

Application No: 2007/716

Application Type: Outline

Proposal: Erection of 61 houses, provision of play area & parking for existing residents/school, and felling of protected trees

Location: Land adjacent to Broadclough Farm, Burnley Road, Weir

Report of: Executive Director of Regulatory Services

Status: For Publication

Report to: Development Control Committee

Date: 19th February 2008

Applicant: Mr W Rigg

Determination Expiry Date: 29th February 2008

Agent: Mr E Thompson

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)**MAJOR/DEPARTURE**

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.

1. The Site

1.1 This application relates to a site of approximately 1.6 hectares in area that is located in the Countryside between the settlements of Weir and Bacup.

- 1.2 Most of the site is agricultural land, comprising of relatively flat, grazing land. However, it slopes steeply down to Burnley Road (A671) and Bacup Old Road, the banks fronting these highways covered by trees which have been afforded the protection of the LCC (Borough of Bacup) TPO 1952 No 2. Towards its northern end the site runs behind existing houses, part of it occupied by gardens/allotments and parking/ garaging. The un-made road running to the north of the application site provides access to the existing houses, the parking/garaging area within the site and is also used for servicing/parking by Northern County Primary School. This un-made road continues to the west of the site in the form of a private drive serving a small number of residential properties, over which runs a public footpath.
- 1.3 The site retained by a high stone wall on the inside of a bend in Burnley Road which is on an incline and has double white lines. There is only a narrow strip of land between the carriageway and the wall.

2. Relevant Planning History

- 2.1 In February 2005 Committee considered an application seeking Outline Permission for residential development of the site (2004/813); a copy of the report to Committee is appended.
- 2.2 Whilst permission was being sought at that time to form the vehicular access to serve the development directly to the main road, all other matters of detail had been reserved for later consideration. Though not part of the formal application, an illustrative drawing indicated extended gardens with parking spaces would be provided for 1-7 Plantation View and also proposed 14 car parking spaces be provided for the adjacent school.
- 2.3 In accordance with the Officer recommendation, Application 2004/813 was refused for the following reasons:
1. The proposed development is to be located within a Countryside Area outside of the defined Urban Boundary and the Green Belt; is unrelated to agriculture, forestry or any other use deemed appropriate to a rural area; and does not involve the rehabilitation and/or re-use of a building/buildings. Furthermore, in the view of the Local Planning Authority, there is no proven overriding need for the development. The proposal is therefore considered to be contrary to the provisions of policies DS.1 and DS.5 of the Rossendale District Local Plan, and Policy 1 of the Lancashire Structure Plan 1991 – 2006.
 2. It is considered that the development is not currently required to meet the housing requirements of the Borough. The proposal is therefore considered to be contrary to the provisions of policy 43 of the Lancashire Structure Plan 1991 -2006 and policy 12 of the Proposed Changes (Deposit Edition) Joint Lancashire Structure Plan 2001 – 2016.
 3. It is contended that the proposed development would not be sustainable seeking the development of “Greenfield” land without any overriding justification being put forward for so doing. The proposal is therefore

considered to be contrary to the advice contained within Government guidance PPG3.

4. It is considered that the removal of protected trees, in order to form the new vehicular access to the development, would not be in the best interests of the visual amenity of the area. The proposal is therefore considered to be contrary to the provisions of policies DC.1 and E.4 of the Rossendale District Local Plan.

3. The Proposal

3.1 The current application seeks Outline Permission for residential development of the site. Approval is sought at this stage for the scale, layout and means of access; the applicant has reserved for later consideration the matters of appearance and landscaping.

3.2 The submitted drawings propose:

1. Erection of 61 dwellings - to comprise of 6 detached, 52 semi-detached and 3 terraced houses.
2. Formation of a new vehicular/pedestrian access to Burnley Road midway along the site's frontage to this main road - to climb the bank flanking the site at a gradient of 1 in 10 and require the felling of between a dozen and a dozen-and-a-half trees afforded the protection of the TPO.
3. Provision of an equipped Play Area within an area measuring 5.5m x 16m.
4. Provision of a 42-space car park for use by Northern County Primary School and off-street parking/garden-extensions for 1-7 Plantation View, to be accessed from the un-made road running to the north of the site.

