

Application No: 2008/0282	Application Type: Full Application
Proposal: Refurbishment of existing seating/formal garden area, including works to trees, understorey and bog planting. Provision of new hard surfacing, seating, erection of gates, archway and ramped access. Decorative railings to be installed on top of the existing wall in places.	Location: The View, land off Bankside Lane, Bacup
Report of: Executive Director of Regulatory Services	Status: For Publication
Report to: Development Control Committee	Date: 1 July 2008
Applicant: Groundwork Pennine Lancashire	Determination Expiry Date: 4 July 2008
Agent:	

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input type="checkbox"/>
Member Call-In Name of Member: Reason for Call-In:	<input type="checkbox"/>
More than 3 objections received	<input type="checkbox"/>
Other (please state)	Application on Council owned land

APPLICATION DETAILS

1. The Site
 - 1.1 The application site is located off Bankside Lane and is an underused seating area and garden which has fallen into a state of disrepair. The site is bounded by a 1.5m stone wall adjacent to Bankside Lane and to the neighbouring properties at 31 and 35 Bankside Lane. The site consists of a partially paved area, some seating and mature trees to the boundaries with some younger specimens elsewhere on the site. Part of the site beyond the paved area slopes

away from the site adjacent to the highway and has a number of mature trees on it.

2. Relevant Planning History

2.1 None.

3. The Current Proposal

3.1 The application seeks consent for environmental improvements to the site by resurfacing the area, undertaking some tree work to the existing trees, new planting beneath the trees and in newly created raised beds. Additionally, new railings, gateway and litter bin would be provided together with a new ramped access into the site.

4. Policy Context

4.1 National Planning Guidance

PPS1 - Sustainable Development

4.2 Development Plan Policies

Regional Spatial Strategy for the North West

Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 - General Policy

Rossendale District Local Plan (Adopted 1995)

DS1 - Urban Boundary

DC1 - Development Criteria

DC4 – Materials

4.3 Other Material Planning Considerations

5. CONSULTATIONS

5.1 INTERNAL CONSULTATIONS

Estates – No comments received to date.

Streetscene & Liveability – No comments received to date.

5.2 EXTERNAL CONSULTATIONS

Environment Agency –

Lancashire Constabulary –

Lancashire County Council Highways – No comments received to date.

6. REPRESENTATIONS

6.1 A site notice was posted on the 29 May 2008 and 13 letters were sent to neighbours on the 27 May 2008. One letter has been received objecting to the proposal on the following grounds:

- The loss of trees would incur a loss of view of local habitat/loss of privacy
- Concerns over design of the play space

7. REPORT

7.1 The main considerations of the application are visual and residential amenity.

This proposal seeks consent for the environmental improvement of a piece of land off Bankside Lane that is currently disused and in a state of disrepair.

7.2 The site is accessed from Bankside Lane by a series of steps that lead to a flat stone flagged surface and the area is overgrown and unkempt. The proposal would introduce some environmental improvements to the land and improve the setting of the area. In visual amenity terms, the proposal is acceptable and the materials that are proposed are also considered acceptable. The proposal would accord with the criteria of saved Policy DC1 (Development Criteria) of the Adopted Rossendale District Local Plan.

7.3 In residential amenity terms, the site is located within the Urban Boundary and it would be unlikely to give rise to any loss of light, privacy or overlooking. The proposal also accords in this respect with the criteria of saved Policy DC1 (Development Criteria) of the Adopted Rossendale District Local Plan.

7.4 In terms of the letter of objection, the points raised have been discussed with the applicant who has responded as follows *"I think that the residents may have misunderstood the issue of cutting down trees. It is not proposed to cut down a large area of 10 trees, to open up expansive views, but rather to cut down a maximum of 10 trees (possibly many less and some may be self seeded saplings) in order to create tiny, narrow tempting views across the hills. We would time the tree work so that it would not interfere with nesting birds (i.e. August time) and the removal of so few trees is unlikely to have an impact on habitat of birds or squirrels.*

The children who use the area are concerned about the view - this came out in the 3 months of consultation that took place and they would like to see it opened, not only for themselves but other users from other age groups. It is not proposed to install a high fence along the side of the site by number 35 - it was not brought up in consultation and the residents in question already have a high boundary fence in place. Also along this side of the site is the proposed new access ramp so it is unlikely that football will be played at this side as they could hurt someone. The last comment about the development impacting on the view from their house - I believe that by removing a few trees, the view would be improved whilst also being more

beneficial for biodiversity by creating woodland glades (used by butterflies and insects) and also by improving the space itself they will no longer be looking onto a run down seating area with drainage issues”.

It is considered that the resident’s representation relates principally to a loss of view, which is not a material planning consideration.

8. HUMAN RIGHTS

- 8.1 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.

