

TITLE: 2005/481 – DEMOLITION OF EXISTING CLOCK TOWER AND THE ERECTION OF BESPOKE GRP CLOCK TOWER AT RAWTENSTALL STATION BURY ROAD RAWTENSTALL ROSSENDALE

TO/ON: DEVELOPMENT CONTROL COMMITTEE - 11 OCTOBER 2005

BY: TEAM MANAGER - DEVELOPMENT CONTROL

APPLICANT : EAST LANCASHIRE RAILWAY COMPANY LIMITED

DETERMINATION EXPIRY DATE : 11 OCTOBER 2005

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.

Site and Proposal

This proposal seeks consent to demolish the existing clock tower and proposes a replacement structure to be constructed from glassfibre reinforced plastic. The intention is to replicate the original design and appearance using maintenance free materials. The existing clock tower is constructed from timber panels and glazing panels under a lead roof with weathervane. The replacement structure is 5.2m to the ridge from roof level and would be 2.2m in width. Refurbished clock faces together with a replacement clock mechanism is also proposed. The building sits within the Rawtenstall Town Centre Conservation Area and adjacent to Bury Road. It is visible from a number of public vantage points and is also considered to be of local importance, adding character to the area.

Relevant Planning History

2000/545 - Extension of platform at Rawtenstall station by 70 metres (including 10m ramp) and install 3 no lights along the extended platform – Approved 30/01/2001
 2005/351 - Installation of extractor vent and refurbishment of existing café – Approved 11/08/2005

Consultation Responses

Rossendale Civic Society – No response to date

Notification Responses

Public consultation of neighbouring property was undertaken by the posting of site and press notices. No representations have been received.

Development Plan Policies

Rossendale District Local Plan (adopted 1995)

Policy DS1 - The Council will seek to locate most new development within a defined urban boundary - the urban boundary - and will resist development beyond it unless it complies with policies DS.3 and DS.5. The urban boundary is indicated on the proposals map.

Policy DC4 – Materials - Local natural stone (or an alternative acceptable natural substitute which matches as closely as possible the colour, texture, general appearance and weathering characteristics of local natural stone) will normally be required for all new development in selected areas. Within those areas roofs shall normally be clad in natural stone slab or welsh blue slate, or, in appropriate cases, with good quality substitute slates

Policy HP1 – Conservation Areas - Proposals for development within Conservation Areas will be assessed against the following criteria

townscape features and roofscape
views within and out of the conservation area
the effect upon the character of the conservation area
any trees of importance to the character of the area and compliance with policy DC.4

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 states that development should be located primarily within the principal urban areas, main towns, key service centres (market towns) and strategic locations for development. Development outside of these areas will be deemed acceptable in principle if it meets an identified local need or supports rural regeneration. In all cases the proposals must satisfy certain specified criteria.

Other Material Planning Considerations

PPS1 (General Policy and Principles)

Government guidance in the form of PPS1 emphasises that development should be sustainable and states that there is a need to achieve a balance between promoting economic prosperity and protecting the natural and built environment. It also identifies ways in which mixed use development can be promoted, and provides advice on design matters.

Planning Policy Guidance 15: (Planning and the Historic Environment)

This guidance principally seeks to promote the preservation or enhancement of Conservation Areas. Para 4.5 states “*The principal concern of a local planning authority in considering the designation of a conservation area should be to form a judgement on whether the area is of*

special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

Planning Issues

The first issue for consideration is land use. The proposal is located within the defined urban boundary and as such, accords with Policy DS1 of the Rossendale District Local Plan.

A site inspection revealed that the existing structure has suffered from the effects of inclement weather since its construction in 1995 and is now in need of refurbishment. The proposal involves the construction of a replacement bespoke structure replicating the existing from glass fibre reinforced plastic together with the refurbishment of the clock faces.

National planning policy guidance refers to the need consider whether proposals preserve or enhance the character or appearance of a Conservation Area. The proposed design is considered to reflect the existing whilst being a completely new structure. An important consideration in terms of the above guidance and of Policy HP1 is the location of the building. It is located within the Rawtenstall Town Centre Conservation Area on a prominent gateway site to the Borough when accessed from the motorway links to the Borough and as such, the quality of design and execution of the proposed structure is an important consideration. To this end, the applicant has provided supplementary information that supports the proposal in terms of its durability and longevity during further years of inclement weather.

The design itself replicates the existing in terms of both its design and external appearance. Whilst the materials of construction and external facings vary from the traditional materials of the present structure they seek to replicate that appearance and are considered acceptable.

In view of the foregoing, subject to conditional control, it is considered that the proposal is acceptable and is recommended for approval.

