



**TITLE: 2005/276 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON THE SITE OF THE EXISTING INDUSTRIAL BUILDINGS, TO ACHIEVE A MINIMUM DEVELOPMENT DENSITY OF 30 DWELLINGS PER HA AT LAND OFF ST PETERS AVENUE AND HALL STREET HASLINGDEN, ROSSENDALE**

**TO/ON: DEVELOPMENT CONTROL COMMITTEE 21<sup>st</sup> JUNE 2005**

**BY: TEAM MANAGER - DEVELOPMENT CONTROL**

**APPLICANT: T C COMPONENTS LTD**

**APPLICATION EXPIRY DATE: 4 JULY 2005**

**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.

This proposal was requested to be heard by this Committee by a ward Councillor.

**Site and Proposal**

This proposal seeks outline planning permission to demolish existing industrial premises off St Peter's Avenue and Hall Street, Haslingden and develop the site for residential use. The proposal is in outline only with all matters reserved for subsequent approval.

**Relevant Planning History**

2004/789 - Outline application for Housing Development on the site of existing industrial buildings, to achieve a minimum development density of 30 Dwellings per ha – Refused 05 January 2005

## **Consultation Responses**

United Utilities – No objection

Forward Planning – Raises a policy based objection

## **Notification Responses**

The application has been advertised by way of site notices posted around the site. No representations have been received from local residents to date.

## **Development Plan Policies**

Policy DS.1 (Urban Boundary) of the Rossendale District Local Plan states that *“the Council will seek to locate most new development within a defined boundary – the Urban Boundary – and will resist development beyond it unless it complies with policies DS3 and DS5. The urban boundary is indicated on the proposals map”*

Policy DC.1 (Development Criteria) of the Rossendale District Local Plan  
The policy states that all applications for planning permission will be considered on the basis of a) location and nature of proposed development, b) size and intensity of proposed development; c) relationship to existing services and community facilities, d) relationship to road and public transport network, e) likely scale and type of traffic generation, f) pollution, g) impact upon trees and other natural features, h) arrangements for servicing and access, i) car parking provision j) sun lighting, and day lighting and privacy provided k) density layout and relationship between buildings and l) visual appearance and relation to surroundings ,m) landscaping and open space provision, n) watercourses and o) impact upon man-made or other features of local importance..

Policy DC.4 (Materials)of the Rossendale District Local Plan states 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”*.

Policy T.4 (Car Parking) states that *“ Development proposals will be required to provide, normally within the curtilage of the development, sufficient space to meet both operational and non operational parking requirements”*

## **Joint Lancashire Structure Plan 2001-2016**

Policy 12 states that provision will be made for the construction of 1920 dwellings within the Borough within the plan period (2001-2016) 220 per year between 2001 and 2006 and 80 per year between 2006 and 2016.

The parking standards require a maximum of two car parking spaces to be provided in conjunction with dwellings with 2 or 3 bedrooms.

## **Other Material Planning Considerations**

### **PPG3 (Housing)**

Government guidance in the form of PPG 3 (Housing) states that sites for housing should be assessed against a number of criteria namely the availability of previously-developed sites, location and accessibility, capacity of existing and potential infrastructure, ability to build communities and the physical and environmental constraints on development of land.

Paragraph 22 states that *“The Government is committed to maximizing the re-use of previously-developed land...in order both to promote regeneration and minimize the amount of greenfield land being taken for development”*.

Paragraph 31 highlights the importance of the location and accessibility of housing sites to jobs, shops and services by modes of transport other than the car.

## **Comments**

### **Land Use**

The first issue for consideration is whether the land is available for development in terms of the adopted Local Plan. The site is clearly considered to be within the defined urban boundary as referred to in Policy DS1 of the aforementioned plan and therefore from a policy view, it is considered to be acceptable.

### **Housing Supply**

Policy 12 of the Structure Plan states that 1920 dwellings are required to be built within the Borough between 2001 and 2016 in order to adequately house the Borough's population. It further states that these are to be provided at the rate of 200 properties per year until 2006 and 80 per year thereafter. In view of this, and on the basis that only 431 properties were constructed between 2001 and September 2003, it would seem reasonable to assume that there is currently a shortfall of some 1489 dwellings in the Borough. However, at 1 April 2003 there were 1606 planning permissions that were, and still are, capable of implementation. In view of this it is contended that the Council's current housing targets for 2016 can reasonably be met. With this in mind it is contended that the additional dwelling proposed by this application is not currently required to meet the housing needs of the Borough.

The site clearly conforms to the requirements of Annex E of PPG3 – land which has been previously developed and a site visit noted that it is a brownfield site. Accordingly, the proposal accords with paragraph 32 of PPG3 outlined above which requires that previously developed sites are to be developed before greenfield sites. The County Planning Officer has made clear on a number of occasions that the Borough Council has sufficient housing permissions to meet its requirement until 2006. By granting approval to this application, it would lead to an exacerbation of the situation on an incremental basis.

The County Planning Officer is currently recommending refusal in accordance with Policy 12 of the Adopted Joint Lancashire Structure Plan 2001-2016 to a number of planning applications for new housing development. Guidance from the County

Planning Officer has previously stated that 1920 dwellings need to be constructed between the period 2001 and 2016 at the rate of 200 properties per year until 2006 and 80 per year thereafter. 431 were constructed between 2001 and September 2003. On the basis of these figures alone it would seem reasonable to assume that there is currently a shortfall of dwellings in the Borough, 517 based on the adopted Structure Plan figures and 669 based on those contained within the Draft Deposit Structure Plan (assuming a construction rate of 1100 properties by 2006). However, at 1 April 2003 there were 1606 planning permissions that were, and still are, capable of implementation. In view of this it is contended that the Council's current housing targets for 2006 can reasonably be met.

With regard to this, the proposal is considered to be acceptable in all other respects or could be rendered so through the imposition of suitable conditions. Nevertheless it is considered that the concerns outlined above outweigh all other considerations in this instance.

### **Recommendation**

That planning permission be refused for the following reasons:

### **Reasons for Refusal**

- 1) It is considered that the proposed dwelling is not currently required to meet the housing requirements of the Borough. The proposal is therefore considered to be contrary to the provisions of policy 12 of the Joint Lancashire Structure Plan 2001 – 2016.

### **Policies relevant to the decision**

#### **Local Plan**

DS.1  
DS.5  
DC.1  
DC.4  
T.4

#### **Structure Plan**

Policies 1,5 and12