9. CONCLUSION

The formalisation of the use of the land as an informal recreation area 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(S)

That Committee approve the application.

11. REASONS FOR APPROVAL/REFUSAL

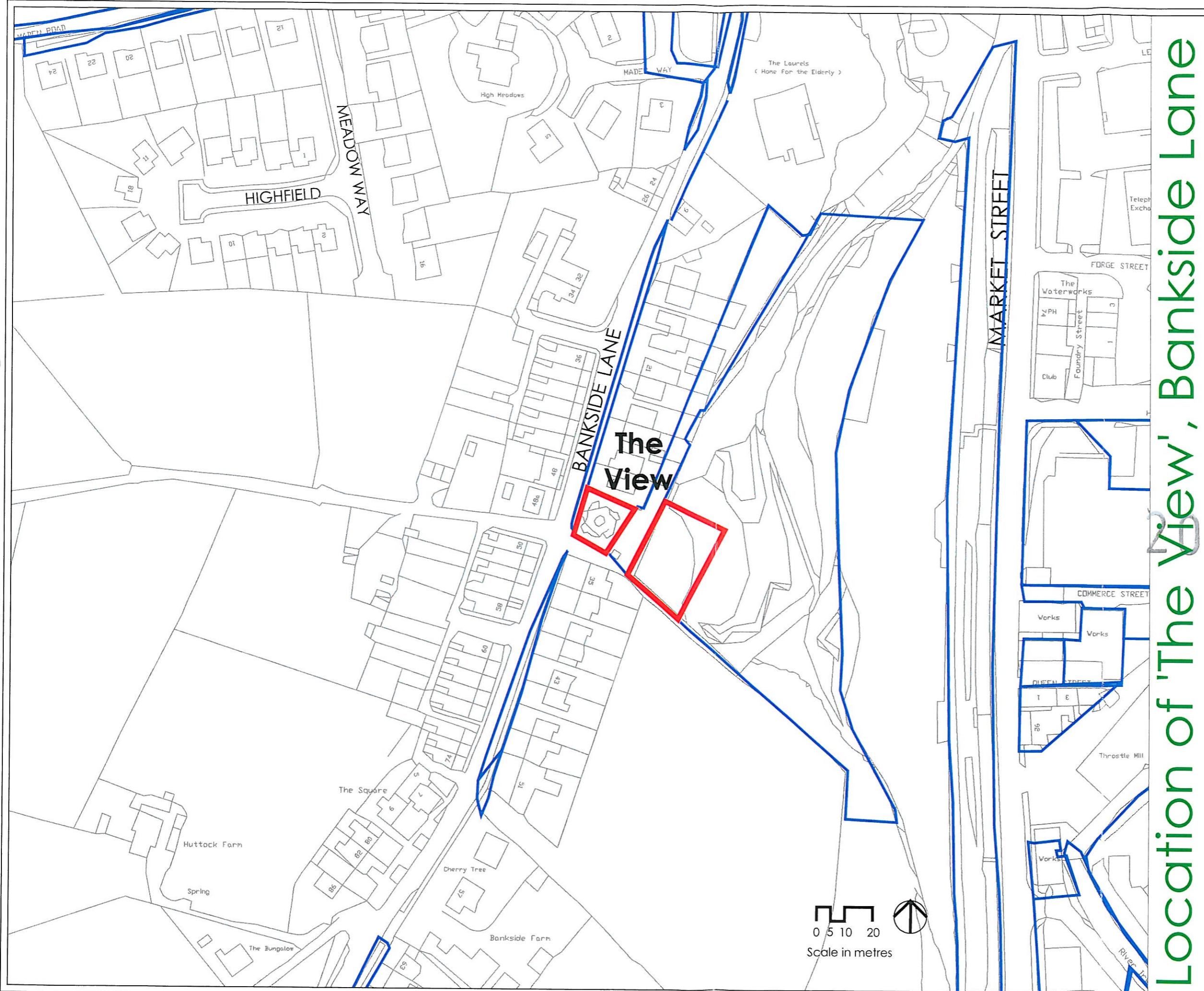
It is considered that the works proposed works on land off Bankside Lane would improve the local environment to the benefit of the local community. Subject to conditional control, the scheme is considered acceptable and would accord with the criteria of saved policies DS1, (Urban Boundary) DC1 (Development Criteria) and DC4 (Materials) of the Adopted 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 drawings dated 9 May and 29 May 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.

