
Proposal: APPEALS UPDATE REPORT

Report of: Head of Planning Legal and Democratic Services **Status:** For Publication

Report to: Development Control Committee **Date:** 6 December 2006

1. PURPOSE OF THE REPORT

- 1.1. To inform Committee members of the recent appeal decisions/activity since April 2006. The Head of Planning Legal and Democratic Services and the Portfolio Holder for Spatial Development felt it appropriate as part of the improvements to the Development Control Service to update members of the Committee on appeals against the Councils decisions.

2. RECOMMENDATIONS

- 2.1. That the report be noted.
- 2.2. That members decide how frequently they wish to receive this report.

3. Appeal Activity

- 3.1 Since April 2006 decisions have been received from the Planning Inspectorate in respect of 7 appeals :

2005/93: Land off High Hill End, Cloughfold

Erection of 4 town houses

Dismissed - 15 May 2006

Officer recommendation – Delegated refusal 4 July 2005

2005/157: Bacup Shoe, Railway Street, Stacksteads

Erection of new warehouse and water storage tanks, etc

Appeal upheld & outline permission granted - 25 July 2006

2005/372: Land rear of 4 Victoria Drive, Haslingden

Erection of split-level bungalow with detached garage

Dismissed - 10 April 2006

2005/421: 24 North View, Crawshawbooth

Two storey rear extension
Dismissed - 11 May 2006

2005/567: 160 Fallbarn Crescent, Rawtenstall

Conversion of roofspace/dormer to rear
Dismissed - 25 May 2006

2005/602: Plots 62-116 Land at Douglas Road/Tong Lane, Bacup

Revised layout and substitution of house types & associated garages
Dismissed - 22 August 2006

2006/190: Balladen House, Union Road, Rawtenstall

Erection of 1-storey extensions to west & south sides and extension/alteration of car park
Appeal upheld & permission granted - 1 November 2006

- 3.2 Decisions from the Planning Inspectorate are awaited on 4 Appeals lodged since April 2006 :

2005/5356: Anvil Street, Stackstead

Erection of 11 houses - to be dealt with by public inquiry

2006/69: Land rear of 521-531 Helmshore Road

Erection of detached dwelling (Outline)

2006/171: Land at lee Road, Stacksteads

Erection of three dwellings (Outline)

2006/182: 4 Daneswood Avenue, Whitworth

Erection of 3-bedroomed detached dwelling with single garage

- 3.2 Appeals not yet heard.

2006/100A - Illuminated signs on building and free standing non-illuminated signs At Asda, St Mary's Way, Rawtenstall

4. HUMAN RESOURCES

- 4.1 **Human Rights Act 1998** implications are considered to be Article 8 which relate to the right to respect for private and family life, home and correspondence. Additionally, Article 1 of Protocol 1 relates to the right of peaceful enjoyment of possessions and protection of property.

5. Background documents:

- 5.1. The appeal decision letters on the relevant Planning Application files.

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