



Application No: 2007/667

Application Type: Full Application

Proposal: Refurbishment of back streets including installation of timber raised beds & provision of gates

Location: Back of Birch & Shepherd Street/Albert Terrace, Bacup

Report of: Executive Director of Regulatory Services

Status: For Publication

Report to: Development Control Committee

Date: 11 December 2007

Applicant: Rossendale Borough Council

Determination Expiry Date:
28 December 2007

Agent:: Groundwork Pennine Lancashire

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input checked="" type="checkbox"/>
Member Call-In Name of Member: Reason for Call-In:	<input type="checkbox"/>
More than 3 objections received	<input type="checkbox"/>
Other (please state)	

APPLICATION DETAILS

1. The Site

1.1 The site is located at the rear of Birch & Shepherd Street and Albert Terrace within an area of Bacup to the west of the A671 Burnley Road and outside of the town centre. The site comprises terraced housing numbered 1-19 Albert Terrace and 1-21 & 2-22 & Shepherd Street & 1-21 Birch Street with an unadopted vehicular access approximately 36.0m in length situated between each terrace and in a poor condition. The application site is situated on rising land and is located within the defined urban boundary, adjacent to the rear of Waterside Mill, a listed building.

2. Relevant Planning History

2.1 None

3. The Current Proposal

3.1 This proposal seeks consent to carry out environmental improvement works to two unadopted streets which would comprise resurfacing of the street with tarmac and stone setts to the road edge, installation of timber raised beds & provision of gates at the eastern side of each access together with the provision surfacing and a central drainage channel. The works include the use of reclaimed stone setts to each end of the access and the provision of a gate and railings to provide a secure environment.

4. Policy Context

4.1 National Planning Guidance

PPS1 - Sustainable Development
PPS3 – Housing

4.2 Development Plan Policies

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 - General Policy

Saved policies of the Rossendale District Local Plan (Adopted 1995)

DS1 - Urban Boundary
DC1 - Development Control
DC4 - Materials

4.3 Other Material Planning Considerations

5. CONSULTATIONS

5.1 INTERNAL CONSULTATIONS

Environmental Health Officer - No objection

5.2 EXTERNAL CONSULTATIONS

Lancashire County Council (Highways) – No response received to date; any response received will form part of the late items report.

6. REPRESENTATIONS

- 6.1 A press advertisement was placed in the 9 November 2007 edition of the Rossendale Free Press; site notices were posted and letters were sent to neighbours on the 7 November 2007. No representations have been received

7. REPORT

- 7.1 The main considerations of the application are visual amenity, highway safety, residential amenity and the impact upon the neighbouring listed building.

8. HUMAN RIGHTS

- 8.1 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.

9 Assessment

- 9.1 This scheme seeks consent for the environmental improvement of two unadopted streets in Bacup, situated to the east, off the A671, Burnley Road. The application site rises from Alder Street and the streets are currently unadopted and in a poor condition, detracting from the area. There are a series of rear yards that back onto the application site and some of these areas have been developed with extensions to provide additional accommodation to the adjacent dwellings.
- 9.2 The applicant's Agent has submitted the following supporting information

"The proposals are to clean up the back streets, resurface them and alleygate them. This will create a safe area for residents and children to use. It will also help to prevent trespass and fly tipping of the streets. There has been extensive consultation with local residents about the

proposals. Each property which backs onto either back street has had a leaflet and copies of the drawings posted through their letter box and questionnaires have been distributed. The overall feedback has been very positive in support of the proposals. Local Councillors are also supporting the scheme. The proposals include resurfacing both back streets with tarmac, edged with reclaimed stone flags along the length of the street and triple rows of reclaimed stone setts at each end of each street. Timber raised planters would be placed along the rear yard walls in the street and metal alleygates at 1600mm high installed at the lower end of each street. In addition, the existing drains will be cleared; a concrete dished channel installed along the centre of each street and new gullies installed where needed to connect to the main drains. The layout of the surfacing will be regular, with straight lines of stone flags along each side of the back streets, a concrete dished channel in the centre of the street, tarmac surfacing and timber planters against the rear yard walls of certain properties. The scale of the proposals extends only as far as the wall at the top of the street and Alder Street at the bottom of the street and the work affects only the surfacing of the backstreets.

The raised planters will be planted up with a variety of shrubs, perennials, annuals and bulbs for year round interest. These will be maintained by the residents. The planters are chunky long lasting hardwood timber approx. 900x600x420mm. All existing weeds/grass and saplings will be removed from each back Street and the site treated with herbicide to prevent re-growth. The appearance of the back streets will be clean, attractive and welcoming to the

residents. The planters will provide year round colour and interest and the metal gates with the street names will create a sense of pride and ownership amongst the residents and their neighbours. Once the work is completed, the back streets will be more in keeping with the surroundings (which have recently been facelifted under the Elevate programme).

Access to the back street will be vastly improved by the proposals. At present, the grass grown to approximately 750mm high in summer and can conceal litter/waste and dog mess hidden amongst it. This makes the streets unsafe for residents and children. By clearing this and resurfacing, access will be improved for all residents on each street which backs onto the area”.

- 9.3 The introduction of a tarmac surface together with the formation of an enclosed space by means of gating the entrance to the site would result in a vast improvement in visual amenity terms over the existing situation and is considered to accord with Policies DC1 (Development Criteria) and DC4 (Materials) of the Rossendale District Local Plan.
- 9.4 In residential amenity terms, the proposals would enhance the immediate locality. The gated entrance would be finished in a colour to be agreed with the Local Planning Authority. It is intended that the space provided

would be welcoming and private and be finished with quality materials which would complement the recent works that have been carried out in the area under the Elevate programme. It is considered that the proposal also accords with Policy DC1 (Development Criteria) in this regard.

- 9.5 The proposals would not impact upon the adjacent listed building. The works would add benefit to the immediate locality and would re-introduce a sense of place for the residents. No comments have been received in response to the consultation.

9. CONCLUSION

The works proposed would revitalise an area of Bacup that is currently unsightly and in need of some refurbishment. It is considered that the works proposed would enhance the area and should be supported.

10. RECOMMENDATION(S)

That the Committee recommend this application for approval.

11. REASONS FOR CONDITIONS TO APPEAR ON THE DECISION NOTICE

It is considered that the works proposed works on land off Birch and Shepherd Street and the back of Shepherd St/Albert Terrace 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.

12. 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 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. Reason: To ensure that the development will be of satisfactory appearance and to accord with Policy DC1 of the Rossendale District Local Plan.
3. The development shall be carried out in accordance with Drawing Nos CR145L02, CR145DO1-4, received on 22 November 2007. Reason: To ensure the development complies with the approved plans and for the

avoidance of doubt.

Contact Officer	
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