

Application No: 2006/705

Application Type: Full

Proposal: Restructuring of existing car parking area and provision of a bin store and erection of boundary walls

Location: Bankfield Street, Stacksteads. Bacup

Ward: Stacksteads

Report of: Development Control Team Manager

Status: For Publication

Report to: Development Control Committee

Date: 6 February 2007

Applicant: Rossendale Borough Council

Determination Expiry Date: 15/02/2007

Agent: Groundwork Rossendale

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

X

Member Call-In

Name of Member:
Reason for Call-In:

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

1.1 The Proposal and the Site

This proposal seeks consent to the modification of an existing informal car park and the re-structuring and surfacing of existing car parking area and provision

of a bin store and erection of boundary walls. The site is located at the bottom of Bankfield Street and its junction with Booth Road and Newchurch Road. The site is roughly rectangular in shape and is unsurfaced. The site has a degree of natural landscaping to the side and rear and also accommodates approximately five cars. The site is also used for storage of a container which is to be removed. The site is within the urban boundary.

1.2 Relevant Planning History

None

1.3 Policy Context

The following policies are considered relevant:

Rossendale District Local Plan

DS1

DC1

DC4

Adopted Joint Lancashire Structure Plan

Policy 1

2. CONSULTATIONS

County Highways Officer - Verbally objects to the application on the basis that there is a proposed scheme to re-engineer the roundabout. A full response will be included in the late items report.

County Archaeology Unit – No objection

United Utilities – No objection subject to surface water from the site being drained in to the River Irwell

Environment Agency – To be reported in the late items report

3. REPRESENTATIONS

Neighbour notification and site notices posted. Comments and a petition have been received which refer to the condition of Bankfield Street and residents request that the proposal includes the making up of the street to adoption standard as part of the scheme. This would be addressed under a Private Streetworks Agreement administered by Lancashire County Council and as such are not matters that can be considered as part of this planning application.

4. REPORT

The first issue for consideration is land use. The site is located within the urban boundary and as such, is considered acceptable in policy terms. The site is accessed by crossing the footway adjacent to the adopted highway.

The proposal would positively enhance the amenities of the area as the site at present is untidy. The site is at present unsurfaced and would benefit from a small boundary wall to the front and an extended stone walls to match the existing within the site together with additional landscaping treatment and the use of stone setts. A bin store in a part of the site is also to be provided.

Information provided by the applicant's agent, Groundwork Rossendale comments *"The proposed design is suggesting clearing the bank of some of the overhanging trees and crown lifting others to enable light through. Repairing existing stone retaining walls and installing a new low wall with railings along the boundary with the road. Visibility will still be very open. Removal of the container and installation of a stone walled bin store, edgings and tarmac surfacing with line markings for parking bays and hatching to allow safe access for the collection of bins. Taking up of the old flagged footpath and reinstatement using existing materials but with new drainage channels leading to the cleaned out gulleys"*

Subject to responses from the County Highways Officer and Environment Agency, which can be incorporated in the late items report, the proposal is recommended for approval. The materials to be used can be the subject of a condition.

The views of the County Highways Officer will be reported to the Committee in the late items report as the proposal may impact upon a proposed scheme to re-engineer the roundabout at the bottom of Booth Road and Newchurch Road.

There are nine ash trees to be felled within the site. These trees currently form a backdrop to the site between the neighbouring school and the site itself. They are situated on an embankment but it is considered that none of the species are substantial and their loss could be accommodated and conditioned that replacements are proposed.

The site is located within the urban boundary and as such accords with Policy DS1 of the Rossendale District Local Plan. The proposal is also in accordance with Policy DC1 in that it would "provide a high standard of building and landscape design, would contribute to environmental quality, and not to be detrimental to existing conditions in the surrounding area." The Council's adopted materials policy DC4, requires that local natural stone (or an alternative acceptable natural substitute which matches as closely as possible the colour, texture, general appearance and weathering characteristics of local natural stone) will normally be required for all new development in selected areas. Within those areas roofs shall normally be clad in natural stone slab or welsh blue slate, or, in appropriate cases, with good quality substitute slates. It is considered that the proposal meets these requirements and the materials employed can be the subject of conditional control.

5. CONCLUSION

This proposal would provide some environmental improvement to an area off Newchurch Road. Subject to conditional control, the scheme is considered

acceptable and would accord with Policies DS1, DC1 and DC4 of the Rossendale District Local Plan

6. SUMMARY REASONS FOR APPROVAL

It is considered that the provision of a car park and associated landscaped areas on land off Bankfield Street would improve the local environment to the benefit of the local community. Subject to conditional control, the scheme is considered acceptable and would accord with Policies DS1, DC1 and DC4 of the Rossendale District Local Plan.

