

<b>Application No:</b>	2007/0767	<b>Application Type:</b>	Full
<b>Proposal:</b>	Installation of 1.8m high fencing to screen the existing recycling facility	<b>Location:</b>	Bacup Leisure Hall, Burnley Road, Bacup.
<b>Report of:</b>	Executive Director of Regulatory Services	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	19 February 2008 Committee
<b>Applicant:</b>	Rossendale Borough Council	<b>Determination Expiry Date:</b>	18 March 2008
<b>Agent:</b>	Groundwork Pennine Lancs.		

REASON FOR REPORTING	Tick Box
<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) .....	

**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 site is an existing recycling facility located at the north-westerly corner of the car park at Bacup Leisure Hall, Burnley Road, Bacup. There are five recycling bins stored at the site; four of which are currently enclosed within the galvanised metal frames. The views of the recycling bins from the adjacent properties at Burnley Road and Mill Street are partly obscured by an existing tree and shrubs located to the rear of the facility.

### **2. Relevant Planning History**

No relevant history

### **3. The Current Proposal**

- 3.1 The proposal involves the installation of a 1.8m high recycled plastic and galvanised steel fence to the rear and sides of the recycling facility. It is proposed that the existing metal frames and recycling bins would be moved away from the kerb edging of the car park by 300mm and the proposed steel fence erected along the kerb. The fence would be 8.5m long with 2.5m long return on each side.

### **4. Policy Context**

#### **4.1 National Planning Guidance**

PPS1 - Sustainable Development

PPG17 - Sport & Recreation

PPG 24 – Noise

#### **4.2 Development Plan Policies**

Regional Spatial Strategy for the North West

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 - General Policy

Policy 2 - Main Development Locations

Policy 7 - Parking

Rossendale District Local Plan (Adopted 1995)

DS1 - Urban Boundary

DC1 - Development Control

DC4 - Materials

#### **4.3 Other Material Planning Considerations**

Lancashire County Council - Parking Standards

## **5. CONSULTATIONS**

### **5.1 INTERNAL CONSULTATIONS**

None required

### **5.2 EXTERNAL CONSULTATIONS**

Highways – No highway comments

## **6. REPRESENTATIONS**

- 6.1 A site notice was posted on 24 January 2008 and the relevant neighbours were notified by letter on 25 January 2008 to accord with the General Development Procedure Order. 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.

## **7. REPORT**

- 7.1 In dealing with this application the main issues to consider are:

1. Principle of the development
2. Highway issues
3. Design/appearance
4. Neighbourhood amenity

### Principle

In the adopted Local Plan, the application site lies within the Urban Boundary. It is therefore considered that the proposal accords with Policy DS1 of the Local Plan and is acceptable in principle.

### Highway issues

The proposed fence would be located adjacent to the kerb of the car parking area, approximately 5m away from the back of the pavement along Burnley Road. Currently the intervening area between the car parking area and the pavement comprises a green verge. In view of the restricted height of the fence (1.8m) and its separation distance with Burnley Road, the highway authority is satisfied that the proposal would not have a detriment impact on the highway safety.

### Design/appearance

The proposed fence, approximately 8.9 m long with 2.5m long return on each side and 1.8 m high, would be made from brown recycled plastic vertical panels with galvanised steel frames and posts. The fence would be set back from Burnley Road by approximately 5m. Given the relationship of the proposed fence with Burnley Road, its restricted height and proposed materials, it is not considered that the proposal would be out of keeping with the residential

character of the area. As such it is considered that the proposed fence, in terms of its design and appearance, is acceptable.

### Neighbouring amenity

The fence would provide an enclosure to the recycling facility and would help screen the views of the bins from Burnley Road and the adjacent residential properties at Mill Street. The fence, due to its restricted height and proposed materials, would have a sympathetic appearance compatible to the character of the area and would not create an intrusive feature in the area. It is therefore considered that the proposal would have little detrimental impact on the amenity of the adjacent residents.