3.3 The application is accompanied by:

1. A Supporting Planning Statement & Artists Impressions
2. A Summary of Pre-Application Discussions
3. A Design & Access Statement
4. A Transport Statement
5. A Wildlife Report
6. Letter from the Head Teacher at Northern County Primary School supporting proactive measures to improve the school children's safety
7. Petition in support of the Housing Development with in excess of 300 signatures
8. A topographical survey of part of the site

3.4 In support of the proposal the Applicant/Agent have made the following points :

1. It is not intended to comply with the Council's affordable housing policy, but the proposed housing will be of great benefit for local people, helping

young people/families to remain in the area and get a foothold on the property ladder.

2. The main benefit of the development will be in increasing prosperity/ employment in the local economy. This will be not simply through employment of local labour/material purchases for construction but, in the event that the development attracts families from surrounding areas who are in employment, their disposable income may be spent in local shops/villages, etc. The Council will benefit from the revenue derived from Council Tax.
 3. The site is in essence an infill of housing between existing housing developments on the western side of Burnley Road and will not be out of character with the surrounding development. The new development would be framed by trees; those trees to be removed to form the access would be replaced elsewhere around the site and are in many cases in a poor condition/ dying. A hedge would be planted along the western boundary of the site and allowed to grow on to a height of 3m. The proposed houses would be constructed with stone external walls and slate roofs, each with the facility to park 2 cars off-street.
 4. A play area will be provided on the site that conforms to the National Playing Field Standard and will then be given to Rossendale BC to maintain.
 5. A new access to Burnley Road will be formed to serve the proposed development, with a gradient of 1/10 and visibility-splay to each side conforming to current standards.
 6. The traffic situation around Northern County Primary School is at present dangerous, in particular at the times of opening and closing of the school, when parents are dropping-off/collecting children. To improve this situation residents of 1-7 plantation View will be given an additional area of rear garden containing a parking-bay and a 42-space car park is proposed for use by the school; the applicant envisages that the school car park will be constructed by the Developer and given to Rossendale BC to manage/maintain.
- 3.5. Although the application seeks approval for the layout of the houses, it does not appear that a full site survey has been carried out and there are no finished site levels. There are no details of the access point to Burnley Road, the retaining walls that would be required or the impact on protected trees. Consent is sought for the scale of the development but there is no indication of the height of the houses or the number of storeys.

4. Policy Context

4.1 National Planning Guidance

- PPS1 – Sustainable Development
- PPS3 – Housing
- PPS7 – Rural Areas

- PPS9 – Biodiversity & Geological Conservation
- PPG13 – Transport
- PPG17 – Sport & Recreation

4.2 **Development Plan Policies**

Regional Planning Policy

RPG13

Joint Lancashire Structure Plan (Adopted 2005)

- Policy 1 – General Policy
- Policy 5 – Development Outside of Principal Urban Areas etc.
- Policy 7 – Parking
- Policy 12 – Housing Provision
- Policy 20 – Lancashire’s Landscapes
- Policy 21 – Lancashire’s Natural & Manmade Heritage

Rossendale District Local Plan (Adopted 1995)

- DS1 – Urban Boundary
- DS5 – Development Outside the Urban Boundary & Green Belt
- DC1 – Development Criteria
- DC3 – Public Open Space
- DC4 – Materials
- E4 – Tree Preservation
- E7 – Contaminated Land

4.3 **Other Material Planning Considerations**

- Draft RSS
- LCC Landscape & Heritage SPG
- LCC Access & Parking SPG
- RBC Core Strategy
- RBC Interim Housing Policy Statement (December 2007)
- RBC Housing Market Assessment (September 2007)

5. Consultations

5.1 LCC(Planning)

The proposed development is contrary to Policies 1, 5 and 12 of the adopted Joint Lancashire Structure Plan. In amplification it advises :

Policy 1 states that development should primarily be located in the Principal Urban Areas, Main Towns and Key Service Centres. The proposal is situated outside these areas, within the countryside.

Policy 5 states that development outside Principal Urban Areas, Main Towns and Key Service Centres should be of a scale and nature appropriate to its location and should be mostly located in villages. Development should meet an identified local need. This particular site is not within the Rossendale District Local Plan defined village boundary of Weir and, therefore, comprises a site in the open countryside. Whilst the supporting documentation states that it will provide housing for local people, no evidence is provided as to how this will be achieved or the need that it will meet. A development of

61 houses would be substantial for this countryside location and would meet more than a local need.