Contact Officer	
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Position	Planinng Technician
Service / Team	Development Control
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Location of 'The View', Bankside Lane

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.
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KEY
 Land owned by Rossendale Borough Council
 Land subject to planning application

19/07/2008
 01/08/2008

08/282

DATE	REVISION NOTES	ISSUE	CHKD

DESIGN	PLANNING	TENDER	CONTRACT

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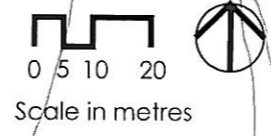
CLIENT
 Rossendale Borough Council

PROJECT
 Bankside Lane 'The View'

TITLE
 Location Plan

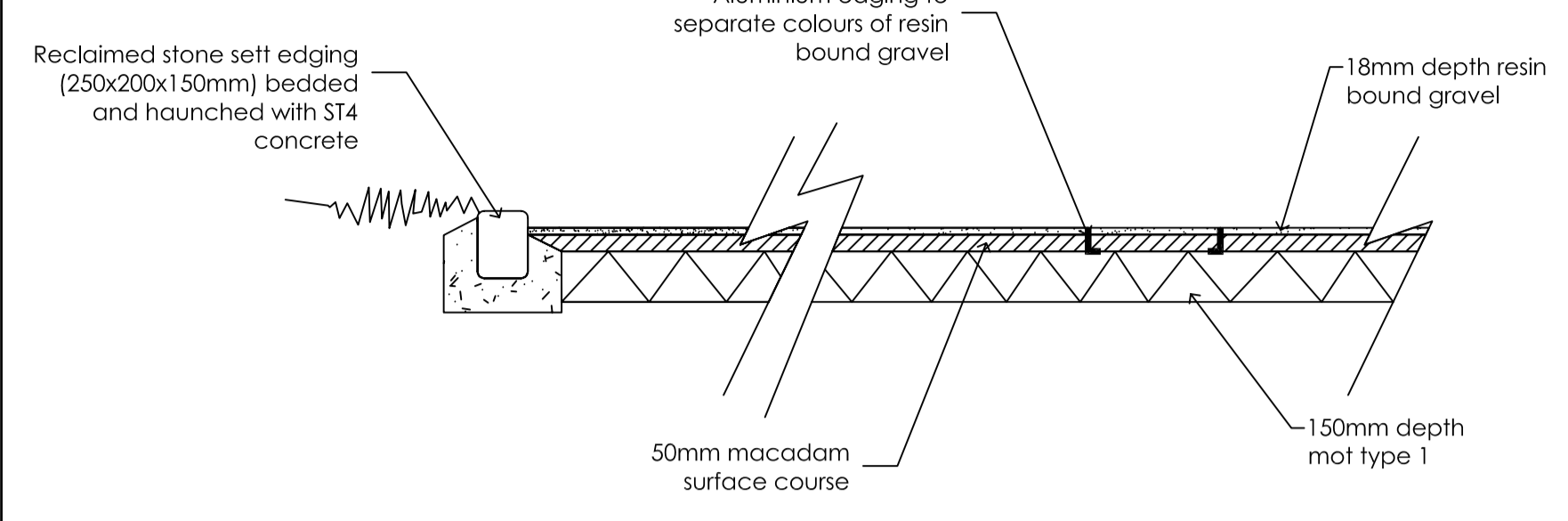
SCALE 1:1250 DATE 8.4.08 DRAWING NO SC7020/L02