## **8. SUMMARY OF REASONS FOR APPROVAL**

- 8.1 The site is located within the Urban Boundary. The proposed fence is therefore in accordance with Policy DS1 of the Rossendale District Local Plan. By virtue of its siting, design and appearance, it is considered that the proposal would be in keeping with the character of the area and would neither unduly affect the amenities of neighbours or highway safety. It is therefore considered that the proposed fence accords with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

## **9. RECOMMENDATION**

It is recommended that planning permission be granted subject to conditions

## **10. 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. The development shall be carried out in accordance with plans numbered SC7002/L02 received on 22 January 2008 and SC7002/L01 (Rev a) received on 18 January 2008.

Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.

3. All materials to be used for the installation of the fence hereby approved 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.

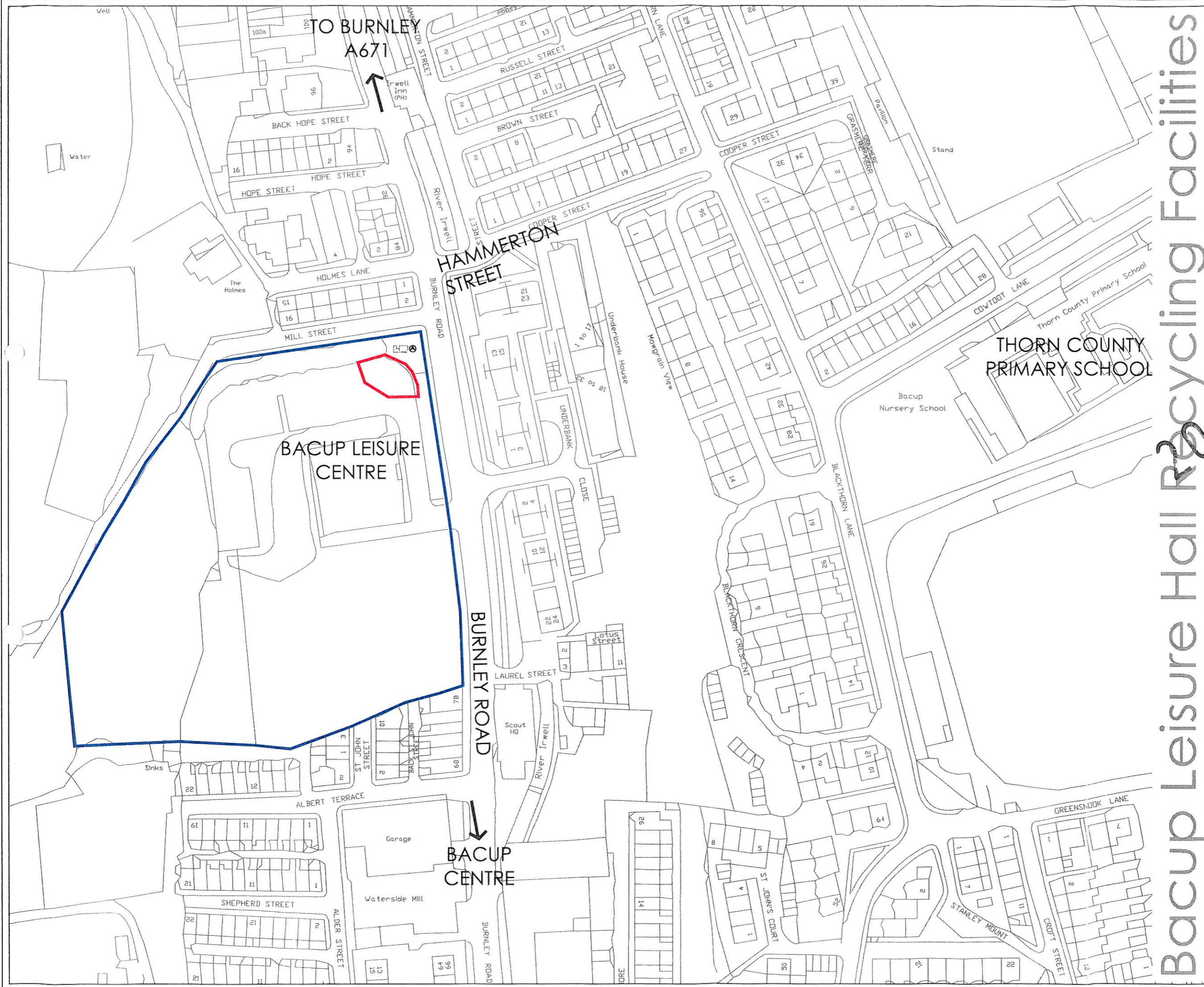
Reason: To ensure that the development will be of satisfactory appearance.