Policy 12 gives priority to re-use or conversion of existing buildings followed by use of previously-developed sites. From aerial photographs the site appears to be greenfield.

Policy 12 also sets out the provision of new housing units to 2016, for Rossendale stating that there should be a maximum provision of 1,920 over the Plan period 2001-2016. On the basis of the information available to it for the Plan period up to 1 April 2007 1,087 dwellings had been completed, a further 1,417 were under construction or had planning permission and an additional 73 awaited completion of S.106 Agreements. Based on these figures it concludes that there are sufficient residential planning permissions to meet the Borough's housing requirement to 2016.

In situations of oversupply the text accompanying Policy 12 states that additional housing units may be permitted where "*they make an essential contribution to the supply of affordable or special needs housing or form a key element within a mixed-use regeneration project*". Although the applicant states that the development will provide opportunities for local families to get on the housing ladder the current proposal does not contain any provision for affordable or special needs housing as defined by PPS3 Annex B. It is therefore not possible to argue a case for an exception to housing oversupply on this basis. Nor does the site fall within a regeneration area or the application propose a mixed-use development. It will provide greenspace for local residents and a car park for the school, but this does not itself constitute a regeneration project.

5.2 Landscape Character

The Lancashire Adopted Landscape and Heritage Supplementary Planning Guidance (2006) SPG provides guidance for development in rural and urban environments . According to this SPG the whole of the site is situated within the settled valleys landscape character type

With respect to other matters it advises as follows :

The submission is deficient in terms of information and details of the proposal to enable a full assessment of landscape impacts. However, from beyond a radius of approximately 1km the development is likely to have landscape character impacts that are slight/moderate. It is evident that the proposed development will result in impacts on landscape fabric that, locally, are of major significance (particularly in respect of the existing trees it is considered that the proposed loss is excessive). There are a number of detailed design issues that need to be resolved to minimise unnecessary landscape character impacts, most particularly there is a need to minimise loss/harm to existing trees along the main road frontage.

In terms of the site's accessibility by means of travel other than the private car it calculates the site to have "medium" accessibility. [This being the case a contribution of approximately £80,000 should be sought from the applicant to help redress deficiencies in accessibility by modes of travel other than the private car]

The Council should be convinced that a car park of the size proposed for the school is necessary to meet safety concerns, as the approved Parking Standards indicate the spaces provided should not exceed 1 space per classroom/activity area. [The School has advised that it possesses 7 classrooms and 2 activity areas]

With respect to ecology, bats and breeding birds could potentially make use of the application site, making it necessary for the applicant to demonstrate that impacts for them will be avoided.

The Draft RSS requires that residential developments of 10 or more dwellings incorporate renewable energy production to provide at least 10% of the development's predicted energy requirements.

5.3 LCC (Highways)

It objects to the application on the basis of the submitted drawings/documentation for the following reasons :

1. The submitted Transport Statement does not demonstrate the site to be adequately accessible in respect of retail, employment, leisure & education facilities by sustainable modes of travel.

In relation to the site layout plan 12/06/122 the following comments are made :

2. A more direct pedestrian route from the southern end of the site to Burnley Road should be provided and the footway to be formed along the main road frontage constructed with a width of not less than 1.8m.No width is indicated on the plans .
3. It is not satisfied that the visibility splays indicated can actually be achieved, and the gradient(10 % gradient for the length of the access road until its junction with the top road and 90 degree bend proposed immediately as the access road leaves Burnley Road), curvature and kerb-radii of the proposed access at its junction with Burnley Road are substandard and will create unsafe conditions.
4. The turning-heads proposed at the end of cul-de-sacs do not appear to be of adequate size to allow a large vehicle to turn round.
5. In accordance with the submitted documentation, it wishes to be assured that each of the proposed houses will have the facility to park 2 cars clear of the highway.

5.4 RBC (Environmental Health)

No comments.

5.5 United Utilities

A water supply can be made available to the site. No objection subject to conditions to ensure separate foul and surface-water drainage systems are installed and restriction

of the rate of discharge of the latter to the sewer in Burnley Road.

6. Notification Responses

6.1 A press notice was placed in the 14/12/07 edition of the Rossendale Free Press, site notices were posted on 12/12/07 and 28 letters were sent to neighbours.

