

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 25th February 2025

B1. 2024/0460 – Henrietta Street Bacup

Application deferred.

Item B3. 2024/0245 – Land at Fall Barn Road

Further response received - Rosendale Civic Trust

Firstly, the traffic situation: Lancashire County Highways objections are totally relevant as all access and egress points are shown ONLY from Victoria Way. To leave the site and return via Victoria way requires more space for vehicles, especially those larger than shown in the swept path diagrams, to reverse on the site.

Also, no consideration is given to the likelihood of vehicles attempting to access or leave the site via the short westerly stretch of Fall Barn Road, which leads to Bocholt Way, and their mix with others, including pantechnicons, that already currently use this on a regular basis. As LCC's swept path diagrams show, any vehicle wishing to enter or leave the site via this route would NOT be able to turn within the site, and would be seeking a turn elsewhere. Also, the narrowness of the road at this point does not allow two vehicles to pass.

Secondly, there is no drawing or diagram in the planning application that shows the view of the proposed building from Bacup Road, looking across the River from Fall Barn Fold. This is a major view point for anyone, including cyclists along the proposed cycleway, and visitors to the Health Centre, as well as those just crossing the junction on foot. This is a serious omission for an application with proximity to Listed Buildings and a Conservation Area, and should not be overlooked.

Last but not least, it should be noted that the southern side of Bocholt Way is a continuous open green and wooded area from its junction with the gyratory to the roundabout at Cloughfold. To introduce a building, especially one of this size and these materials, into this context, so close to the road, is totally incongruous in terms of land use and compatibility with its context. (Previous buildings on this site have only been single storey, low use structures which have neither attracted the same amount of traffic nor impacted on the views in and out of the site from all angles.)

This is in all respects is quite simply a site not fit for the purpose for which it is proposed.

All matters raised have been addressed in the report

There is no change to the recommendation in the report

Condition 2 to be amended to include the following:

15082-BKP-V1-00-CA-C-500-P2-FLOW CALCULATIONS received 21.08.2024

15082-BKP-V1-00-DR-C-500-P2-Drainage Strategy received 21.08.2024

Mike Atherton

Head of Planning and Building Control

DATE: 25.02.2025