

UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 6 DECEMBER 2022**

B3 – 2022/0361 – 97-101 Burnley Road, Rawtenstall

A letter of objection has been received from the Rossendale Civic Trust raising the following issues:

- The car parking is not satisfactory and does not make use of the space or address pedestrian safety.
- The added bays at the north end of the site would be likely to cause collisions both with cars using the adjoining spaces and pedestrians in between.
- The disabled bays are moved further away from the store entrance than the existing ones.
- The two electric charging points at the far end of the site are incongruously far away from other service facilities and would be better sited in the two existing parking bays by the existing water and tyre pressure pump.
- Current problem with pedestrian safety with pedestrians leaving the site at the same point as vehicles. No designated pedestrian and vehicular routes across the forecourt. Acknowledged to a degree by siting a footpath for a short way alongside the existing buildings and introducing what looks like a pedestrian crossing. This will not deter customers from crossing the space diagonally to get to the store entrance or cars from swinging wide into it.
- The proposals do not serve any beneficial purpose; they only increase car parking by one space and do not remove the danger to pedestrians.
- There are considerable problems with traffic on Burnley Road at this point with access to the Doctor's surgery and Prospect Road being regularly blocked by bad parking and being overlapped by the X43 bus. Prospect road is the only access to around 200 houses.
- The properties to be demolished are an integral part of the townscape at the gateway into Rawtenstall. Taken all together the problems at this part of Burnley Road should be addressed by an overall Master Plan.
- The process of demolition of the building will release inert energy and would be contrary to Rossendale Council's zero carbon policy.
- The planting scheme should be revised in the light of the resulting ground levels. Will do nothing to cover the remaining unattractive brick buildings left on the site.
- Proposals do not look as if they will bring any advantage to the store, its users or the local environment.
- Application should be deferred until the objectives of the proposal are known and more thought given as to how they can be practically achieved.

Lancashire County Council- Highways have advised they have no objections to the application. The demolition of the buildings causes some concern as they are adjacent to a controlled crossing point and consideration of their operation and measures to ensure they are not damaged and the safety of pedestrians during demolition is protected. However these can be dealt with as part of a wider construction plan. The Local Highway Authority also considers that the applicant has addressed concerns regarding mobility parking and the provision of electric vehicle charging points.

The Council does not have policies to refuse the demolition of buildings on the grounds of zero carbon emissions.

The application needs to be considered as submitted and it is noted that much of the wider service station site is outside of the red edge outlined on the location plan. Amendments to the proposal outside of this area would require a new application and could not be considered as part of revisions to this proposal.

For the reasons above, the officer's recommendation to approve the application remains unchanged.

**Mike Atherton
Head of Planning and Building Control**

DATE: 05/12/2022