DRAWN BY RM	CHECKED BY AD/JJ	PROJECT CODE	ISSUE
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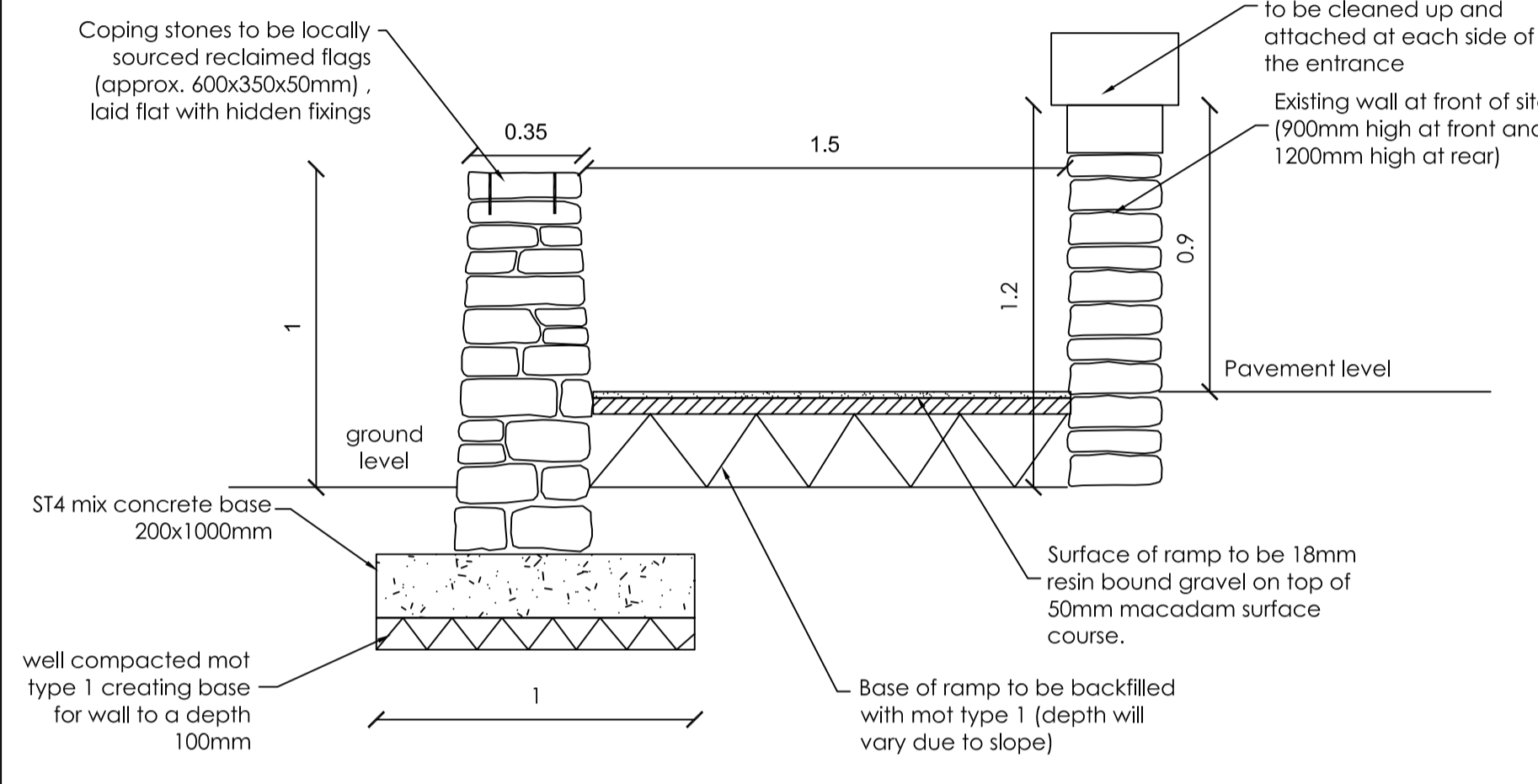
D01 - Detail of Hard Surfacing and Edging

Scale 1:20



D02 - Detail of Ramp

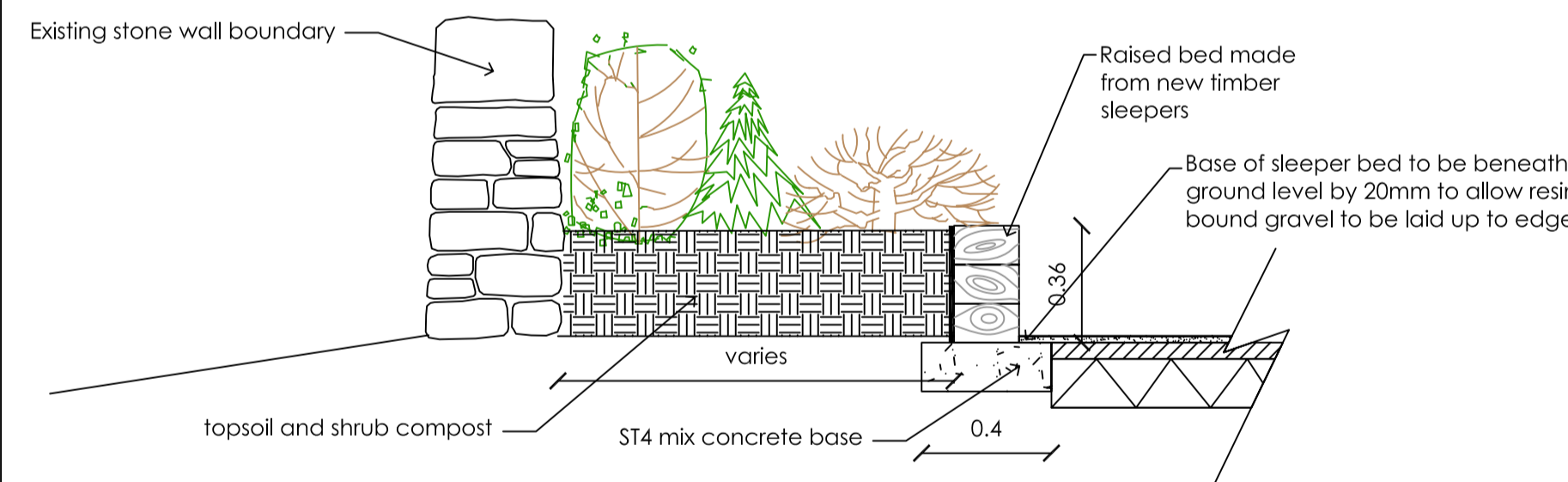
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- NOTES**
- Stone for ramp wall to be reclaimed local stone and copings. Copings to be approx. 600x350x50mm. Wall height at entrance to be 1000mm, but will ramp down to a height of 400mm at ground level within the site.
 - Ramp width to be 1500mm for disabled access. Height of fall at entrance is 580mm, falling to existing ground level.
 - Surface of ramp to be mot type 1, well compacted, 50mm macadam surface course and 18mm resin bound gravel
 - Ramp gradient to be approx. 1:19 or 1:20, with flat platform at top of 1500x1500mm.

