



**UPDATE REPORT**  
**FURTHER UPDATE IN RED (09/10/2023)**

**FOR DEVELOPMENT CONTROL COMMITTEE**  
**MEETING OF 10<sup>th</sup> October 2023**

**B1 – 2023/0350 – Rawtenstall Bus Station**

For Members' further information, the case officer has provided the following comments on the application:

Access is retained around the perimeter of the building for pedestrian movement.

The land which has been enclosed by the fencing is leased to the applicant by the Council, and it would not be unreasonable to expect that it is used only by customers of the business and not for wider use by non-customers.

The tables and benches are not of the type that could easily be stacked and removed when the restaurant closes each day.

**B2 – 2023/0391 – 564 Burnley Road, Crawshawbooth**

Further to publication of the Committee report, officers would like to bring to Members' attention a late comment that has been received from the Rossendale Civic Society, raising the following points:

1. There is no indication of fire escape facilities
2. An assessment of this important and now rare bank interior is lacking, with no indication of what elements are to be reused or where. Loss of this interior is being glossed over and would be yet another significant loss to Rossendale's heritage.

In respect of the above, fire escape routes will be dealt with under building regulations and they would not be normally required at the planning application stage. Building Control have confirmed they met the applicant on site to assess means of escape and as there is both a front rear exit, a comprehensive fire alarm system being fitted, along with the mandatory exit signage and emergency lighting they have no concerns regarding this matter.

The impact on the internal character of the building as a bank may be regrettable however this proposal will secure the future use of the building, thereby assisting with the building's overall preservation whilst facilitating a viable commercial use. The building is not listed, it is not therefore possible to control works to the interior. The change of use of the building does not alter this fact – the interior of the building could be altered without consent, regardless of the use of the building.

The representation does not therefore alter the recommendation made for this application.

**B5 – 2023/0383 – Whitaker Park, Rawtenstall**

In section 3 of the Committee Report (Relevant Planning Application History), Members are asked to note the following typographical correction:

*“2023/03390359: Erection of a timber chalet-type building at the Whitaker – Pending”*

The correction above is for Members’ information only, and there is no change to the recommendation contained in the report.

**Mike Atherton**  
**Head of Planning & Building Control**  
**DATE: 09/10/2023**