

LATE ITEMS REPORT

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 15 JANUARY 2008

B1 – 2007/645 : LAND AT FOXHILL / LIMETREE GROVE, RAWTENSTALL

The Agent has submitted an amended plan that takes on-board fully the requirements of LCC(Highways). An addition condition is recommended, to read as follows :

The development hereby approved shall be constructed in accordance with the amended plans dated 24 December 2007, and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of the amenity of the area, and highway safety, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan. “

B2 - 2007/604 & 2007/605LB: FORMER CHAPEL OFF YORK STREET, CRAWSHAWBOOTH

Since the report appearing on the Agenda was completed a further letter has been received from Rossendale Civic Trust. The letter states that :

- The use of timber frames for the windows in Listed Buildings, and in most cases in Conservation Areas, is generally recognised as good practice on a national basis and is recommended in all relevant guidance. For the Council to refuse this application to retain PVC frames in a Listed Building should not be seen as something peculiar to Rossendale.
- In considering whether the use of PVC as a material is appropriate for construction of the window-frames there is a need also to consider what implications this will have for the pattern and thickness of glazing-bars. The use of broad, blank panels in the upper front windows are also matters needing discussion.
- Its Members are not unsympathetic to the use of PVC windows under certain circumstances. However, it is felt that on this occasion the circumstances do not justify the use of the present window-frames.

Your Officers remain of the view that these retrospective applications to retain UPVC frames and associated panels in the window-openings of this Listed

Building should be refused and Enforcement action authorised to remedy the situation.

NEIL BIRTLES
Senior Planning Officer
11/1/08