includes the provision of a retractable roof which would retract towards the rear.

This scheme is considered to be much more favourable than that proposed under application 2021/0107 given that the development would not extend beyond the roof slope of the adjacent garage building.

However, having considered the proposal in context of the surrounding development, the proposed development is considered to be appropriate in this industrial location and it is not considered to be excessive in scale. It is not considered that the development would appear incongruous in this industrial setting and would actually improve the appearance of the current site.

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

Residential Amenity

Whilst there is a row of terraced properties situated on Market Street that overlook the site and the proposed development, it is not considered that the proposal would give rise to any significant harm to amenity, over and above the situation that presently exists on site. This is due to the relatively limited scale of the development in context of the wider site and also the intervening distance in between the site and the nearest dwellings which means the proposed development would not appear unobtrusive.

In view of the above it is considered that the proposal would reasonably safeguard the amenities currently enjoyed by the occupants of the nearest properties and on this basis, it is considered that it would reasonably satisfy the requirements of Policy 24 of the adopted Core Strategy.

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, nor would it materially increase the amount of traffic on the highway network.

Therefore, the scheme is considered acceptable in terms of highway safety.

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).

9. RECOMMENDATION

Minded to Approve, Authority delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

10. CONDITIONS

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

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:
 - Application Form
 - Recycling Bay Height Extension and Retractable Roof Plan Drawing No.220/5.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development

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

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.