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 Holiday.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC1 of the Rossendale District Local Plan.

<b>Contact Officer</b>	
Name	M. Sadiq
Position	Planning Officer
Service / Team	Development Control
Telephone	01706 217777
Email address	planning@rossendalebc.gov.uk

*LOCATION PLAN TO BE PROVIDED  
ATTACH ALL APPENDICES*



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 Pennine Lancashire.

KEY	
	Land owned by RBC
	Area of land for application

# Bacup Leisure Hall Recycling Facilities

2007/1767

22 JAN 2008

DATE	REVISION/NOTES	ISSUE	CHKD

DESIGN	PLANNING	TENDER	COMPLETION

**GROUNDWORK PENNINE LANCASHIRE**  
 The Globe Centre  
 St James Square  
 Accrington  
 Lancashire  
 BB5 0RE  
 Tel: 01254 308579  
 Fax: 01254 388816  
 www.groundwork.org.uk

CLIENT: **Rossendale Borough Council**

PROJECT: **ELEVATE**

TITLE: **BacupLeisure Hall Location**

SCALE: <b>1:1250</b>	DATE: <b>11.12.07</b>	DRAWING NO: <b>SC7002/L01</b>
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DRAWN BY: <b>RM/AD</b>	CHECKED BY: <b>AD/RM</b>	PROJECT CODE: <b>SC7002</b>	ISSUE: <b> </b>
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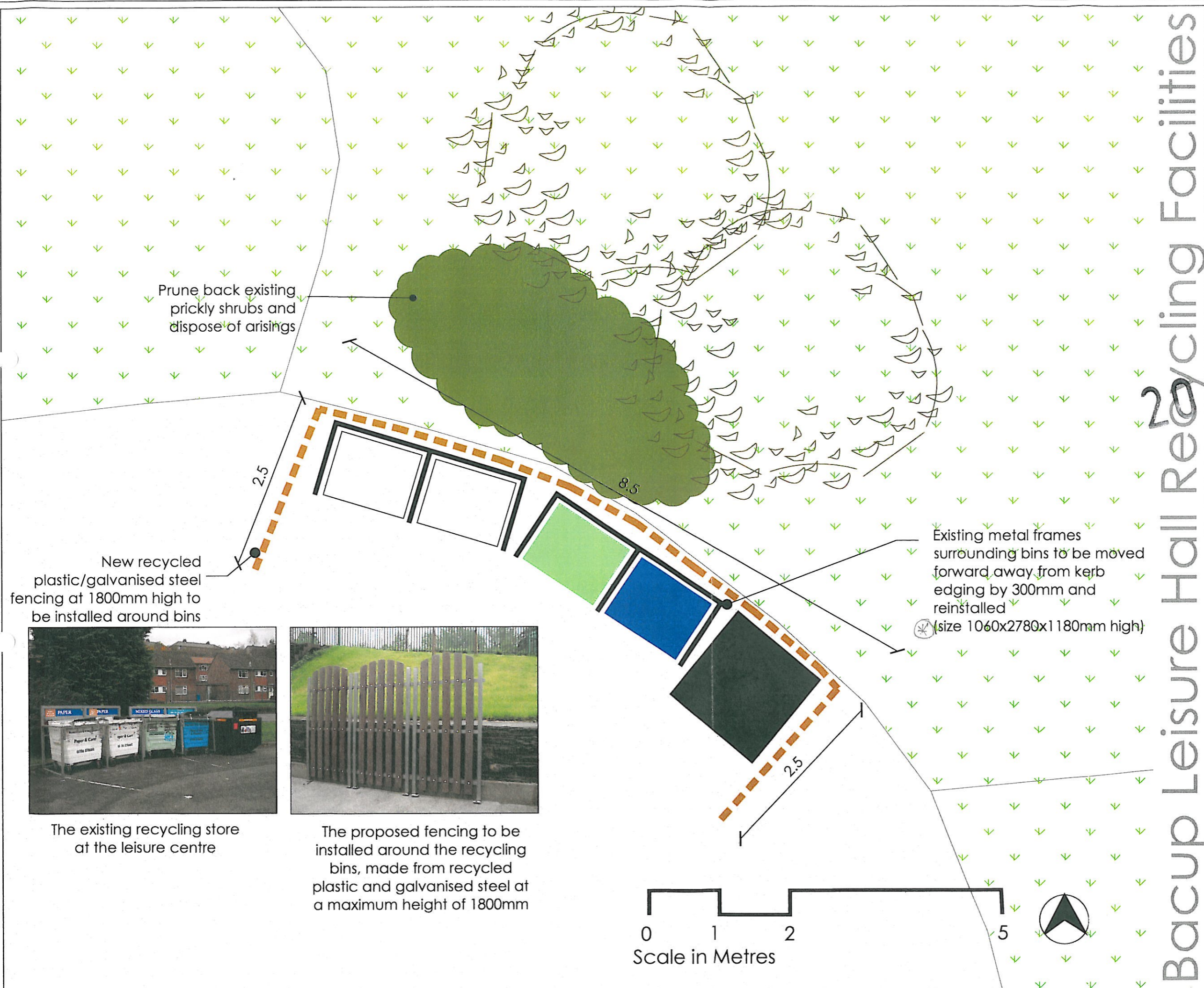
# Bacup Leisure Hall Recycling Facilities