6.2 A petition bearing 69 names has been received objecting to the application. letters/emails from 14 people have been received objecting to the application for the following reasons :

- Against development on Greenbelt land - brown field land should be developed first. Proposal is against national policy.
- The council should allow permissions on neglected buildings before allowing building in the Countryside.
- Loss of trees protected by tree preservation order
- Effect on wildlife on the site - badgers / squirrels / foxes/deer
- The increased number of vehicles with 61 extra properties . The proposed vehicle access is considered to be inadequate/ present a road safety hazard and in particular due to the close proximity to the primary school .
- Loss of view . over looking and privacy.
- Reduced property values
- Unwelcome precedent
- Unstable land / subsidence / flooding
- There is no need for extra housing in Weir
- Concern raised at the way a petition was signed for support for the application.
- Housing over supply
- There are no regeneration benefits to this scheme
- Dangerous access.
- Loss of allotment land for the car park
- The previous decision was refused nothing has changed

- Loss of daylight / sunlight - leading to a higher carbon footprint for houses on Step Row which lie lower than the meadowland targeted to build on.
- Overlooking on Step Row
- Increase in school children / pressure on the school
- Increases in noise and smells
- land drainage / surface water
- Exacerbation of on street parking problems

7. Assessment

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

- 1) Principle;
- 2) Housing Oversupply;
- 3) Neighbour Amenity;
- 4) Trees;
- 5) Traffic & Parking;
- 6) Adequacy of plans and other submitted information.

7.2 Principle

National and local policy seek to make the main urban areas the focus for development of a scale of the size proposed. The application site forms part of a Countryside Area as defined by the Rossendale District Local Plan. Within such areas new housing development, unrelated to agriculture, forestry and other appropriate rural uses, is not normally viewed as appropriate. It has not been demonstrated that the housing, proposed by this application, is reasonably required in connection with any of these uses. In view of this it is considered that the proposal fails to fully satisfy the requirements of Policies DS1 and DS5 of the Rossendale District Local Plan, and Policy 1 of the Lancashire Structure Plan, and that an approval thereof would therefore be contrary to adopted planning policy.

Likewise, national and local policy favour the development of 'brownfield', rather than 'greenfield', land. The application site is for the most part 'greenfield'.

I concur with the view of LCC(Planning) that this site is not well-served by public transport. Nor is the applicant willing to make a contribution towards improving its accessibility by modes of travel other than the private car.

7.3 Housing Oversupply

The main issue which needs to be considered in relation to Housing Policy is that of housing over-supply.

PPS3 sets out Government guidance on a range of issues relating to the provision of

housing. Paragraph 3 states that *“One of the roles of the planning system is to ensure that new homes are provided in the right place and at the right time, whether through new development or the conversion of existing buildings. The aim is to provide a choice of sites which are both suitable and available for housebuilding. This is important not only to ensure that everyone has the opportunity of a decent home but also to maintain the momentum of economic growth”*. Paragraph 8 goes on to say *“It is an essential feature of the plan, monitor and manage approach that housing requirements and the ways in which they are to be met, should be kept under regular review. The planned level of housing provision and its distribution should be based on a clear set of policy objectives, linked to measurable indicators of change...Reviews should occur at least every five years and sooner, if there are signs of either under or over-provision of housing land”*.

Consistent with housing policy contained in national and regional guidance, Policy 12 of the Joint Lancashire Structure Plan (adopted March 2005) has resulted in a housing allocation requiring a reduced rate of provision for several Lancashire Districts over the period 2001-2016, including Rossendale. Policy 12 states that 1,920 dwellings are required to be built within the Borough between 2001 and 2016 in order to adequately house the Borough’s population. It further states that these are to be provided at the rate of 220 dwellings per year until 2006 and 80 per year thereafter. Having regard to the number of dwellings which have been built since 2001, and to the number for which permission exists, Lancashire County Council (Planning) is of the view that this Council should rigorously enforce a policy of restraint on proposals coming forward that will create additional dwelling units.

In the supporting text following Policy 12 of the Structure Plan it states that:” *Where there is a significant oversupply of housing permissions, planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable housing or special needs housing or form a key element within a mixed use regeneration project”*.

