

<b>Application No:</b> 2006/505	<b>Application Type:</b> Full
<b>Proposal:</b> Retrospective application for change of use of landscaped area to site compound, including 2.4 metre fencing for a period of 18 months	<b>Location:</b> Land off Fern Isle Close, Wallbank Estate, Whitworth
<b>Report of:</b> Team Manager Development Control	<b>Status:</b> For Publication
<b>Report to:</b> Development Control Committee	<b>Date:</b> 7 <sup>th</sup> November 2006
<b>Applicant:</b> Green Vale Homes	<b>Determination Expiry Date:</b> 6 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                      X**

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 retrospective consent for the change of use of a landscaped area to a site compound, including 2.4 metre fencing for a period of 18 months.

The site is located within the urban boundary and is located behind an existing garage colony, on the edge of a residential estate.

## **2. Relevant Planning History**

None

## **3. Policy Context**

### Rossendale District Local Plan

Policy DS1  
Policy DC1  
Policy DC4

### Joint Lancashire Structure Plan

Policy 1  
Policy 5  
Parking standards

### Other Material Planning Considerations

PPG 13

## **4. CONSULTATIONS**

### LCC(Highways)

No objections.

### Whitworth Town Council

No objections.

## **5. REPRESENTATIONS**

Site notices were posted and to date, five responses have been received. Four of which have been received from the residents of Hawthorn Road, Bacup in conjunction with a similar application, which has already been determined. One letter has been received from a resident within the locality, which has raised the following points:

- Has a survey been undertaken to assess how the development will affect vandalism and anti-social behaviour in the locality?
- Has there been any research carried out in to the effect of the development upon property prices?

## **6. ASSESSMENT**

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

### Principle

The location for the 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 development may have an adverse impact upon the amenity of the neighbouring residents. The development has been sited on land that has been used previously as open land, adjacent to a garage colony. The erection of the site compound has led to a small increase in traffic movements in the vicinity. However, due to the proximity of the garage colony and the large turning area already in place, it is considered that the proposed development will not have a significant adverse impact upon the amenity of the neighbouring residents. Therefore, the proposed development is in accordance with Policy DC1 of the Rossendale District Local Plan.

### Impact within the Street Scene

It is noted that the development will be in place for a temporary period of 18 months and will be used as a compound for housing stock repairs and improvements throughout estates in the Whitworth area. The applicant has stated that after this period the site would be restored to an equal or improved condition. It is considered that the site of the development was not in use for any purpose prior to the development, whereas the site in Hawthorn Road, Bacup was in use by local residents as a recreational facility. The development is partially screened by the existing garage colony, and therefore, the development is not as prominent in the street scene as the compound at Hawthorn Road, Bacup. Therefore, it is considered that the development will not be detrimental to the appearance of the street scene for a temporary period and the development is appropriate for the location. Therefore, the development is in accordance with Policies DC1 and DC4 of the Rossendale District Local Plan.

### Highway Issues

The development will be accessed from an existing garage colony and it is considered that there are adequate sight lines and a turning circle for the vehicles accessing the site, which was not the case at Hawthorn Road, Bacup. The development will not have an adverse impact upon highway safety and the highways authority have no objections to the proposal. Therefore, the development is in accordance with Policy DC1 of the Rossendale District Local Plan.

## **7. CONCLUSION**

The development is located in the urban boundary and will not have a significant adverse impact upon the amenity of the neighbouring residents. The 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,

the development is 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 temporary compound hereby permitted shall be removed from the land on or before the end of April 2008 to the satisfaction of the Local Planning Authority. The site shall be restored in accordance with the scheme of restoration, submitted as part of this application, to the satisfaction of the Local Planning Authority.

*REASON: In the interests of clarity and visual amenity, in accordance with the criteria of Policy DC1 of the Rossendale District Local Plan.*

2. The compound, hereby permitted shall only be used between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. It shall not be used on Sundays, Good Friday, Christmas Day or Bank Holidays.

