

Application No: 2007/233	Application Type: Full
Proposal: Provision of portacabin and erection of 2m high fence	Location: Stubblee Park, Stubblee Lane, Bacup
Report of: Head of Planning, Legal and Democratic Services	Status: For Publication
Report to: Development Control Committee	Date: 21 August 2007
Applicant: Bacup Consortium Trust	Determination Expiry Date:
Agent: Groundwork Rossendale	31 August 2007

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input type="checkbox"/>
Member Call-In	<input type="checkbox"/>

Name of Member:

Reason for Call-In:

More than 3 objections received

Other (please state)Council's own development

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. THE SITE

1.1 The application relates to the existing greenhouses complex at Stubblee Park. The site is currently used by the Council for its parks and gardens maintenance operations.

- 1.2 The site is accessed by a tarmac track that leads from New Line and is roughly rectangular in shape (60m x 70m). It contains a collection of buildings, varying in age/size/appearance, and is bounded on certain sides by mature trees and a stone wall.
- 1.3 The site is allocated as a Recreation Area, Greenlands and Countryside in the Rossendale District Local Plan. Stubblee Hall is a Grade II listed building.

1.2 THE PROPOSAL

- 1.2.1 This application seeks permission to site on the land a portable building for use as a meeting room/training room/mess room by Close to the Hedge, a community group that provides training in gardening. It would be located immediately adjacent to existing greenhouses and outbuildings, and would be dark-green in colour and measure 9m x 3m x 2.5m in height.
- 1.2.2 To enhance security at the site the proposal also involves the erection of a 2.0m high black palisade fence behind the 0.7m – 1.6m high stone walls running down the western and southern boundaries of the site.

2. CONSULTATIONS

- 2.1 LCC (Highways) – No objections.

3. REPRESENTATIONS

- 3.1 Neighbours were notified by individual letter and a site notice posted near to the site. No comments have been received.

4. DEVELOPMENT PLAN POLICIES

Rossendale District Local Plan (Adopted 1995)

Policy DS5 (Dev Outside Urban Boundary & Green Belt)

Policy E1 (Greenlands)

Policy E2 (Recreation Areas)

Policy DC1 (Development Criteria)

Policy DC4 (Materials)

Policy HP2 (Listed Buildings)

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1

Other Material Planning Considerations

PPS 1

PPG17

5. ASSESSMENT

- 5.1 The portacabin is to be used for a purpose in-keeping with the gardens maintenance operations presently occupying the site and will not add

significantly to the existing complex of buildings. To this extent the application proposal accords with Policies DS5, E1 and E2 of the Local Plan. Nor will the proposal detract from the character and appearance of Stubbylee Hall as a Listed Building.

- 5.2 The portable building would be screened by the new fence and existing mature landscaping which bounds the majority of the site. The scheme also proposes environmental improvement to the area by means of repair and renovation of the existing stone walls that are on the perimeter of the site. Consequently, the proposal will not detract to a significant extent from the character and appearance of the area or the amenities of neighbours. Nor will it add significantly to the traffic using Stubbylee Lane.
- 5.3 As such, the proposal would accord with Policies DC1 and DC4 of the Rossendale District Local Plan in terms of the materials proposed and visual appearance.

