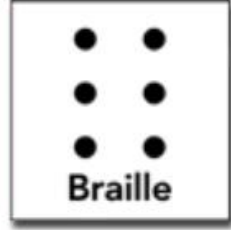
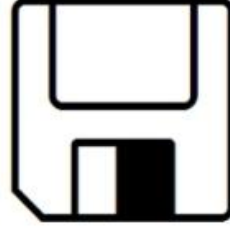
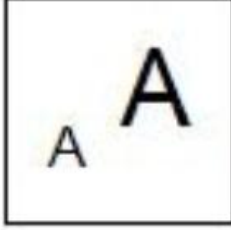


Conversion and Re-Use of Buildings in the Countryside Supplementary Planning Document (SPD) Consultation Document

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آآپنی یقی اسب تآآیور سآر سآنگفپ بڈ ہرہفر ہآپآی، آڈیو کآسےٹے آآہبآ ہآرےآی ہآڈآ آنآ کون ہآبآی پےتے آآن تآہلے آنؤہر کھرے آآآدھرکے آآنآلے آآمرآ آتآسآ آآشآ مآنلے تآر بآبمسآ کھرہب ।

آنؤہر کھرے 01906 219999 آہی نآہآرے آآہبآ کآمیڈنیکیشن سیکشن، ٹآون سنٹر آفیس، رٹسٹل بی.بی.8 9آل.آےڈ. آہی ٹیکآنآی یوگآیوگ کھرہن ।

آگر آپ کو ان معلومات کا خلاصہ بڑے حروف میں، آڈیو کیسٹ پر، یا انگریزی کے علاوہ کسی اور زبان میں درکار ہے تو برائے مہربانی ہمیں بتائیں، ہم بخوشی آپ کے لیئے اس کا انتظام کریں گے۔

برائے مہربانی 01706 217777 پر ٹیلیفون کریں یا پھر کمیونی کیشن سیکشن سے اس پتے پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ

If you would like a summary of this information in large print, on audio cassette or language other than English, please let us know and we will be happy to arrange it.

Please telephone 01706 217777 or Contact Communications Section, Futures Park, Bacup, Lancashire, OL13 0BB

The Summons and reports are also available for inspection at the Council's One Stop Shop, Lord Street, Rawtenstall

1. Introduction

- 1.1. This statement has been prepared in order to meet the requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country (Local Development) (England) Regulations 2004. Regulation 18 (4) requires that before a local authority adopts a supplementary planning document (SPD) all representations on the draft SPD must be considered. It also requires authorities to prepare a statement setting out a summary of the main issues raised in any representations received and how these have been addressed in the SPD that is intended to be adopted.
- 1.2. These requirements are supported by Planning Policy Statement 12: Local Development Frameworks (PPS12), which states that local planning authorities should prepare SPDs in accordance with their Statement of Community Involvement (SCI) or the minimum requirements in the Regulations where there is no adoption statement.
- 1.3. The consultation period for the SPD ran for a period of six weeks commencing 7th September through to 16th October 2009. This statement sets out how the Council has taken on board the comments made on the SPD.

2. Consultation Undertaken

- 2.1. Preliminary consultation was undertaken firstly on an informal basis with relevant Council Officers (at the evidence gathering stage) with feedback considered during the drafting of the supplementary planning document. Key stakeholders were then sent copies of the draft Sustainability Appraisal (SA) Scoping Report and Draft SPD. The SPD was then approved for public consultation by the Council's Cabinet in July 2009.
- 2.2. Following Council approval, the public consultation process began on the 7th September. Consultation was undertaken in accordance with the Statement of Community Involvement. Letters and e-mails were sent out to consultees on the Consultation Database and an advertisement was placed in the Rossendale Free Press to invite comments from the wider public...
- 2.3. The public consultation on the SPD accords with the Regulations. A wide variety of organisations and individuals were informed of the public consultation and invited to make representations on their content.
- 2.4. The draft SPD, associated documents and SPD Matters were made available on the Council's web site www.rossendale.gov.uk.
- 2.5. Copies of the draft SPD and associated documents were placed at the One Stop Shop, Rawtenstall and all the public libraries during their normal opening hours.
- 2.6. Copies of the draft SPD and/or any of the associated documentation could also be sent out in the post if requested, free of charge.

3. Responses to Representations

3.1. A total of 23 comments were made by organisations and individuals by the consultation closing date. This included comments made on the Sustainability Appraisal.

3.2. All comments received on the draft SPD have been taken into consideration and amendments and revisions have been made where considered appropriate. Appendix 1 details the individual comments made and the action that has been taken.

