

Application No: 2006/508

Application Type: Full

Proposal: Replacement of existing fencing with 2.4 metre palisade metal fencing

Location: Henrietta Street Depot, Henrietta Street, Bacup, OL13 0AR

Report of: Team manager Development Control

Status: For Publication

Report to: Development Control Committee

Date: 10th October 2006

Applicant: Rossendale Borough Council

Determination Expiry Date:
8th November 2006

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:

Reason for Call-In:

3 or more objections received

Other (please state)**Application has been made on behalf of Rossendale Borough Council**

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 permission for the replacement of existing fencing with 2.4 metre palisade metal fencing at the Henrietta Street Depot. The site for the proposed development is located within the urban boundary

2. Relevant Planning History

1994/257 - Application for a certificate of lawfulness for an existing use or operation at Henrietta Street, Bacup. APPROVED

3. Policy Context

Rossendale District Local Plan

Policy DS1
Policy DC1
Policy DC4

4. CONSULTATIONS

LCC(Highways)

Comments will be reported at the meeting.

5. REPRESENTATIONS

Site notices were posted and to date, no letters have been received.

6. ASSESSMENT

The main issues to be considered in relation to this application include the principle of the proposed development, neighbour amenity and highway issues.

Principle

The location for the proposed development is within the Urban Boundary and, therefore, the proposal is in accordance with Policy DS1 of the Rossendale District Local Plan.

Neighbour Amenity

The proposed development will not have an adverse impact upon the amenity of the neighbouring residents. The proposed development involves the replacement of an existing fence and it is considered that the impact of the proposed development would be no worse than existing conditions. The proposed development will not look out of place within the locality, which is industrial in character. Therefore, the proposed development is in accordance with Policies DC1 and DC4 of the Rossendale District Local Plan.

Highway Issues

The proposed development will not have an adverse impact upon highway safety, as the proposed development is replacing an existing fence. The proposed development will not have an adverse impact upon sightlines. Therefore, it is considered that the proposed development is in accordance with

Policy DC1 of the Rossendale District Local Plan as it will not have any adverse impact upon existing conditions within the locality.

The location for the proposed development is within the urban boundary and will not have an adverse impact upon the amenity of the neighbouring residents. The proposed development will not look out of place within the locality, subject to conditional control and will not have an adverse impact upon highway safety. Therefore, it is considered that the proposed development is in accordance with Policies DS1, DC1 and DC4 of the Rossendale District Local Plan.

7. CONCLUSION

The proposed development is located within the urban boundary and will not have an adverse impact upon the amenities of neighbours, highway safety or any other material planning consideration. Therefore, the proposed development is considered to be in accordance with Policies DS1, DC1 and DC4 of the Rossendale District Local Plan.

8. RECOMMENDATION

That planning permission should be granted, subject to the following conditions:

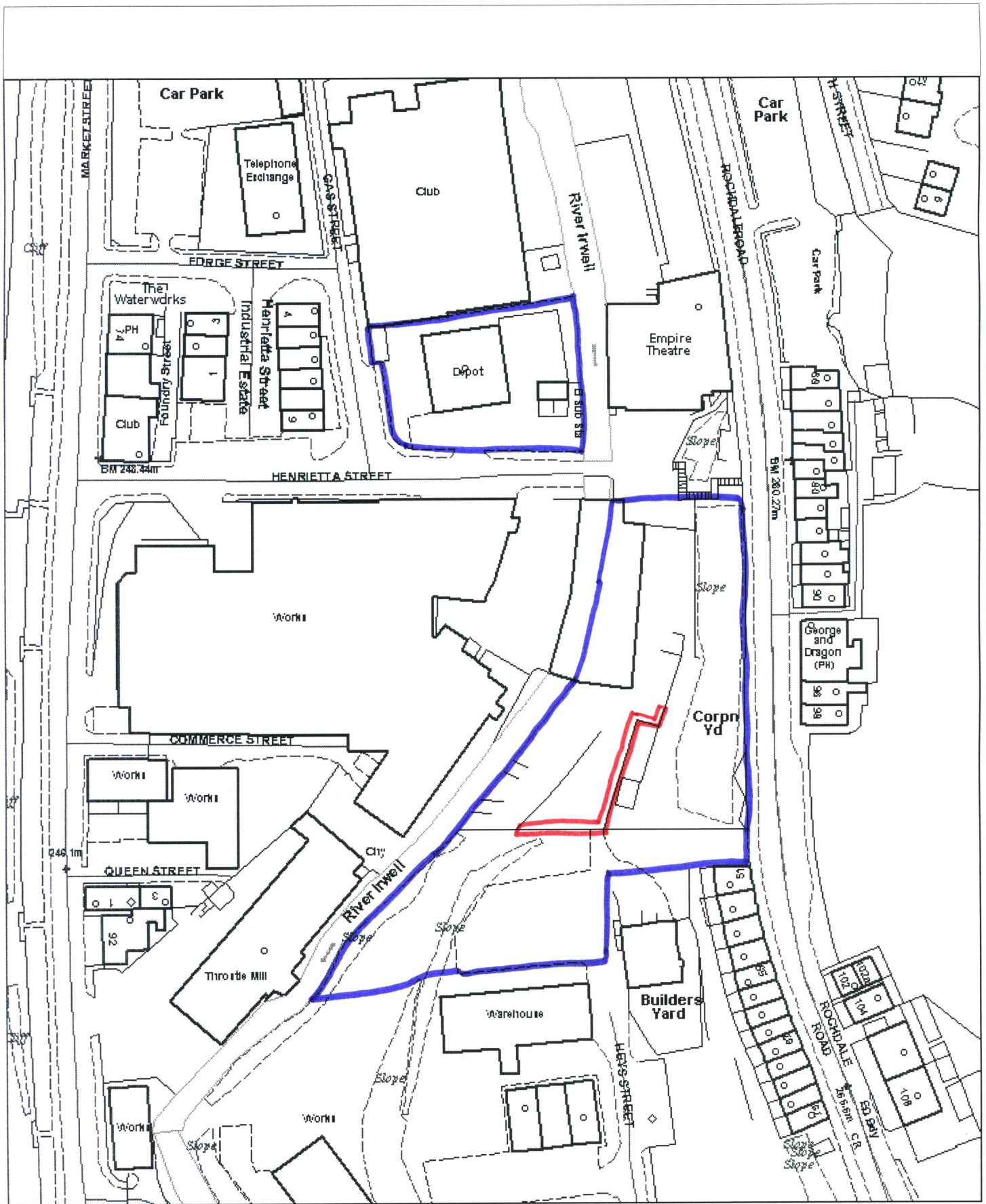
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act

2. All materials to be used in the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

REASON: To ensure that the development will be of satisfactory appearance and to accord with the criteria of Policy DC1 of the Rossendale District Local Plan

Contact Officer	
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