

Application Number:	2021/0158	Application Type:	Reserved Matters
Proposal:	Reserved Matters for Landscaping pursuant to Outline Planning Approval 2018/0414 (Residential development of 22 terraced properties) and slight revisions to approved layout, scale and appearance of approved development.	Location:	Land Adjacent Reed Street Bacup Lancashire
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	7 th September 2021
Applicant:	First Choice Construction Limited	Determination Expiry Date:	11 th June 2021
Agent:	JPE Consultancy Limited		

Contact Officer:	Caroline Callow	Telephone:	01706 252432
Email:	planning@rossendalebc.gov.uk		

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

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

That the reserved matters are approved subject to the conditions set out in this report.

APPLICATION DETAILS

2. SITE

The application site is an irregularly shaped plot of land of approximately 0.5 hectares in area. It lies to the immediate north east of Bacup town centre within the Urban Boundary of the town, as defined by the Development Plan, and approximately 50 metres from the edge of the Bacup Town Centre Conservation Area. The site is bordered by Tong Lane to the west, Reed Street to the north, Vale Street and Spring Gardens to the east, and open land/housing/Venture Street to the south. The surrounding area is a mix of residential and industrial development with the former located to the south and west and the latter to the north and east.

The site is currently disused and covered with low lying vegetation. It slopes downwards from south to north.

3. RELEVANT PLANNING HISTORY

X/2002/501 - Outline application for residential use/development on site of former mill – Approved 31/03/08

2008/0244 - Erection of 2 no. blocks of apartments of 3 & 4 storeys, providing 50 units of accommodation – Approved 06/06/08

2017/0564 - Outline Application: Up to 30 dwellings with all matters reserved - Withdrawn prior to validation.

2018/0414 - Outline Application: Outline application (including access, appearance, layout and scale): Residential development of 22 terraced properties - Approved

2021/0151 - Approval of Details reserved by Conditions 1,3,4,5,7,8,9,10,11,12,13,15,16,18,19,20,21 and 22 – Current application

4. PROPOSAL

Following the approval of outline planning permission (2018/0414) for 22 dwellings on the site which included details of access, appearance, layout and scale, the applicant now seeks approval of the reserved matter of landscaping.

The applicant has amended the size of the site in particular the rear gardens of plots 12 to 22 on the south side of the site. This application also seeks permission for some relatively minor changes to the layout, scale and appearance of the dwellings. 20 of the 22 terraced houses proposed will have three bedrooms instead of two (units 11 and 22 remain as two bedroom homes). To enable the houses to have sufficient internal floor space to achieve three bedrooms the length of all but 2 of the houses is increased by 0.8 metres, and minor adjustments are made to the location of the house footprints and the development road.

5. POLICY CONTEXT

National Planning Policy Framework (2021)

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 5	Delivering a Sufficient Supply of Homes
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 14	Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15	Conserving and Enhancing the Natural Environment
Section 16	Conserving and Enhancing the Historic Environment

Development Plan

Rossendale Core Strategy DPD (2011)

AVP 2	Bacup, Stacksteads, Britannia and Weir
Policy 1	General Development Locations and Principles
Policy 2	Meeting Rossendale's Housing Requirement
Policy 3	Distribution of Additional Housing
Policy 4	Affordable and Supported Housing
Policy 9	Accessibility
Policy 16	Protecting and Enhancing the Built Environment
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 22	Planning Contributions
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

Other material considerations

National Planning Practice Guidance
RBC Strategic Housing Land Availability Assessment (SHLAA) (2017)
RBC Alterations and Extensions to Residential Properties SPD
LCC Planning Obligations in Lancashire (2008)
RBC Open Space and Play Equipment Contributions SPD (2008)
RBC Emerging Local Plan

6. CONSULTATION RESPONSES

Lancashire Fire and Rescue	The Local Authority Building Control/Approved Inspector should be contacted at the earliest opportunity for specific advice.
LCC Highways	No objections
Tree Officer	Following various amendments the scheme is acceptable

7. REPRESENTATIONS

To accord with the General Development Procedure Order neighbour letters were sent out to surrounding properties on 16th March 2021 and site notices were posted next to the site on 30th April 2021. A notice advertising the proposals as Major Development was also published in the Rossendale Free Press on 19th March 2021.

Need to say if any responses have been received.

8. ASSESSMENT

The acceptability of the proposed development of 22 dwellings on the site has already been established by the outline planning approval 2018/0414.