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071767

22 JAN 2008



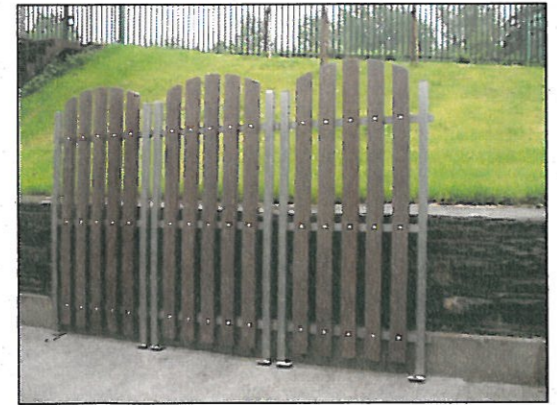
Prune back existing prickly shrubs and dispose of arisings

New recycled plastic/galvanised steel fencing at 1800mm high to be installed around bins

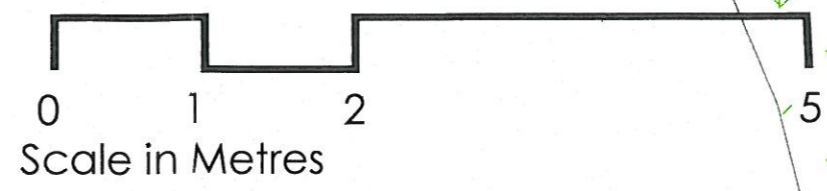
Existing metal frames surrounding bins to be moved forward away from kerb edging by 300mm and reinstalled (size 1060x2780x1180mm high)



The existing recycling store at the leisure centre



The proposed fencing to be installed around the recycling bins, made from recycled plastic and galvanised steel at a maximum height of 1800mm



DATE	REVISION/NOTES	ISSUED BY	CHECKED BY

DESIGN	PLANNING	TENDER	CONTRACT
GROUNDWORK PENNINE LANCASHIRE The Globe Centre St James Square Accrington Lancashire BB5 0RE Tel: 01254 306579 Fax: 01254 388816 www.groundwork.org.uk			

CLIENT  
 Rossendale Borough Council

PROJECT  
 ELEVATE

TITLE  
 Bacup Leisure Hall Proposed layout

SCALE 1:50	DATE 11.12.07	DRAWING NO. SC7002/L02
DRAWN BY RM/AD	CHECKED BY AD/RM	PROJECT CODE SC7002
ISSUE		