Summary of Reasons for Conditional Approval to appear on Decision Notice

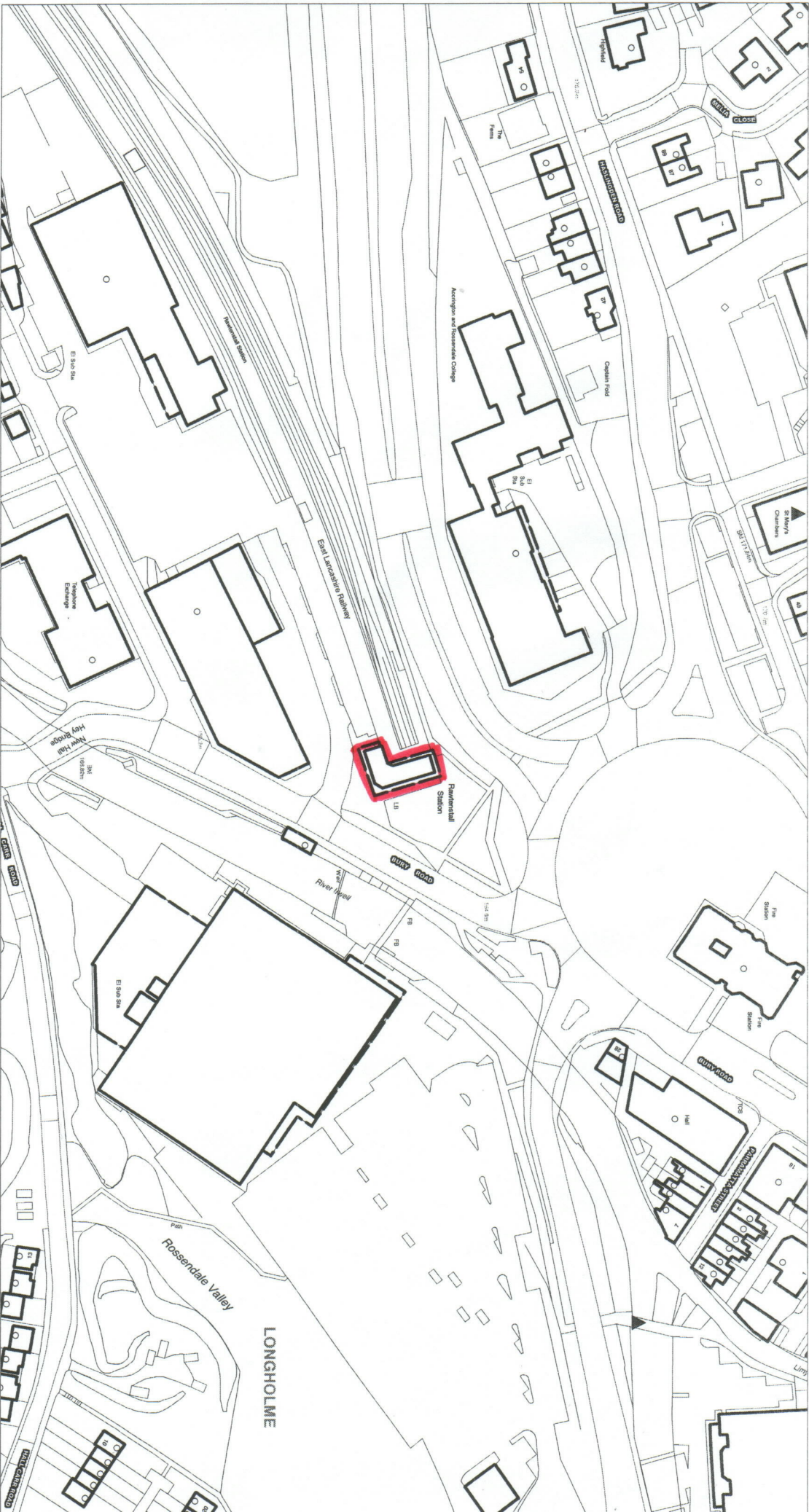
The proposal will not have an adverse impact on the Rawtenstall town centre Conservation Area and as such accords with Policies DS1, DC1, DC4 and HP1 of the aforementioned plan in that the proposal would complement the town centre conservation area thereby enhancing it over a period of time, is located within the urban area and town centre boundary, and is of appropriate materials to provide a long term quality solution to the immediate locality at a prominent location.

Recommendation

That the application is approved subject to the following conditions:

01 The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is required by virtue of Section 51 of the Town and Country Planning Compulsory Purchase Act 2004.



Architectural site plan showing buildings, roads, and infrastructure. Key features include:

- Buildings:** Rosendale Station, Longholme Station, Rosendale Valley, Longholme, and various residential and commercial structures.
- Roads:** GURRY ROAD, CANTONMENT ROAD, CANTONMENT ST, CANTONMENT ST/ST, and NEW HILL HOOP BRIDGE.
- Infrastructure:** East Lanchester Railway, River Liffey, and New Hill Hoop Bridge.
- Other Labels:** Rosendale Valley, LONGHOLME, Rosendale Station, Longholme Station, and various street names like CANTONMENT ROAD and CANTONMENT ST.