

**TITLE:** PLANNING APPEAL RESULT  
Application 2004/631 – THE WOOLPACK, 488  
MANCHESTER ROAD, HASLINGDEN

**TO/ON:** DEVELOPMENT CONTROL COMMITTEE  
02 August 2005.

**BY:** Bryan Beardsworth

**STATUS:** For Publication.

1. PURPOSE OF THE REPORT  
To inform Committee members of the result of the appeal.
2. RECOMMENDATION  
That the report be noted.
3. CORPORATE AIMS  
Quality service, better housing, the environment, regeneration and economic development, confident communities.
4. RISK  
n/a
5. SERVICE DELIVERY/PERFORMANCE MANAGEMENT ISSUES  
The councils decision has been upheld.
6. IMPLICATIONS ARISING FROM THE REPORT

LA21/Environment	*	IT	
Human Rights Act 1998	*	Land and Property	*
Equalities Issues		Personnel	
Community Safety		Legal	
Financial		Partnership Working	

**LA21/Environment** implications are considered to be the effect of the proposals on the local environment.

**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.

The relevant **Land and Property** implications were considered in the Officer's Report.

7. WARDS AFFECTED  
Greenfield

8. CONSULTATIONS  
The appeal was advertised by individual letters to all parties who made representations upon the planning application

9. REPORT

2004/631 – This Listed Building Consent Application was received on 20<sup>th</sup> August 2004 and related to the Erection of Illuminated and non-Illuminated signage on a Listed Building

The application was refused on 13<sup>th</sup> October 2004 for the following reasons:-

- (i) The application is refused on the basis of that the proposals detract from the character of the building and do not assist in providing an attractive urban townscape and therefore conflict with Policy DC.5 of the Rossendale District Local Plan.
- (ii) The siting of the signage in the locations identified on the application would lead to an adverse effect on the building's architectural or historic character to the detriment of the immediate locality.

This resulted in an appeal being lodged and dealt with under the written representations method. The Inspectorate wrote informing the Council the appeal was **Withdrawn** on 28<sup>th</sup> April 2005.

For further information on the details of this report, please contact: Mr B Beardsworth extension 167.