

**Application No:** 2007/750

**Application Type:** Full Application

**Proposal:** Formalisation of existing bin storage creating 5 no. bays for 10 no. bins. 1.54m high x a.1.8 m wide x 18 m long, screened with earth mounding and planting to rear & sides

**Location:** Jack Lodge, Coal Pit Lane, Waterfoot

**Report of:** Executive Director of Regulatory Services

**Status:** For Publication

**Report to:** Development Control Committee

**Date:** 19 February 2008

**Applicant:** Rossendale Borough Council

**Determination Expiry Date:** 3 March 2008

**Agent:** Groundwork Pennine Lancashire

**REASON FOR REPORTING**

**Tick Box**

**Outside Officer Scheme of Delegation**

**Member Call-In**

Name of Member:  
Reason for Call-In:

**More than 3 objections received**

Other (please state) .....

**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. SITE AND PROPOSAL

### 1.1 Background

This application has been submitted by Groundwork Pennine Lancashire on behalf of the Borough Council for environmental improvement works.

### 1.2 The Site

The application site is located in an area of open Countryside on the Rossendale District Local Plan and is accessed from a single track unadopted road. The site is unsurfaced, relatively level and has some mature trees to the south. The site currently accommodates a number of wheeled waste storage bins that are used by local residents.

### 1.3 Relevant Planning History

None

## 2. THE PROPOSAL

This application seeks consent for the formation of 5 no bays to accommodate 10 no bins. The storage areas would be located on a concrete base and the bays would be 1.54m high x 1.8 m wide. The overall length of the storage area is 18 m long. The application also proposes a screened area constructed from mounded earth and planting to the rear and sides of the site. The bays would be formed from recycled plastic posts and boards in between each storage area. To the rear a landscaped area would be formed and planted with 50 no trees to screen the site. To delineate the site boundary adjacent to the highway, it is proposed to site a number of stone boulders and in general, the application would formalise the facility.

## 3. POLICY CONTEXT

### 3.1 National Planning Guidance

PPS1 - Sustainable Development  
PPS3 – Housing

### 3.2 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. OTHER MATERIAL PLANNING CONSIDERATIONS**

4.1 None

#### **5. INTERNAL CONSULTATIONS**

5.1 Environmental Health – No objection.

#### **6. EXTERNAL CONSULTATIONS**

6.1 Environment Directorate (Highways) – No response to date.

#### **7. REPRESENTATIONS**

7.1 A site notice was posted on 18 January 2008 as shown on the site plan. The site notice has been posted to go above and beyond the regulatory requirement to ensure a high level of Community engagement to accord with PPS1.

No representations have been received.

#### **8. REPORT**

8.1 The main considerations of the application are visual amenity, highway safety, and residential amenity.

8.2 This proposal seeks consent for the environmental improvement of a piece of land off Coal Pit Lane that is currently used as a domestic waste storage area.

8.3 The site is accessed from Coal Pit Lane and is unsurfaced and unused apart from the waste storage facility. The proposal would introduce some environmental improvements to the land and improve the setting of the bins which at present are left in an ad hoc manner. The materials that are proposed are considered acceptable and in visual amenity terms, the proposal would accord with the criteria of Policy DC1 of the Adopted Rossendale District Local Plan.

8.4 In residential amenity terms, whilst the site is in the open countryside, it is relatively isolated from neighbouring buildings and would be predominantly accessed by car. It is considered that the proposal is also acceptable in residential amenity terms as it would be unlikely to give rise to any loss of light, privacy or overlooking. The proposal also accords with the criteria of Policy DC1 of the Adopted Rossendale District Local Plan.

8.5 The site is accessed from a tarmac track in reasonable condition which serves the outlying farms and other residential buildings. It is considered that the proposal would not introduce any additional traffic to the site and the formalisation of the use of the land would improve its access and turning area.

## 9. CONCLUSION

- 9.1 The formalisation of the use of the land as a bin store facility would not impact upon issues of visual or residential amenity or any highway considerations. The materials proposed are considered acceptable and the proposal is in accordance with the aforementioned policies.

## 10. RECOMMENDATION

- 10.1 That the Committee be minded to recommend approval with conditions.

## 11. REASONS FOR APPROVAL/REFUSAL

It is considered that the works proposed works on land off Coal Pit 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 the criteria of Policy DC1 of the Rossendale District Local Plan.
3. The development shall be carried out in accordance with Drawing No CR677A/L01, L02 and L02A received on 3 January 2008. Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.
4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays. Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC.1 of the Rossendale District Local Plan.

<b>Contact Officer</b>	
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*LOCATION PLAN TO BE PROVIDED  
ATTACH ALL APPENDICES AND LIST AS NECESSARY, FOR EXAMPLE*

<b>Document Details</b>	<b>Appendix Number</b>
Committee Report dated 1 <sup>st</sup> January 2007	Appendix A
Etc	