D03 - Detail of Raised Beds

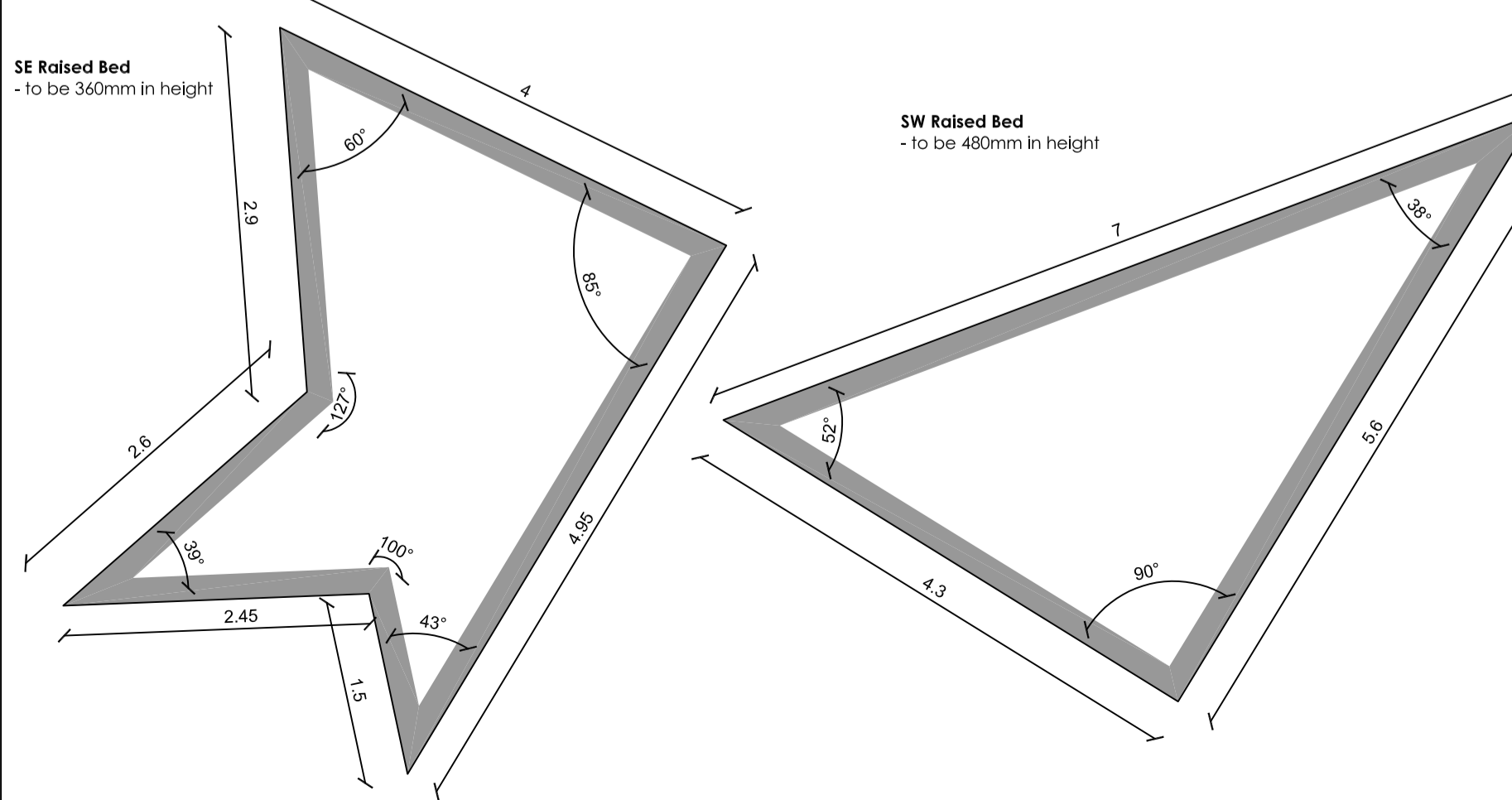
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- NOTES**
- Timber sleepers to be new hardwood sleepers at 200x120x2400mm
 - Two raised beds to be different in height (SE raised bed at 3 sleepers high - 360mm and SW raised bed at 4 sleepers high - 480mm)
 - Sleepers to be attached to each other using a timber baton (50x50mm) screwed onto each