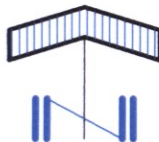
*REASON: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.*

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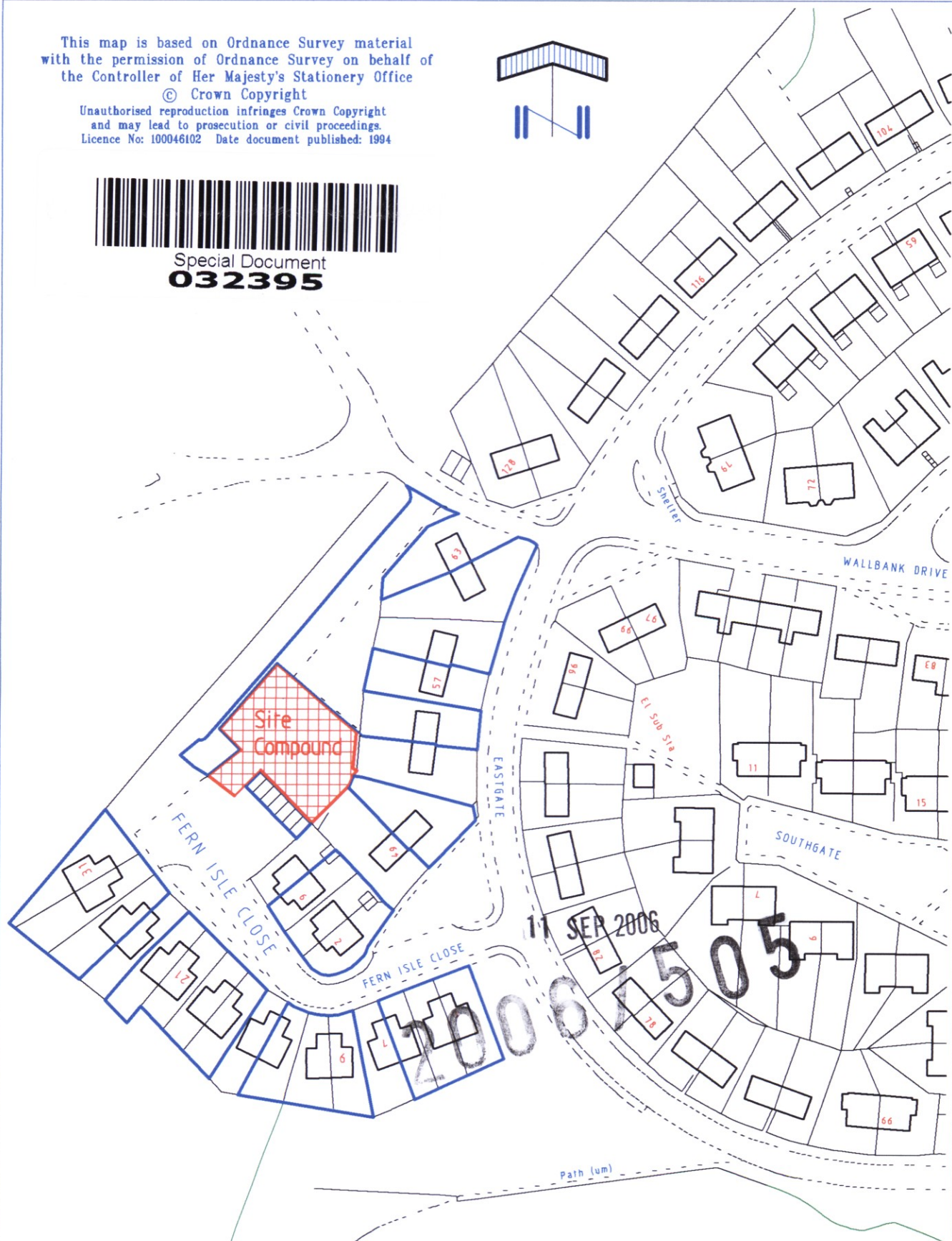
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Special Document  
**032395**



contract **Planning Application for Site Compound  
Wallbank Estate, Whitworth**

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