At its meeting in June 2006, Cabinet received a Housing Land Monitoring Report, setting out the latest position in relation to provision of housing. The report to Cabinet says of the Monitoring Report: *“It shows that the number of dwellings which have a valid planning approval exceed the requirements of the Joint Lancashire Structure Plan (JLSP). Anticipated completions have also been considered and this will significantly exceed the provisions of just 80 that the JLSP requires on an annual basis for the period 2006 to 2016”*. The Draft Regional Spatial Strategy has not progressed to the stage that its contents can have a greater weight than Policy 12 of the adopted Structure Plan and the Regional Guidance it was founded upon.

A Revised Interim Housing Position Statement and an Affordable Housing Position Statement were approved by Council in January 2007. However, the need to continue to constrain the supply of housing land was considered again in December 2007 by Cabinet and these documents have now been revised as the Interim Housing Policy Statement. This document sets out somewhat wider criteria for making an exception to Policy 12 of the Structure Plan.

The Council’s Interim Housing Policy Statement (December 2007) accepted the contention that the Council would over-shoot its housing allocation and the permissions now granted should be limited to those it set out :

“Applications for residential development in Rossendale will be acceptable in the following circumstances:

- a) The replacement of existing dwellings, provided that the number of dwellings is not increased.*
- b) The proposal can be justified in relation to agricultural and forestry activities.*
- c) In relation to listed building and important buildings in conservation areas, the applicant can demonstrate the proposal is the only means to their conservation.*
- d) Conversion or change of use of buildings within the urban boundary of settlements within the Borough (i.e. Rawtenstall including Bacup and Haslingden) where the number of units is 4 or less.*
- e) New build proposals on previously developed land (PDL) within the urban boundary of the main development location (Appendix C) but excluding the Action Plan Areas; where the number of units is 20 or less. These proposals will only be acceptable where they make an essential contribution to the supply of affordable housing as interpreted in Appendix B.*
- f) Proposals on previously developed land (PDL) within the regeneration priority areas of Rawtenstall Town Centre APP or Bacup, Stacksteads and Britannia APP that will deliver regeneration benefits. Where proposals are for 15 or more dwellings, the Council will seek to obtain 30% affordable housing (where there is a clear need as demonstrated through the Housing Needs Assessment). A reduction in the affordable housing requirements will only be acceptable where the applicant pays for the Council to approach an independent specialist to test their arguments on viability.*
- g) Developments that are solely for affordable or special needs housing will be supported where they address local need and are appropriate in terms of their scale and location.*
- h) Within the urban boundary of the main development location or the regeneration priority areas where residential development is part of a mixed-use scheme that will have essential regenerative benefits for the Borough. Where proposals include 15 or more dwellings, the council will seek to obtain 42% affordable housing (where there is a clear need as demonstrated through the Housing Needs Assessment). A reduction in the affordable housing requirement will only be acceptable where the applicant pays for the Council to approach an independent specialist to test their arguments on viability.*

7.5 The current application neither satisfied the previous Revised Interim Housing Position Statement or the criteria of the Interim Housing Policy Statement. The application proposal:

- 1. Does not represent the replacement of existing dwellings.
- 2. Is not in relation to agricultural or forestry activities.
- 3. Will not harm the character of any Listed Building or Conservation Area.
- 4. Does not relate to conversion or change of use of a building within the urban boundary of the main development location within the Borough (i.e. Rawtenstall

- including Bacup and Haslingden).
5. Is not a new built proposal on the previously developed land.
 6. Does not relate to a regeneration priority area.
 7. Does not relate to affordable or special needs housing.
 8. Does not afford regenerative benefits.

The proposal is contrary to the general thrust of Housing policy to be applied in a situation of housing oversupply. With respect particularly to the issue of oversupply, the proposal does not meet the criteria of the Council's own Interim Housing Policy Statement or the previous restraint policy. The provision of off-street parking proposed for existing residents and the school is not considered sufficient to tip the balance in a favour of granting a permission as an exception to Policy 12.

As such, it is stressed that due to the presence of the Elevate Pathfinder Area and regeneration priority areas (AAPs) within the borough, the Council through the Interim Housing Policy Statement is applying paragraph 69 of PPS3 by ensuring "proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues".