# COAL PIT LANE BIN STORE IMPROVEMENTS

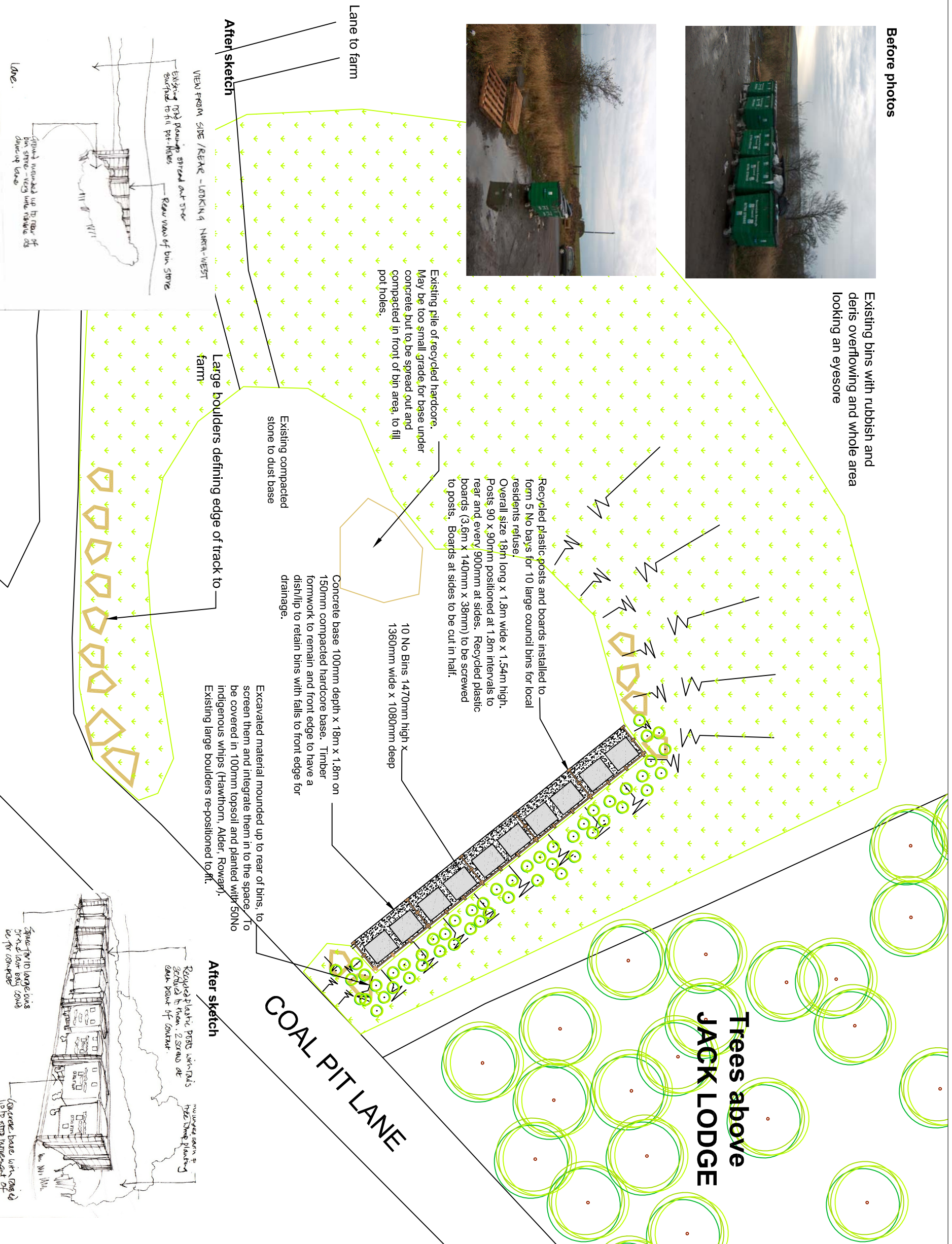
## Before photos



Existing bins with rubbish and debris overflowing and whole area looking an eyesore

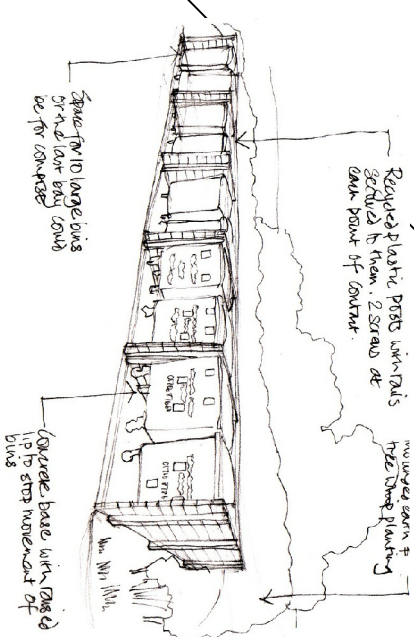


Existing pile of recycled hardcore. May be too small grade for base under concrete but to be spread out and compacted in front of bin area, to fill pot holes.



## Trees above JACK LODGE

### After sketch








Concrete base 18m x 1.8m with bays constructed using recycled plastic posts and boards. Height 1.54m to contain bins and have one for compost.

After construction of recycled plastic bin store area the excess soil will be mounded to the rear, seeded and planted with native small trees - Hawthorn, Alder and Rowan species

**Notes**  
 1) Figure 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 Pennine Lancashire  
 3) Reproduced from 1998 Ordnance Survey mapping with permission of the controller of HMSO.

## KEY

-  Rosendale Borough Council Bins 1470mm high x 1360mm wide x 1080mm deep
-  Concrete base for bins 100mm deep x 18m long x 1.8m wide, with raised lip to stop movement
-  Recycled plastic posts and board rails, constructed to form bays for existing bins.
-  New mounding and planting to rear of bins.
-  Existing large boulder realigned naturally along slopes and at edges

DATE	REVISION NOTES	ISSUE	CHKD

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CLIENT	Rosendale Borough Council
PROJECT	Coal Pit Lane Bins
TITLE	Positioning of Bin Area
SCALE	1:200
DATE	05.12.07
DRAWING NO.	CR677AL01
DRAWN BY	AD
CHECKED BY	CR677
PROJECT CODE	ISSUE