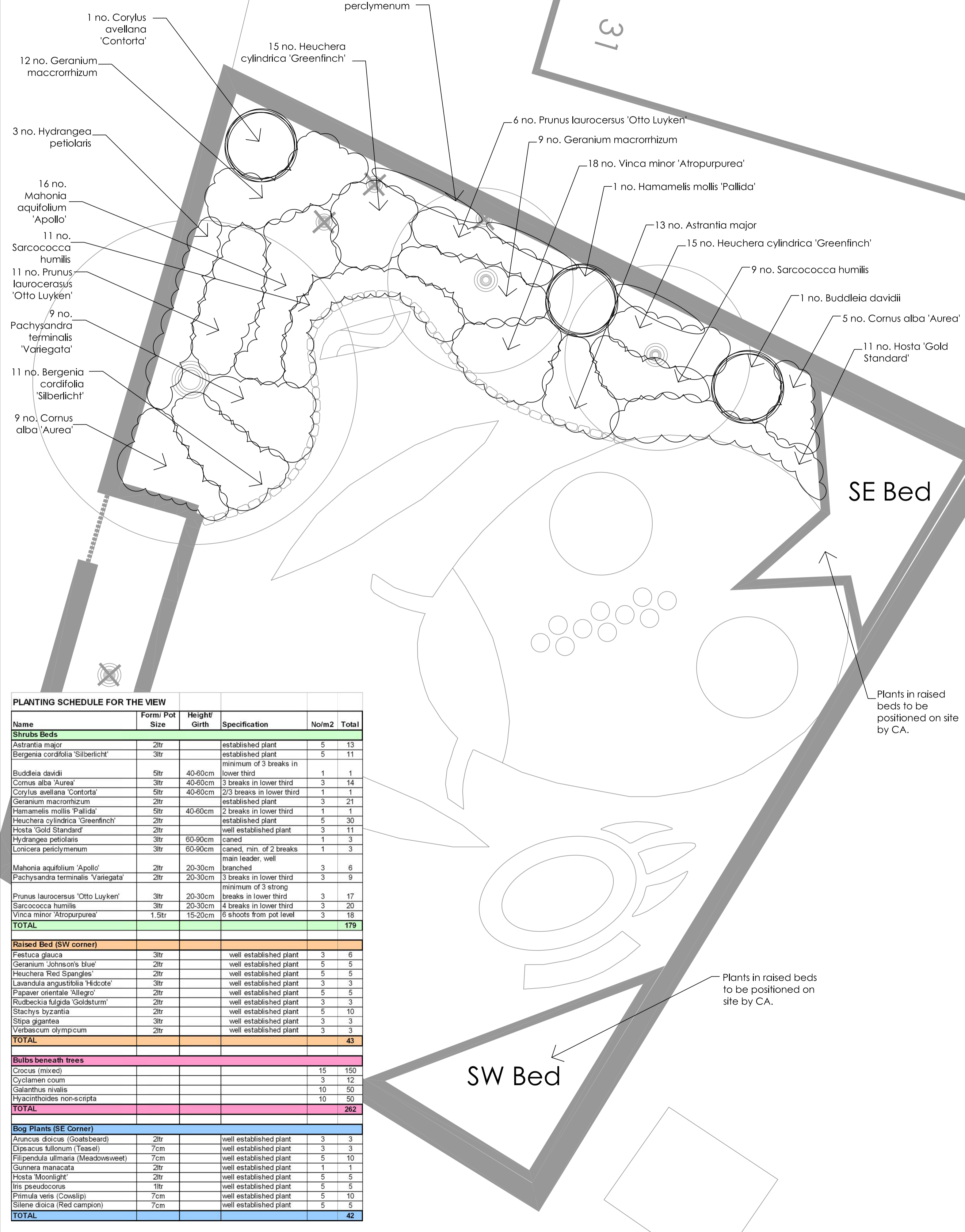
D05 - Dimensions of Raised Beds

Scale 1:50



D04 - Planting Plan

Scale 1:50



Name	Form/ Pot Size	Height/ Girth	Specification	No/m2	Total
Shrubs Beds					
Astrantia major	2tr		established plant	5	13
Bergenia cordifolia 'Siberlicht'	3tr		established plant	5	11
Buddleia davidii	5tr	40-60cm	minimum of 3 breaks in lower third	1	1
Cornus alba 'Aurea'	3tr	40-60cm	3 breaks in lower third	3	14
Corylus avellana 'Contorta'	5tr	40-60cm	2/3 breaks in lower third	1	1
Geranium macrorrhizum	2tr		established plant	3	21
Hamamelis mollis 'Pallida'	5tr	40-60cm	2 breaks in lower third	1	1
Heuchera cylindrica 'Greenfinch'	2tr		established plant	5	30
Hosta 'Gold Standard'	2tr		well established plant	3	11
Hydrangea petiolaris	3tr	60-90cm	caned	1	3
Lonicera periclymenum	3tr	60-90cm	caned, min. of 2 breaks	1	3
Mahonia aquifolium 'Apollo'	2tr	20-30cm	main leader, well branched	3	6
Pachysandra terminalis 'Variegata'	2tr	20-30cm	3 breaks in lower third	3	9
Prunus laurocerus 'Otto Luyken'	3tr	20-30cm	minimum of 3 strong breaks in lower third	3	17
Sarcococca humilis	3tr	20-30cm	4 breaks in lower third	3	20
Vinca minor 'Atropurpurea'	1.5tr	15-20cm	6 shoots from pot level	3	18
TOTAL					179
Raised Bed (SW corner)					
Festuca glauca	3tr		well established plant	3	6