7.6 Affordable housing

The applicant confirms that it is not their intention to accord with the Councils affordable housing policy they say they will be offering affordable homes for first time buyers

7.7 Neighbour Amenity

Consent is sought at this stage for the layout and scale of the development. There would be a row of houses at the southern end of the site backing onto existing dwellings at Step Row approximately 24 metres away. Although the submitted drawing does not show levels the existing houses are much lower and likely to be overlooked

7.8 Trees

Although existing trees are protected by a Tree Preservation Order a tree survey has not been carried out. The need to provide a 1.8 metre wide footway to Burnley Road and visibility splays and retaining walls to the new access is likely to lead to the loss of the majority of the trees, contrary to what is shown on the submitted plan. The extent of tree loss/harm likely to result from the development is considered to warrant refusal of the application.

7.9 Layout, Traffic & Parking

The Highway Authority recommends refusal of the application. Although the submitted drawing lacks information it is doubtful that a satisfactory access can be constructed as indicated. The layout does not show adequate turning heads or parking arrangements. The Transport Statement does not include any information on sustainable modes of travel.

7.10 Planning Obligations

The developer has made it clear in writing that he is not prepared to consider a Section 106 Agreement for a financial contribution towards either Public Open Space or public transport. He expects the future maintenance of the play area, car park and side road to be the responsibility of the Council.

7.11 Adequacy of Submitted Information

Although the application is in outline, the applicant is seeking approval at this stage for layout, scale and access and adequate details should have been provided to allow these elements to be adequately assessed. As explained above, missing information includes levels, a tree survey and details of the access and scale of the development.

8. CONCLUSION

8.1 There are compelling reasons for refusal of this application in relation to national and local policy in relation to Greenfield development, countryside and housing policy, impact upon landscape/trees and highway safety. The applicant's offer of residential and school parking does not warrant a permission being granted.

9. Recommendation

9.1 That outline permission be refused for the following reasons :

1. The proposed development would be outside the urban area and would be of significant scale on a greenfield site in a countryside location. It would not be appropriate development having regard to the settlement hierarchy, the site's accessibility or a balance of uses that contributes towards a sustainable pattern of development. The scale of the proposals will not contribute towards meeting an identified local need or support local regeneration. The proposed development will be contrary to Policy 1 of the adopted Joint Lancashire Structure Plan, PPS3 and PPS7.
2. The proposed development is not within an identified village or settlement and is of a scale inappropriate to its location contrary to saved Policy DS1 and Policy 5 of the adopted Joint Lancashire Structure Plan.
3. The proposal does not meet any of the criteria laid down in either the Revised Interim Housing Position Statement January 2007 or the Interim Housing Position Statement December 2007 which set out the housing policy for Rossendale in a position of housing over supply. It is considered that the development is not required to meet the housing requirements of the Borough. The proposal is therefore contrary to the provisions of PPS3 and Policy 12 of the adopted Joint Lancashire Structure Plan 2001-2016 and Rossendale Council's revised Interim Housing Position Statement (Jan 2007) (and the revised Interim Housing Position Statement (Dec 2007).
4. There is no affordable housing contribution and no clear evidence to demonstrate that the required level of provision would not be viable. The proposal is therefore contrary to the provisions of PPS3, Policy 12 of the Joint Lancashire Structure Plan and Rossendale Council's Interim Housing Position Statement (Dec 2007).

5. The application fails to make provision for a financial contribution towards Public Open Space or Public Transport contrary to the Lancashire County Council Obligations Paper of July 2006.
6. The proposed development would lead to the loss of trees protected by a Tree Preservation Order to the detriment of the character and appearance of the site, contrary to saved Policy E4 and the criteria of saved Policy DC1 of the adopted Rossendale District Local Plan.
7. The applicant has failed to prove that the proposed development would not be detrimental to highway safety in the position, design and vertical alignment of the proposed access road from Burnley Road. In addition, the layout does not make adequate provision for the turning of vehicles. The proposed development would be contrary to the criteria of saved Policy DC1 of the adopted Rossendale District Local Plan and Policy 7 of the adopted Joint Lancashire Structure Plan.
8. The application and submitted plans contain insufficient information to enable the application to be adequately assessed including the following matters: scale of the development, existing and finished levels, survey of existing trees, details of proposed access to Burnley Road, contrary to the criteria of saved Policy DC1 of the adopted Rossendale District Local Plan.
9. The application fails to address the issue of the accessibility of the site to retail, employment, and leisure and education facilities by sustainable modes of travel i.e. public transport, cycling and walking contrary to PPS1 and PPS7.

