

**Application No:** 2007/688

**Application Type:** Full Application

**Proposal:** Resurface pavements and installation of railings and gates , timber raised beds

**Location:** Land at Mill Street and Holmes Lane, 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

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

**APPLICATION DETAILS**

**1. The Site**

1.1 The site is situated within an area of Bacup to the west of the A671 Burnley Road and outside of the town centre. The application site comprises 1-15 Holmes Lane and 2-16 Mil Street with an unadopted

vehicular access approximately 36.0m in length situated between each terrace and in a poor condition.

## **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**

Regional Spatial Strategy for the North West

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 - General Policy

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 - Response awaited and will form part of the late items report

## 5.2 EXTERNAL CONSULTATIONS

Lancashire County Council (Highways) – Comments on the footways being of a substandard width to accommodate pedestrians with mobility problems and prams.

## 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 and residential amenity

## 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 proposal seeks consent to install resurfaced pavements and to install new railings and gates. The proposal is similar to planning application 2007/688 and involves the provision of gates and railings to the eastern end of Holmes Lane and Mill Street, together with the installation of a drainage channel to the centre portion of the access. The design and appearance is acceptable in visual amenity terms and would represent a visual improvement to the locality.
- 9.2 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.

The applicant's Agent has submitted the following comments

*“The existing streets are unadopted, often unsafe and neglected streets surrounded by terraced housing. They have been identified for improvement by Rossendale Borough Council under the Elevate Housing Renewal Programme. The proposed environmental improvements will complement the facelifting work that is already underway. The proposals are to lift and re-lay the existing stone flags and edgings (supplying additional reclaimed stone flags and edgings where necessary), to make a safe and even pavement surface. It is proposed to install railings along each street to create a semi private space where each resident would be able to safely store their wheelie bins and also put up hanging troughs and baskets. It will improve the visual appearance of the street and enable resident to store their refuse. It will also make the streets safer to move along – the railings will double up as a handrail which will be beneficial, especially for elderly residents.*

*There has been extensive consultation with local residents about the proposals. Each property which fronts onto either 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 pavements on each side of each street with reclaimed stone flags and edgings (to match existing) and install galvanised and painted metal railings along the full length of each street. It is proposed to install hanging planting troughs/hanging baskets and window boxes for resident where they would like them as part of the proposals. In addition, the existing drains will be cleared and repaired to ensure all surface water run off is dealt with, making the streets less slippery in winter.*

*The layout of the surfacing will be regular, with straight lines of stone flags along each side of the streets; the railings running in a straight line along the pavements and planters on the railings/houses of certain properties. The proposal extends only as far as the wall at the top of the streets and Burnley Road at the bottom of the streets and the work affects only the surfacing of the pavements but not the cobbled road surface.*

*The hanging troughs will be planted up with a variety of small shrubs, perennials, annuals and bulbs for year round interest. These will be maintained by the residents. They will be recycled plastic (approx.*

*1000mm in length) with built in reservoirs. Any hanging baskets will be wicker and planted with seasonal annuals.*

*All existing weeds/grass and saplings will be removed from each pavement and the site treated with herbicide to prevent regrowth. The appearance of the streets will be clean, attractive and welcoming to the residents. The troughs will provide year round colour and interest and the metal gates will create a sense of place and ownership amongst the residents and their neighbours. Once the work is completed, the streets will be more in keeping with the surroundings (which have recently been facelifted under the Elevate programme). Access to each street will be improved by the proposals. At present, the flagged pavements are uneven; some flags are missing or cracked and the edgings are cracked and uneven. This makes the pavements unsafe for residents and children. By resurfacing, access will be improved for all residents on each street which backs onto the area. The railings will provide a 'handrail' type feature which will benefit residents of the street (especially elderly residents) in winter."*

- 9.3 Committee should note that the Environment Directorate Highways Officer's comments have been discussed with the applicant's agent who has adjusted the drawing to accommodate a wider footway and resolve the issue.

## **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 Mill Street and Holmes Lane 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 CR144\_D01 rev A, CR145DO2 and CR144L02 Rev A, received on 14 November 2007. Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.

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