Geranium 'Johnson's blue'	2tr		well established plant	5	5
Heuchera Red Spangles'	2tr		well established plant	5	5
Lavandula angustifolia 'Hidcote'	3tr		well established plant	3	3
Papaver orientale 'Allegro'	2tr		well established plant	5	5
Rudbeckia fulgida 'Goldsturm'	2tr		well established plant	3	3
Stachys byzantia	2tr		well established plant	5	10
Stipa gigantea	3tr		well established plant	3	3
Verbascum olympicum	2tr		well established plant	3	3
TOTAL					43
Bulbs beneath trees					
Crocus (mixed)				15	150
Cyclamen coum				3	12
Galanthus nivalis				10	50
Hyacinthoides non-scripta				10	50
TOTAL					262
Bog Plants (SE Corner)					
Arnica montana (Goatsbeard)	2tr		well established plant	3	3
Ornithoglossum (Teasel)	7cm		well established plant	3	3
Filipendula ulmaria (Meadowsweet)	7cm		well established plant	5	10
Gunnera manicata	2tr		well established plant	1	1
Hosta 'Moonlight'	2tr		well established plant	5	5
Iris pseudocorus	1tr		well established plant	5	5
Primula veris (Cowslip)	7cm		well established plant	5	10
Silene dioica (Red campion)	7cm		well established plant	5	5
TOTAL					42

Notes

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NO.	REVISION NOTES	ISSUE	CHKD

DESIGN PLANNING TENDER CONTRACT

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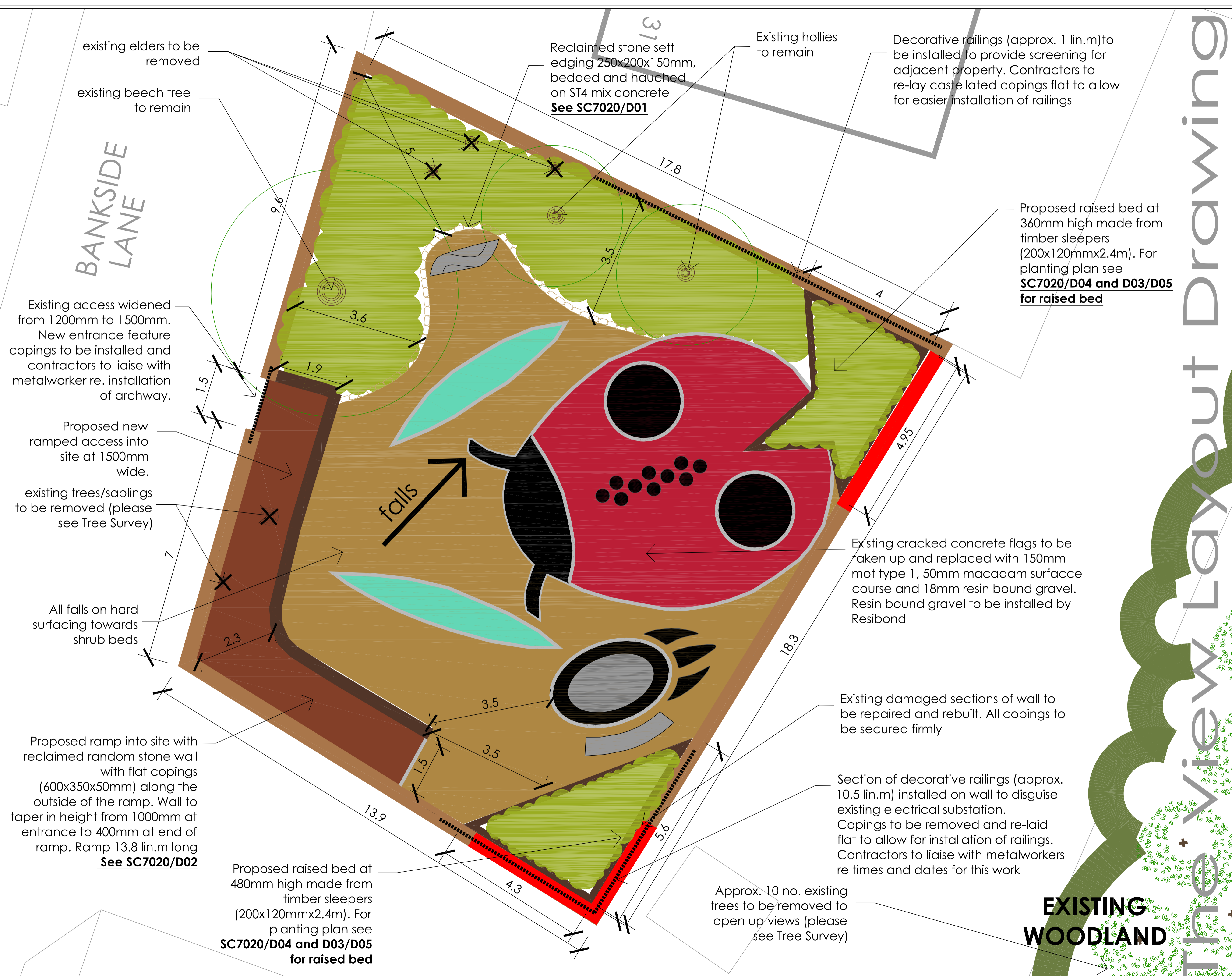
PROJECT
Bankside Lane - 'The View'