7. RECOMMENDATION

Approval is recommended subject to the following conditions:

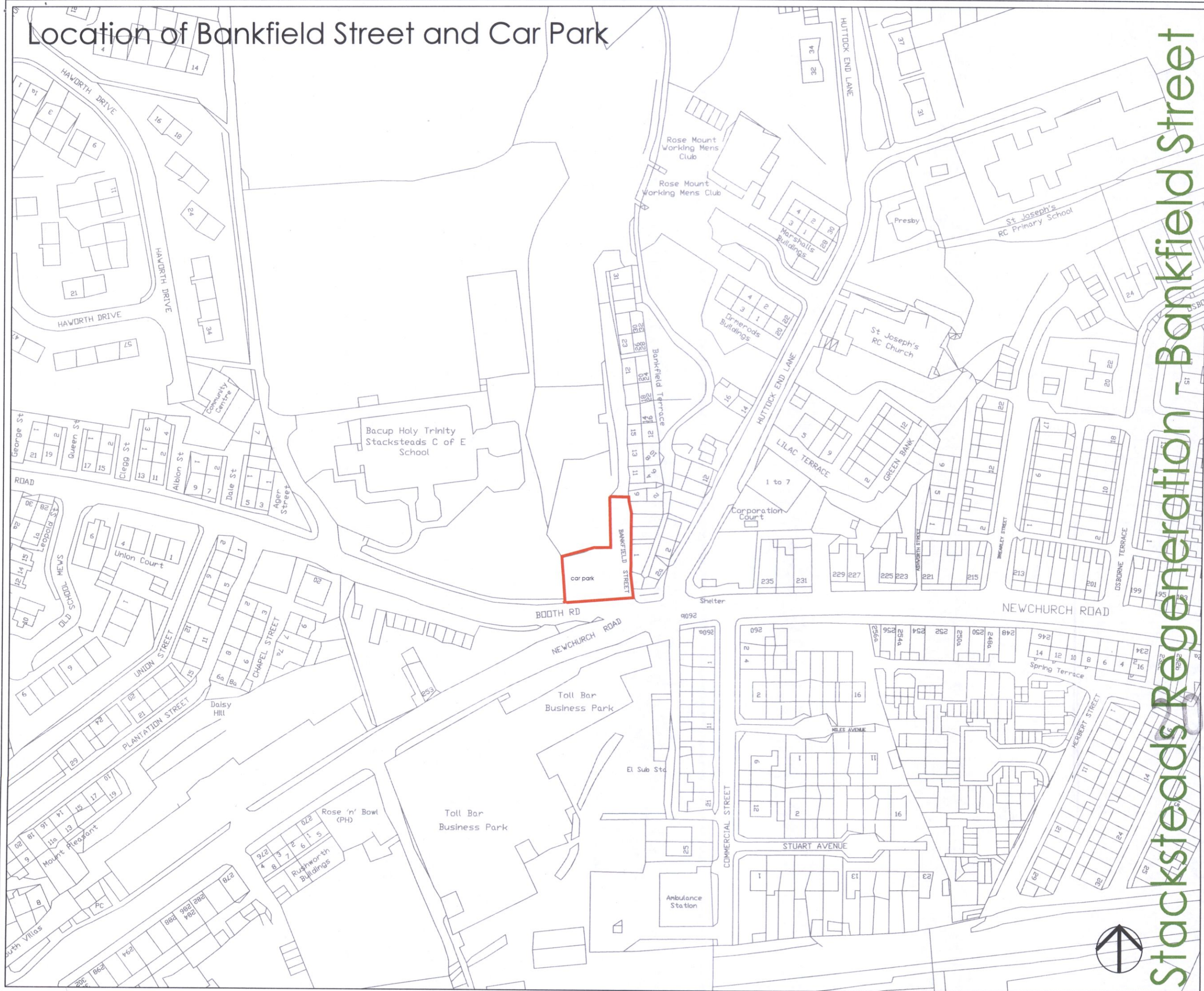
8. CONDITIONS

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 elevations and roof of 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.

It should be noted that part of this site is within the County Council's Adopted Highway and contact should be made with the LCC Environment Directorate on 01772 534510.

Contact Officer	
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Service / Team	Development Control
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Location of Bankfield Street and Car Park



Stacksteads Regeneration - Bankfield Street

Notes
 1) Figured dimensions to be taken. Do not scale dimensions. Contractors must verify all dimensions on site before preparing shop drawings or commencing any work.
 2) Copyright ©. This drawing must not be reproduced without the permission of Groundwork Rossendale.

DATE	REVISION NOTES	ISSUE	CHKD
	21 DEC 2005		

DESIGN PLANNING TENDER CONTRACT

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CLIENT
 Rossendale Borough Council

PROJECT
 Stacksteads Regeneration - ELEVATE

TITLE
 Location of Bankfield Street

SCALE 1:1250	DATE 22.11.06	DRAWING NO CR141/L01
DRAWN BY RM/AD	CHECKED BY AD/RM	PROJECT CODE CR141
		ISSUE

