

**TITLE: 2005/008 CHANGE OF USE FROM GRASSED AREA TO 5 CAR PARKING BAYS AT LAND AT NEW GARDEN FIELDS, LUMB**

**TO/ON: DEVELOPMENT CONTROL COMMITTEE MARCH**

**BY: TEAM MANAGER DEVELOPMENT CONTROL**

**DETERMINATION EXPIRY DATE: 4<sup>TH</sup> MARCH 2005**

**APPLICANT: BOROUGH OF ROSSENDALE ASSET MANAGEMENT**

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### **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.

### **Site and Proposal**

The applicant seeks permission for the change of use of a grassed area to 5 car parking bays. The site is designated as countryside.

### **Relevant Planning History**

None

### **Notification Responses**

The neighbours were notified by means of a letter and no responses have been received.

### **Consultation Responses**

#### **RBC Highways**

No objections.

## RBC Estates

No comments.

## **Development Plan Policies**

Policy DS5 (Development Outside the Urban Boundary and the Green Belts) of the Rossendale District Local Plan states that *outside the urban boundary and the green belts, shown on the proposals map, development will be restricted to that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area, or the rehabilitation and re-use of buildings provided that they comply with policies DC1 and C6.*

Policy DC1 (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 T4 (Car Parking) of the Rossendale District Local Plan states that *development proposals will be required to provide, normally within the curtilage of the development, sufficient space to meet operational and non-operational requirements.*

## **Other Material Planning Considerations**

None

## **Planning Issues**

The location for the proposed development is designated as countryside. However, the nature of the proposed development and its location within a cul-de-sac, means that the proposed development would be appropriate for a rural area, thereby complying with Policy DS5 of the Rossendale District Local Plan.

The proposed development would ease parking within the cul-de-sac, therefore increasing highway safety and complying with Policy T4 of the Rossendale District Local Plan.

The proposed development would not have an adverse effect upon the occupiers of the surrounding properties and would not look out of place within the locality, thereby according with Policy DC1 of the Rossendale District Local Plan.

## **Recommendation**

That planning permission is granted subject to the following conditions:

### **Conditions**

1. The development permitted shall be begun before the expiration of five years from the date of this permission.

Reason: The condition is required by virtue of Section 91 of the Town and Country Planning Act 1990.

### **Local Plan Policies**

DS5

DC1

T4