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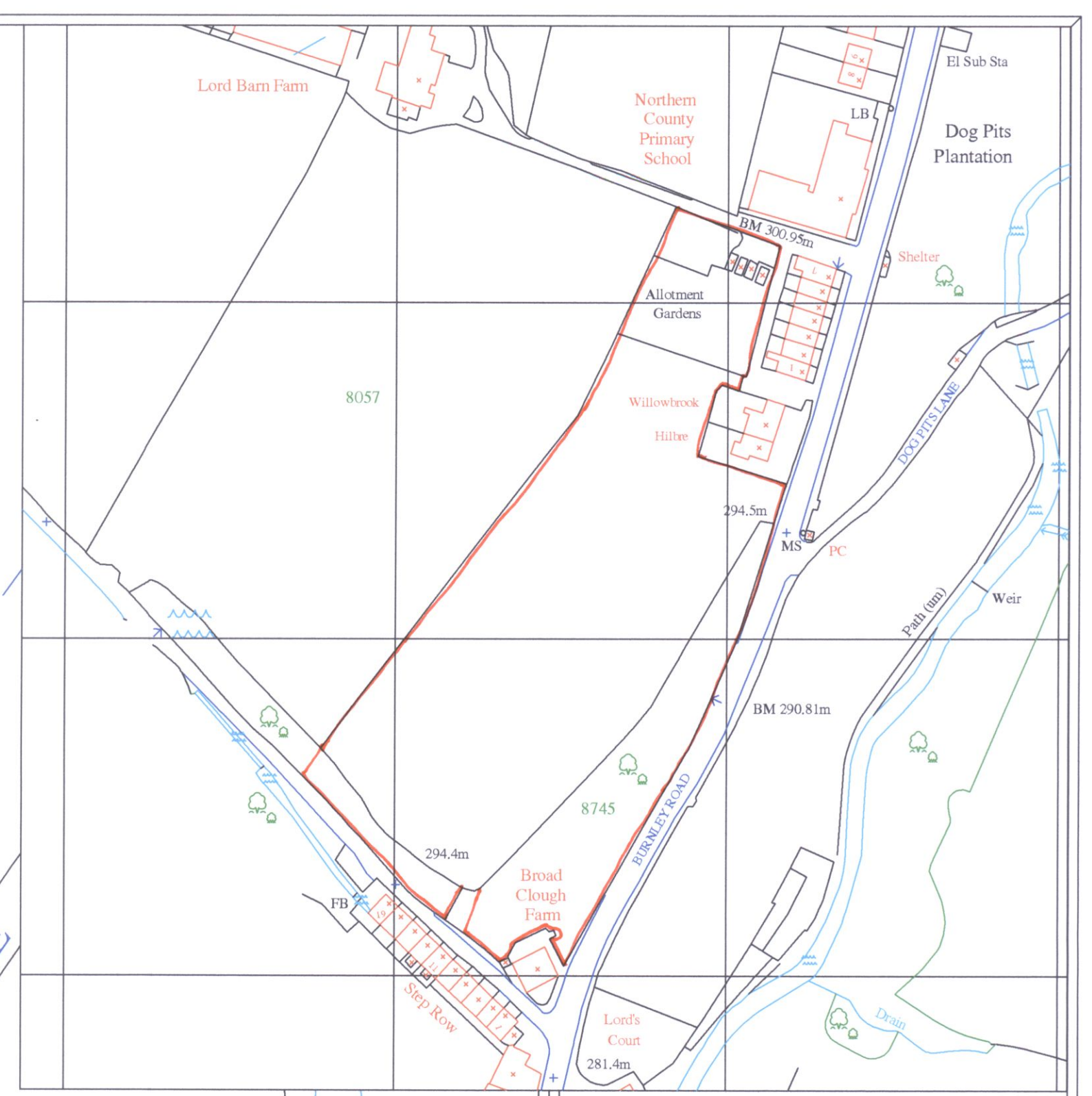
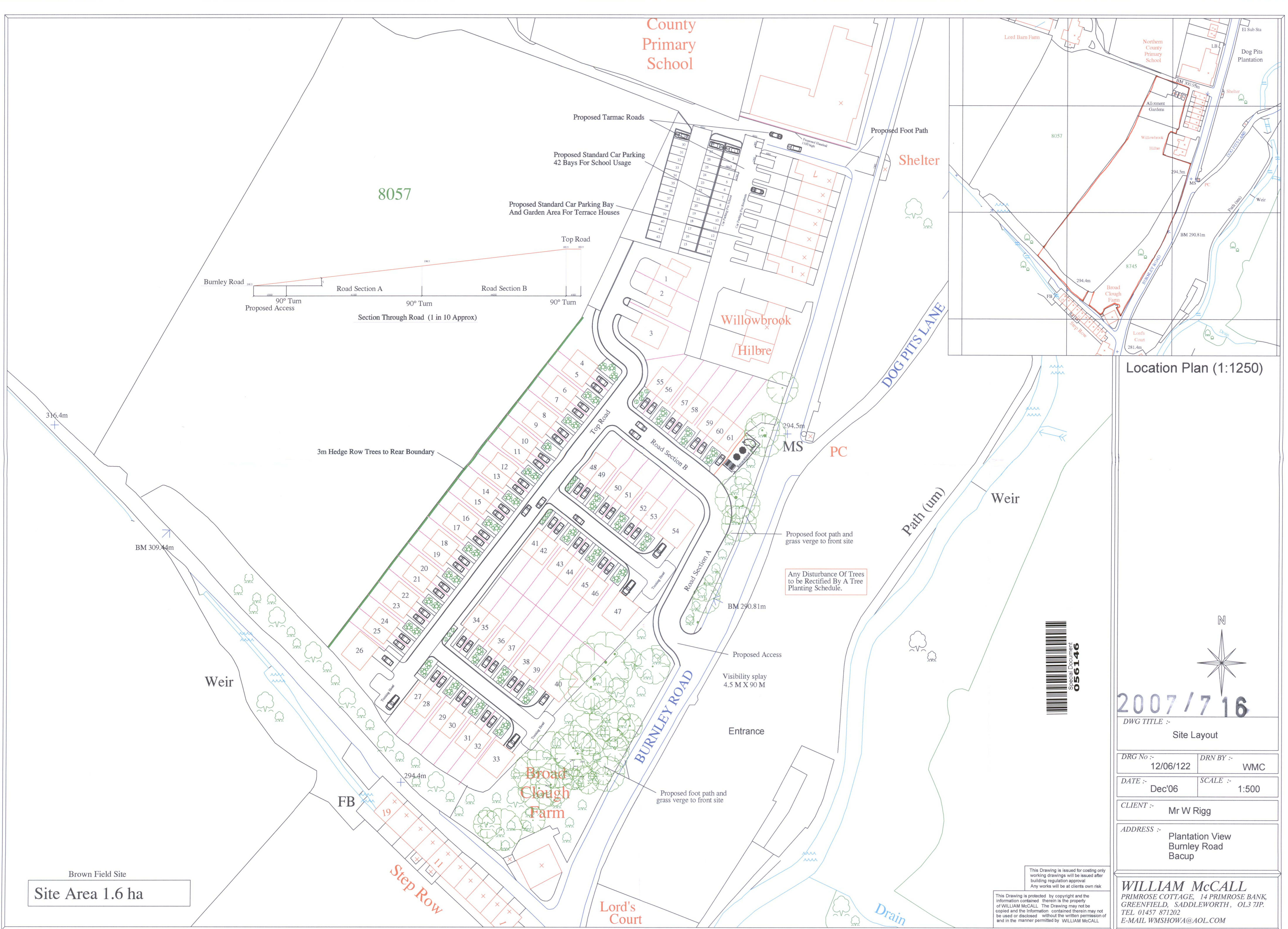
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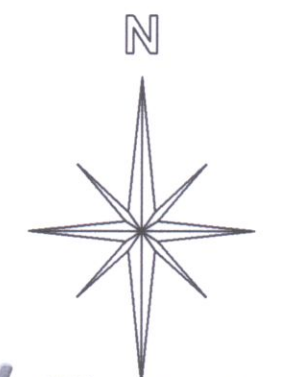
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Location Plan (1:1250)

Brown Field Site
Site Area 1.6 ha

Any Disturbance Of Trees
to be Rectified By A Tree
Planting Schedule.



2007/7/16

DWG TITLE :- Site Layout

DRG No :- 12/06/122	DRN BY :- WMC
DATE :- Dec'06	SCALE :- 1:500
CLIENT :- Mr W Rigg	
ADDRESS :- Plantation View Burnley Road Bacup	

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