

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 8th October 2024

B2 2024/0274: Rawtenstall Market

Consultation Response from Historic Buildings and Places received as follows:

Market places are historically important to the growth and development of towns and they continue to provide an important function in supporting the local economy and social cohesion, and providing employment and enterprise opportunities. Rawtenstall Market remains an active and popular destination at the heart of the Rawtenstall Conservation Area, and it makes a positive contribution to the character of the streetscape and wider area. While the existing buildings and stalls don't have significant architectural or historic value themselves, the market does have local, communal and cultural value.

HB&P do not wish to make any comments on the principle of this scheme or the alterations to the main market building. However, it is important that any alterations to the market buildings and the associated facilities are designed and carried out in a way that supports the market traders and the vibrancy of the market and does not fundamentally change the nature of the market, or undermine its role in supporting wider activity within the conservation area.

In addition, HB&P have concerns about the location of the bike store building next to the grade II listed former Rams Head. Reviewing historic mapping, this area to the immediate side of the building has never been developed and is currently an outdoor dining area. The bike store is an intrusive, solid and permanent structure that does block views to the Rams Head, but most importantly, it deactivates this part of the street frontage to the market and activity in the wider streetscape. The site is large, so we strongly recommend this facility is relocated elsewhere to avoid new structures next to the listed building.

This advice is provided in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the desirability of preserving listed buildings and conservation areas, their setting, and any features of special architectural or historic interest which they possess.

Additional Consultation response from Rosendale Civic Trust as follows:

We would appreciate clarification on the application for changes to Rawtenstall Market, in particular the proposed siting of the cycle shelter by the side of 'Tufties', formerly the Rams Head Hotel.

As 'Tufties/Rams Head' is a Listed Building in its own right, in the Conservation Area and not a part of the Market or market place, we would see the siting of the cycle

shelter so close to the building and so visible from approach roads as to need a separate Planning Application in its own right.

It should surely not be considered as part of the proposals to move the market stalls.

Following discussion with the agent the following conditions have been amended (Shown in red):

3. Prior to **any above ground** development commencing samples of all proposed external facing materials and hard landscaping materials shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall thereafter be implemented in full prior to first use of the development.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable."

4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) Arrangements for turning of vehicles within the site.
- v) Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- vi) Measures to protect vulnerable road users (pedestrians and cyclists).
- vii) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- viii) Wheel washing facilities.
- ix) Measures to control the emission of dust and dirt during construction
- x) A scheme for recycling/disposing of waste resulting from demolition and construction works
- ~~xi) — Details of working hours~~
- xii) Details of hours for deliveries of plant and materials to the site
- xiii) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network."

5. Notwithstanding the information in the Lighting Assessment submitted with the application, **prior to the commencement of development prior to the installation of any external lighting**, a lighting plan including details of proposed lights shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first use.

Reason: In the interests of protected species, the historic environment the users of the site and the wider area

6. Notwithstanding the Flue and Ventilation Details submitted with the application, prior to their use in the development, full details including model and position of any replacement/new external vents or flues **shall be submitted to and approved in writing by the Local Planning Authority**. The approved details shall be implemented in full prior to first use.

Reason: In the interests of the historic environment."

Following receipt of further comments/objection from LCC Highways, and a meeting on 07.10.2024, amendments are to be submitted, which set the market stalls back from the Highway, requirements for a Traffic Regulation Order, and amendments to ensure safe access to the cycle store, Tufties, etc. Following receipt of amendments, LCC Highways will be reconsulted.

The recommendation is now changed to:

That authority is delegated to Chair, Vice Chair and Head of Planning to approve the application subject to highways related matters being resolved and subject to the conditions contained within the report (as amended by the update report) and any other amendments required to the conditions that may be suggested by LCC Highways.

B3 2024/0160: Land Adjacent 117 and 119 Booth Road.

Since publication of the Committee Report, the objection raised by Lancashire County Council Public Right of Way team relating to the potential for the development to obstruct a public footpath has been removed. A topographical survey was submitted by the agent which has addressed these concerns. The third reason for the refusal as detailed on the committee report is now therefore removed as is the weight added to the harm identified within the planning balance.

This does not affect the case officer's recommendation for the application.

Mike Atherton
Head of Planning

07/10/2024