

Application No: 2006/390

Application Type: Outline

Proposal: Outline application for the redevelopment of the works for a 9no apartment block.

Location: Clough End Works, Land off Clough End Road, Haslingden, BB4 5AN

Report of: Team Manager Development Control.

Status: For Publication

Report to: Development Control Committee

Date: 10th October 2006

Applicant: Mr N Grimshaw

Determination Expiry Date: 8th September 2006

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:
Reason for Call-In:

Cllr Duncan Ruddick
Wants the input and views of the other Local Councillors

3 or more objections received

Other (please state)

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

APPLICATION DETAILS

1. The Proposal and the Site

The applicant seeks consent for the redevelopment of the works to create a new 9no apartment block. The application is in outline and deals with the matters of siting, design, external appearance and means of access. The building would be three storey with the main frontage and projecting entrance are North facing

The site is currently occupied by GCG Construction who are looking to relocate to an alternative site. It is the wish of the current occupiers to redevelop the site

so as not to leave a empty and disused area of land in close proximity to residential properties. The proposal site stands to the rear of traditional stone terraces on Blackburn Road and is within a primarily residential area within the Urban Boundary.

The applicant has submitted on request a contaminated land survey due to the sensitive nature of the end use of the site for housing

2. Relevant Planning History

None

3. Policy Context

Rossendale District Local Plan

Policy DS.1 (Urban Boundary)

Policy DC.1 (Development Criteria)

Policy DC.4 (Materials)

Joint Lancashire Structure Plan

Policy 1 (General Policy)

Policy 12 (Housing Provision)

Other Material Planning Considerations

Planning Policy Position Statement (August 2005)

Joint Lancashire Maximum Car Parking Standards (Adopted 2005)

4. CONSULTATIONS

LCC(Highways)

No reply to date

RBC Forward Planning

No reply to date

5. REPRESENTATIONS

Site notices were posted to which 12 letters were received.

Two Objection letters, the following points were raised:

- Increase in traffic volumes
- Loss of Privacy
- Design/Appearance
- Noise
- Smell (generated from the existing use of the site)
- Sunlight/ Daylight
- Layout and Density

Ten letters commenting and/or making recommendations on the application:

- The existing use is inappropriate in a residential area
- Recommendation that the whole of Back Blackburn Road be re-surfaced

6. ASSESSMENT

Principle

The location for the proposed development is within the urban boundary and therefore the proposal complies with Policy DS.1 of the Rossendale District Local Plan. The proposed development is located within one of the main development locations, as described in Policy 2 of the Joint Lancashire Structure Plan.

The site is currently occupied by a construction yard and works and stands to the rear of a row of terraced houses on Blackburn Road. It is considered that the land in question is not unacceptable for development of this kind. The Local Planning Authority requested that the applicant submit a Desk Top Study for Contaminated Land. The report was submitted on 21st September 2006 and found that contamination may be an issue on the site. The report has been sent to RBC Environmental Health for assessment and their findings will be presented to Committee via the late items report.

Residential Amenity

It is considered that the development would not have a significantly increased impact upon residential amenity than that which currently stands on the site. Issues of noise and disruption were raised by objectors however whilst it is recognised that during construction this may be an issue, the end use would be much more fitting in a predominantly residential area.

The Draft Regional Spatial Strategy for The North West requires that 80% of new homes be built on brownfield sites, in comparison the adopted Joint Lancashire Structure Plan requires that 58% of new houses be built on brownfield sites. Planning Policy Guidance Note 3 favours development to take place on previously developed sites which benefit from being accessible from public transport. In this respect the proposal would be in accordance with the criteria of Policy 12 of the Joint Lancashire Structure Plan, the Draft Regional Spatial Strategy and National Planning Guidance in the form of PPG 3. The site is also accessible by foot and bus from the key service centre of Haslingden and would therefore contribute to sustainability in accordance with Policy 1 of The Joint Lancashire Structure Plan and national Planning Policy Statement 1.

Privacy

Loss of privacy was another issue which was raised, however it is considered that the extent of overlooking can be significantly reduced by imposing adequate conditions. The windows which would be directly facing those on the rear of properties on Blackburn Road (within the Southern elevation) serve non-habitable room windows which are in fact bathrooms. The distance between directly facing windows is approximately 13 metres and should the glazing be conditioned to be obscure at all times, it is considered that this would afford the residents of Blackburn Road and appropriate level of privacy. The same can be said for the windows in the Northern elevation as again these would serve bathrooms and could be conditioned to be obscured and remain so.

For these reasons it is considered that the development would be in accordance with Policy DC.1 of The Rossendale District Plan.

Traffic/Parking

The applicant has shown the provision of 14 car parking spaces which, it is considered would be in accordance with the Joint Lancashire Maximum Car Parking Standards which requires that no more than two spaces are provided for every two bedroom dwelling. Issues of increased volumes of traffic were raised by objectors, however The Highways Department have not yet responded to the consultation on this matter. Details of their comments/recommendations will be presented to the committee via the late items report.

Housing Provision

A major issue in the consideration of this application is that of housing supply.

The level of housing supply is calculated by deducting the total number of completions (992 identified in Housing Land Position Report) from the number of dwellings identified in the Structure Plan (i.e. of 1920), equating to a remaining provision of 928. The number of dwellings with planning permission equates to 1268. Therefore, the number of dwellings with planning permission, in addition to the number of dwellings lost, equates to an oversupply of 255 dwellings. Therefore, it is considered that there are sufficient residential planning permissions to meet Rossendale Borough Council's housing requirement to 2016 and that the proposed development would be contrary to Policy 12 of the Joint Lancashire Structure Plan (2001-2016).

Judged against the Housing Policy Position Statement (as approved by Executive on 17th August 2005), the proposed development will result in a net gain in the number of dwellings within the borough and moreover is not located within either the Rawtenstall Bacup, Stacksteads and Britannia Housing Market Renewal Initiative Area. Therefore the proposed development is not in accordance with the Housing Policy Position Statement.

7. RECOMMENDATION

That the application is refused for the following reasons:

It is considered that the development is not currently required to meet the housing requirements of the Borough. The proposal is therefore considered to be contrary to the provisions of Policy 12 of the Joint Lancashire Structure Plan 2001 – 2016 and the Housing Policy Position Statement.

Contact Officer	
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Sloane House

Timber Yard

CLAYTON END ROAD

Trough

Tank

228.0m

BLACK SPUR

224.0m

MUD KEY ROAD

224.5m

Sinks

Clough End

Duckers Yard

Trough

CARRIGILL STREET

CARRIGILL STREET

ROAD

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