

Application No: 2008/800

Application Type: Full

Proposal: Schemes of Environmental Improvement (works including communal bin stores, gates, lighting column , planters and re-surfacing of back streets)

Location: Land at Dale Street, Fern Street Car Park, Baker Street, Lily Street, Rose Hill Street & Daisy Bank and Rose Street, Bacup

Report of: Planning Unit Manager

Status: For Publication

Report to: Development Control Committee

Date: 5 February 2009

Applicant: Groundwork Pennine Lancs

Determination Expiry Date:
16 February 2009

Agent:

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

The application relates to a number of sites located off Burnley Road, Bacup, within the Town Centre Conservation Area being Back Rose Hill Street/Rose Street, rear 2-28 Dale St, front 2-28 Dale St, Baker St and Fern St, Daisy Bank and Dale St, rear Dale Street, Back Fern St, Lily St and Back Lily St/Rose Hill Street.

The site comprises terraced housing of stone and slate construction with a number of unadopted streets in a poor condition. The application site is situated on rising land and is located within the defined urban boundary.

2. RELEVANT PLANNING HISTORY

2007/667 and 688 - Refurbishment of back streets including installation of timber raised beds & provision of gates. The application was approved on the 11/12/2007 and is currently being implemented.

3. THE PROPOSAL

The application seeks permission for works to provide an environmental improvement scheme comprising communal bin stores, gates, lighting column, planters and re-surfacing of back streets to create an enhanced visual appearance to the area, and are a continuation of works approved under application 2007/667 and 2007/688 which related to the refurbishment of some of the back streets and included installation of timber raised beds & provision of gates to provide additional security. The schemes are in association with Elevate. Part of the land is within the Council's ownership and therefore falls to be determined by Committee.

4. POLICY CONTEXT

National

PPS1 – Delivering Sustainable Development

Development Plan

Regional Spatial Strategy for the NW of England (2008)

Policy DP1-9	Spatial Principles
Policy RT4	Management of the Highway Network
Policy EM1	Environmental Assets

Saved Policies of the Adopted Rossendale District Local Plan (1995)

DS1 – Urban Boundary
DC1 – Development Criteria
DC4 – Materials

Other Material Planning Considerations

LCC Parking Standards
RBC Core Strategy

5. CONSULTATION RESPONSES

LCC (Highways)

No objection in principle.

6. REPRESENTATIONS

Site notices were posted on 28/01/2009 as shown on the site plan and a notice appeared in the Rossendale Free Press on the 9/01/2009. Extensive neighbour consultation took place by letter on the 09/01/2009 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.

No responses have been received.

8. ASSESSMENT

The principal issues for consideration are 1) Principle, 2) Visual and Heritage Interest, 3) Neighbour Amenity and 5) Highway considerations.

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 and is acceptable in principle.

Conservation Area

The proposed development is located within the Bacup Town Centre Conservation Area. The areas which are subject to the works are in a poor state of repair and under planning application 2007/667 and 2007/688, permission has been granted for a scheme of environmental improvement. It is considered that the current proposal would continue to preserve and enhance the character and appearance of the Conservation Area.

Visual Amenity

It is intended that the space provided would be welcoming and private and be finished with quality materials which would complement the recent works that have been carried out in the area under the Elevate programme. As such, the proposed scheme is acceptable in terms of its design and appearance and accords with saved Policy DC1 (Development Criteria) of the Adopted Rossendale District Local Plan in this regard.

Neighbour Amenity

In neighbour amenity terms, the proposals would not raise any issues relating to a loss of privacy, outlook or light and are acceptable. The proposal therefore accords with the criteria of saved Policy DC1 (Development Criteria) of the Adopted Rossendale District Local Plan.

Highway Safety

The Highway Authority has not raised objection in principle to the proposal.

9. SUMMARY REASON FOR APPROVAL

The site is located within the Urban Boundary of Bacup and is a continuation of an existing scheme of environmental improvement. It is therefore considered that the proposal accords with the provisions of PPS1/ EM1 / RT4 of the Regional Spatial Strategy, and saved Policy DS1 (Urban Boundary) and the criteria of saved Policy DC1 (Development Criteria) and saved Policy HP1 (Conservation Areas) of the Adopted Rossendale District Local Plan.

10. RECOMMENDATION

That the permission be granted subject to the following conditions:

11. 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 Policy DC1 of the Rossendale District Local Plan.
3. The development shall be carried out in accordance with Drawing Nos SC7034/D01-09 and 7034/L01-9 received on 16 December 2008. Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.

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