

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 15th October 2024

B1 2024/0264: Entrance to Railway Tunnels, Newchurch Road, Waterfoot, Rossendale

One further letter of objection has been received in respect of this proposal. It:-

- a) re-iterates the concerns previously expressed about the likely effect of the mural on the appearance and setting of the tunnel – These concerns are already set out as (d) in the ‘Representations’ section of the Planning Report,
- b) raises concern about the way the report has been written. In particular it raises concern that the applicant is Rossendale Borough Council but that the report is written as if they were an anonymous third party – this is a matter of style and reflects the fact that planning officers carrying out the Council’s role as Local Planning Authority are assessing the report independently and objectively regardless of who the applicant is. Reference to the fact that this is a Council application is clearly made at the beginning of the report in the section headed ‘Reason for Reporting’.
- c) raises concern that reliance is being placed upon the submitted Design, Access and Heritage Statement when the author of this is not known – The author of the Design, Access and Heritage Statement is not known by officers. However, the statement has clearly been submitted on behalf of the applicant in support of their application and has duly been considered as such. Additionally, whilst the contents of this document have been considered when making the recommendation on this application that recommendation has also been arrived at having regard to the views of Growth Lancashire (Conservation), the views of people making representations in respect of the scheme, and having regard to all other relevant policy and material considerations.

It is worth pointing out that this application was first publicly advertised on 19th July 2024 and the amended scheme was further advertised on 4th September 2024. The later publicity period expired on 23rd September 2024 some three weeks before this letter of representation was received.

**Mike Atherton
Head of Planning**

14/10/2024