Visual amenity - Landscaping

Policy 1 of the Core Strategy seeks to ensure that new developments complement and enhance the surrounding area through the use of inclusive design and locally distinctive materials. Policy 23 of the Core Strategy requires that new developments respect and respond to local context, distinctiveness and character.

Paragraph 130 of the National Planning Policy Framework 2021 states that planning decisions should 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.”*

In the outline planning application it was identified that there is very limited area for soft landscaping to this high density development. A landscaping design has been submitted which identifies limited pockets of ornamental shrub planting to the frontage of the properties and hedge planting with Pyracantha “Orange Glow” hedge either side of the site entrances.

Each dwelling will have a rear garden with an area of amenity grass and a flagged patio and large shrubs. Perimeter paths and patios to the individual dwellings are to be Heritage paving by Marshalls (buff finish)

Retaining walls fronting Reed Street, Tong Lane, the access road and the footpath, will be finished with stone facings to match the natural coursed stone facings to external walls of the dwelling. Internally to the garden areas they will be rendered. At the rear of dwellings the retaining walls will have a stone coping and 1.5m high close boarded timber fence to be fixed atop the retaining wall.

The parking bays will be constructed with permeable Tobermore Hydropave 240 colour charcoal with contrasting paviers between groups of parking bays.

The details of the boundary walls, retaining walls, Materials and details for the means of surfacing of the car parking areas are also covered by application 2021/0151 for the discharge of conditions (3,5,4 and 7) on the original outline approval 2019/0188.

The only thing remaining to consider is the planting. The Council’s Tree Officer has no objection to the proposed landscaping scheme and considers that it is appropriate.

Amendments to approved scheme

A scale and design was established for the 22 terraced dwellings that was acceptable to Rossendale BC and the intention is to retain the general principle and parameters of the approved design, but with a slight increase in the length of the dwellings to enable three bedroom properties to be achieved. Through enquiries with sales agents the applicant has identified that the greatest demand in this area is for three bedroom family homes

Access, Parking and Highway Safety

The new access road was approved as part of the outline planning consent. This application seeks to adjust the position of this access road slightly to accommodate the amended siting of plots 1-11, but the general principle of the access provision remains the same. The Highway Development Control Section of Lancashire County Council has no objections to the application and is of the opinion that the proposals/revisions should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

The outline approval already includes conditions requested by the Local Highway Authority which would continue to apply to the current scheme if approved. Having regard to the above, the scheme is considered acceptable in terms of access, parking and highway safety.

9. SUMMARY REASON FOR APPROVAL

The proposed landscaping scheme and minor alterations to the original application are acceptable in terms of visual amenity, neighbour and residential amenity, and highway safety. Accordingly, the scheme is considered to accord with the National Planning Policy Framework and Policies AVP2, 1, 8, 9, 16, 17, 18, 19, 23 and 24 of the Council's Core Strategy DPD.

10. CONDITIONS

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

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in strict accordance with the details and conditions of the approval of Outline planning consent application 2018/0414 unless modified by the plans listed below:

20-1253-100 Location Plan - Submitted 11/03/21
20-1253-200B Proposed site Plan - Submitted 18/08/21
20-1253-201 Housetype RST01- Submitted 11/03/21
20-1253-202 Housetype RST01- Submitted 11/03/21
20-1253-203 Housetype RST02- Submitted 11/03/21
20-1253-204 Housetype RST02- Submitted 11/03/21
20-1253-205 Housetype RST03- Submitted 11/03/21
20-1253-206 Housetype RST03- Submitted 11/03/21

20-1253-207 Cross sections - Submitted 11/03/21
20-1253-211 Retaining wall T1- Submitted 11/03/21
20-1253-212 Retaining wall T2- Submitted 11/03/21
20-1253- 213 Retaining wall T3- Submitted 11/03/21
20-1253-214 Retaining wall T4- Submitted 11/03/21
20-1253-215 Retaining wall T5- Submitted 11/03/21
20-1253-216A Boundary treatments- Submitted 25/06/21
20-1253-217 Boundary treatments- Submitted 11/03/21
M630/RSB/LAND/01A Hard and Soft Landscape General Layout Plan - Submitted 25/06/21
M630/RSB/LAND/02A Planting Schedules & Planting Specifications - Submitted 25/06/21
M630/RSB/LAND/03 Detailed Planting Plan Layouts and Numbers- Submitted 25/06/21

Reason: For the avoidance of doubt.

11. INFORMATIVES

1. 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.