6. SUMMARY REASON FOR APPROVAL

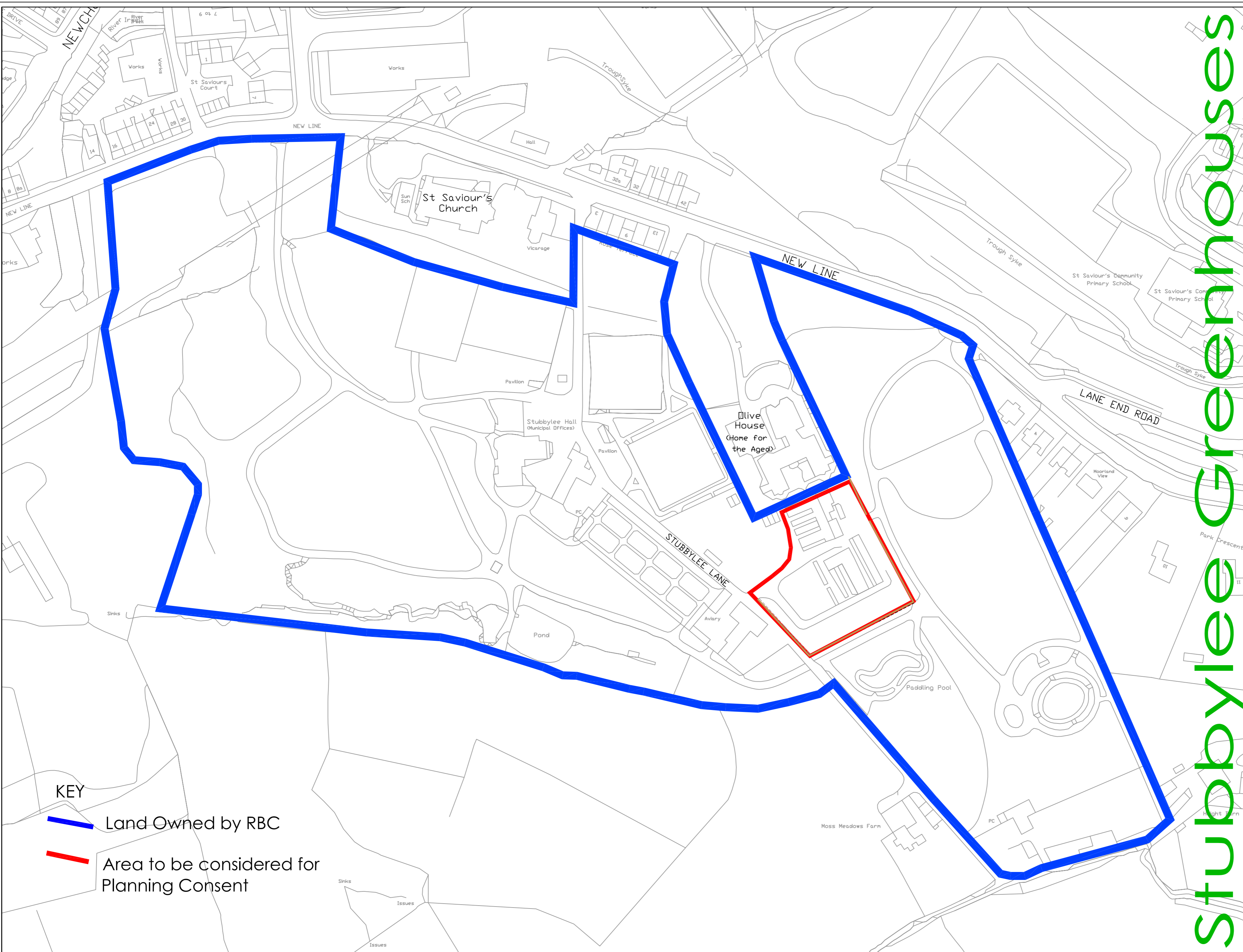
- 6.1 The proposed building and associated works would not impact upon the Greenlands land use allocation and proposes materials that are acceptable in the immediate locality. The proposal would not have any impact upon neighbouring property or buildings and accords with policies E1, DS5, E1 and DC1 of the Rossendale District Local Plan.

7. RECOMMENDATION

- 7.1 That permission be granted, subject to the following condition:
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.

Contact Officer	
Name	Paul Talbot
Position	Planning Technician
Service / Team	Development Control
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Stubbylee Greenhouses



KEY

 Land Owned by RBC

 Area to be considered for Planning Consent

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
13.08.08	Changes to RBC ownership boundary		

DESIGN PLANNING TENDER CONTRACT

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CLIENT
 Bacup Consortium Trust

PROJECT
 Stubbylee Greenhouses

TITLE
 Location of Site

SCALE 1:1250	DATE 26.02.07	DRAWING NO. GH L01 REV A
DRAWN BY RM	CHECKED BY TB	PROJECT CODE 000
ISSUE		

(Home for the Aged)