3.3. Overall there was general support for the SPD and its content, although some respondents considered that more support should be given to seeking residential rather than economic uses, where appropriate. Below is a summary of the issues raised:

- Protection of barn owls.
- Consideration of Coal Mining legacy issues in the countryside.
- Greater reference to be made to the provisions of Draft (now Final) Planning Policy Statement 4.
- Support economic growth by enabling more residential development.
- Design issues – some respondents were in agreement with what was being proposed, others were not.
- Include more description of Rossendale's landscape character.
- Include references to Secure By Design, renewable energy generation facilities, and sustainable urban drainage.

APPENDIX 1 – COMMENTS RECEIVED & COUNCIL RESPONSES

Ref	Body/Organisation	Representation	Responses & Changes where Applicable
1.	National Grid House	1. No Comments.	1. N/A
2.	Barn Owl Trust	<p>1. Process applications in accordance with "Barn Owls and Rural Planning Applications - a Guide."</p> <p>2. Provide permanent nests / roosts within roof spaces of all rural developments (unless within 1km of major road, in an urban area or over 300 m above sea level.</p> <p>3. Mitigate against disturbance to barn owls at an application site prior to and during development.</p> <p>4. Loss of foraging habitat (rough grassland) should be compensated for (using planning conditions / s.106s.</p> <p>5. Council should fulfill statutory obligation to tell public of Part 1 of the Wildlife and Countryside Act (1981) - measures to conserve protected species.</p> <p>6. Council should consider favourably proposals which enhance biodiversity.</p>	<p>1. Add text to section 6.3 (p24): "In order to safeguard Barn Owl Habitats, applications will be processed in accordance with "Barn Owls and Rural Planning Applications - a Guide." (Barn Owl Trust) where appropriate."</p> <p>2. None - should be encompassed in no.1 above.</p> <p>3. None - should be encompassed in no.1 above.</p> <p>4. None - should be encompassed in no.1 above.</p> <p>5. None - it is felt that section 6.3 adequately covers biodiversity and protected species.</p> <p>6. None - it is felt that section 6.3 adequately covers biodiversity and protected species.</p>
3.	4NW	1. General comments from 4NW on SPD preparation. Asks that the RSS is considered as a whole, and that	1. None - it is felt that the SPD already reflects RSS policies.

		SPDs reflect RSS policies.	
4.	Councillor G Sandiford	<p>1. Considers subject has been well covered.</p> <p>2. But need to consider role of horse-riding, source of rural income and tourism, spin offs e.g. saddlers/farriers, maintaining green fields (especially given demise of other farming activities). Facilities needed for exercising horses.</p>	<p>1. N/A</p> <p>2. None - covered by PPS4.</p>
5.	North West Regional Development Agency	<p>1. S.3 needs to refer to Draft PPS 4, which will replace parts of PPS 7, and relates to the rural economy.</p> <p>2. Policy EC14 of the draft PPS 4 is very relevant. Identifies matters that local planning authorities should take into account, including local economic and social needs and opportunities. "Re-use for economic purposes will usually be preferable".</p> <p>3. Requests that the Council take PPS 4 into account before finalising the SPD.</p>	<p>1. Paragraphs added into SPD (p6-7) detailing the relevant policies in PPS4.</p> <p>2. Paragraphs added into SPD (p6-7) detailing the relevant policies in PPS4.</p> <p>3. Paragraphs added into SPD (p6-7) detailing the relevant policies in PPS4.</p>
6.	M L Kinsella	<p>1. Industries have declined leaving unsightly mills. Farming has declined too.</p> <p>2. Rossendale is a predominantly residential area with employment provided outside the Borough. So should concentrate on attracting income through encouraging residential occupation and maximising</p>	<p>1. N/A</p> <p>2. None - This is dealt with by PPS4 / PPS7.</p>