TITLE
Construction Details

SCALE	DATE	DRAWING NO.
As Shown	23.04.08	SC7020/D01-5
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RM	AD	SC7020
ISSUE		

The View Construction Details

BANKSIDE LANE



existing elders to be removed
existing beech tree to remain

Reclaimed stone sett edging 250x200x150mm, bedded and haunched on ST4 mix concrete
See SC7020/D01

Existing hollies to remain

Decorative railings (approx. 1 lin.m) to be installed to provide screening for adjacent property. Contractors to re-lay castellated copings flat to allow for easier installation of railings

Proposed raised bed at 360mm high made from timber sleepers (200x120mmx2.4m). For planting plan see **SC7020/D04 and D03/D05 for raised bed**

Existing access widened from 1200mm to 1500mm. New entrance feature copings to be installed and contractors to liaise with metalworker re. installation of archway.

Proposed new ramped access into site at 1500mm wide.

existing trees/saplings to be removed (please see Tree Survey)

All falls on hard surfacing towards shrub beds

Proposed ramp into site with reclaimed random stone wall with flat copings (600x350x50mm) along the outside of the ramp. Wall to taper in height from 1000mm at entrance to 400mm at end of ramp. Ramp 13.8 lin.m long
See SC7020/D02

Proposed raised bed at 480mm high made from timber sleepers (200x120mmx2.4m). For planting plan see **SC7020/D04 and D03/D05 for raised bed**

Existing cracked concrete flags to be taken up and replaced with 150mm mot type 1, 50mm macadam surface course and 18mm resin bound gravel. Resin bound gravel to be installed by Resibond

Existing damaged sections of wall to be repaired and rebuilt. All copings to be secured firmly

Section of decorative railings (approx. 10.5 lin.m) installed on wall to disguise existing electrical substation. Copings to be removed and re-laid flat to allow for installation of railings. Contractors to liaise with metalworkers re times and dates for this work

Approx. 10 no. existing trees to be removed to open up views (please see Tree Survey)

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- KEY
- Existing wall
 - Damaged sections of wall to be rebuilt
 - Proposed wall along ramp
 - Proposed railings, gate and archway
 - Proposed planting
 - Existing trees to remain
 - Existing trees and saplings to be removed (see Tree Survey)
 - Resin Bound Gravel - Berry Red 1 - 3 mm
 - Resin Bound Gravel - Basalt Black 2 - 5mm
 - Resin Bound Gravel - Dark Green Collux 1 - 3 mm
 - Resin Bound Gravel - Corn Flint 3 - 6mm
 - Resin Bound Gravel - Terracotta 2 - 5mm
 - Resibond aluminium edging 18mm depth
 - Reclaimed stone sett edging 200x150x250mm
 - Artist designed seat, bench and table (to be manufactured and installed by Luke Lister Blacksmiths)

NO.	REVISION NOTES	ISSUE	CHKD
00.00.00			
13.05.08	REV A - changes to layout and site according to notes		

DESIGN	PLANNING	TENDER	CONTRACT
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PROJECT
Bankside Lane - 'The View'

Layout Drawing

SCALE 1:50	DATE 13.05.08	DRAWING NO. SC7020/L01
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		ISSUE rev a

EXISTING WOODLAND

The View Layout Drawing