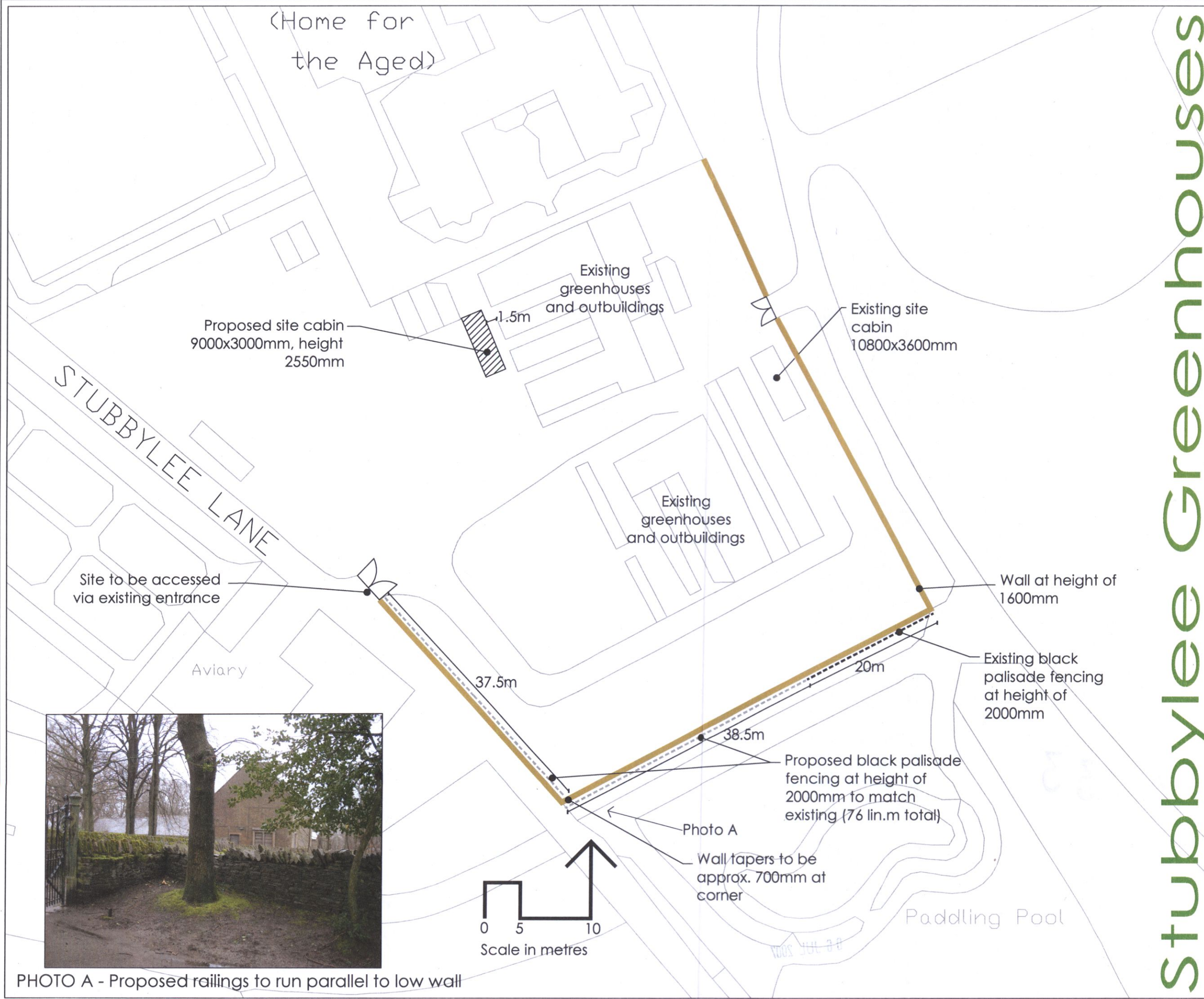


PHOTO A - Proposed railings to run parallel to low wall

Stubblelee Greenhouses

Notes
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DESIGN	PLANNING	TENDER	CONTRACT

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CLIENT
 Bacup Consortium Trust

PROJECT
 Stubblelee Greenhouses

TITLE
 Location of Proposed Container

SCALE	DATE	DRAWING NO	
1:500	26.02.07	GH SK01	
DRAWN BY	CHECKED BY	PROJECT CODE	ISSUE
RM	TB	000	