		<p>land and water for recreation.</p> <p>3. Contests favouring conversion to agricultural uses, which will create very few jobs and deter potential positive development.</p> <p>4. Past conversions have had positive impact on the environment and local economy.</p> <p>5. PPS 7 - sustainable development - Rossendale's economy best served by encouraging population increase and residential property uptake to support niche business development.</p> <p>6. PPS 7 - Restricting buildings to employment uses do not best serve economic performance as few jobs are created. Also legacy of unsightly properties as property owners are discouraged from releasing derelict or under-used buildings.</p> <p>7. PPS 7 - Don't create artificial barriers by adopting employment use first - let market dictate if employment is viable.</p> <p>8. PPS 7 - Rossendale is at best 'semi-rural' so different to a rural community. Got good transport links to economic powerhouse. More rural areas are remote to employment so little choice other than employment.</p>	<p>3. None - This is dealt with by PPS4 / PPS7.</p> <p>4. N/A</p> <p>5. None - This is dealt with by PPS4 / PPS7.</p> <p>6. None - This is dealt with by PPS4 / PPS7.</p> <p>7. None - This is dealt with by PPS4 / PPS7.</p> <p>8. N/A</p>
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		<p>9. PPS 7 - Concentrate economic development priorities on vitality of town centres creating retail offer to attract inward investment to serve needs of wealthier population, encouraging new enterprises e.g. food retailing, lifestyle businesses and niche sectors (encouraging speciality retailing, tourism, recreational activities.</p> <p>10. Local policy - Do not agree with DS 3 that permission will not be granted for other purposes than those listed.</p> <p>11. Conversion to residential use (CRU) - Disagree with requirement to secure business / commercial re-use. Onerous evidential requirement for conversion to residential will discourage property coming forward. Inappropriate to create barriers to restrict use.</p> <p>12. CRU - do not agree that buildings must be of substantial construction and converted without extensive rebuilding. There are many dilapidated buildings in the countryside that would benefit from rebuilding. Council should encourage renovation of such buildings.</p> <p>13. Permitted Development Rights - it</p>	<p>9. None - This is dealt with by PPS4 / PPS7.</p> <p>10. None - This is an issue with Saved Local Plan Policy DS3.</p> <p>11. None - This is dealt with by PPS4 / PPS7.</p> <p>12. None - substantial rebuilding risks affecting the character of the landscape and is encourages allowing dereliction in order to gain permission for developments in the countryside.</p> <p>13. None - PDRs are removed to preserve the</p>
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		<p>is not reasonable to remove PDRs where approval has been given to convert a building. Rather than removing PDRs as a blanket requirement, each application should be judged on its own merits.</p> <p>14. Not reasonable to require that garaging is incorporated into existing buildings - buildings may not be large enough to accommodate garages, and garage entrances could detract from the appearance of such buildings.</p> <p>15. Requirement to use original roofing materials is unreasonable and prohibitively expensive. Should allow similar / artificial materials.</p> <p>16. Stained windows and doors are more aesthetically pleasing than paint and timber substrate.</p> <p>17. Change wording of 'must' to 'preferable to' use existing access tracks.</p> <p>18. Some form of soft landscaping and boundary treatment should be permitted.</p> <p>19. It is not appropriate to require</p>	<p>character of a building and prevent excess development in the countryside.</p> <p>14. None - external garages are not generally original features and their construction would affect the character of buildings and landscapes in the countryside.</p> <p>15. None - 'similar/artificial' is too vague and risks misinterpretation, which could lead to developments completely out of character with the original building and surrounding built and natural landscape.</p> <p>16. N/A</p> <p>17. None - the word 'preferable' places no onus on developers to use original tracks. If use of original tracks is impossible, the case will be dealt with as it arises.</p> <p>18. None - soft landscaping and boundary fences are not in keeping generally with the original character of buildings or landscapes in the countryside.</p> <p>19. None - insertion of new floors within an open</p>
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		<p>residential properties to be a single storey within a two storey height building - it would be highly energy inefficient and would not be a reasonable living environment.</p> <p>20. Requiring lime mortar to be used is inappropriate - a statement requiring 'locally sourced materials' would be more appropriate.</p>	<p>building risks the architectural quality of the building, which should be conserved.</p> <p>20. None - lime based mortar and original techniques are generally important in ensuring the character of the building is not changed.</p>
7.	Coal Authority	<p>1. Keen to ensure that coal resources are not unduly sterilised by new developments - reference should be made to such issues.</p>	<p>1. New section added to SPD (6.8) to deal with coal issues. Text is as follows: "A large proportion of the countryside within Rossendale Borough is located within the coalfield and therefore has the potential to be affected by the legacy of former mining activities. In accordance with PPG14, development proposals within this area should incorporate an investigation of mining conditions and include mitigation measures, where appropriate, to ensure that the development is safe and stable. In addition, in line with guidance in MPS1 and MPG3, consideration should be given to whether developments would result in the unnecessary sterilisation of shallow coal resources and, if so, whether it would be feasible or appropriate to remove the coal in advance of such development.</p> <p>It should be noted that permission must be obtained from the Coal Authority for any development or site investigation works which intersect, disturb or enter into any coal seams, coal mine workings or coal mine entries (shafts and adits). Failure to obtain Coal Authority permission for any such works is trespass, with the potential for court action. Further information can be obtained from the licensing and</p>

		<p>2. The legacy of coal mining in Rossendale can create potential ground instability, emissions of gases, combustion issues, and water discharge issues.</p> <p>3. Reference should be made in section 6 of the SPD to the fact that many areas of countryside in Rossendale lie within the coalfield.</p> <p>4. Should remind applicants that permission from the Coal Authority should be sought for any intrusive activities which disturb coal seams (wording is suggested).</p>	<p>permissions section of the Coal Authority's website at: www.coal.gov.uk/services/permissions/index.cfm""</p> <p>2. As above.</p> <p>3. As above.</p> <p>4. As above.</p>
8.	Environment Agency	1. No objection to the proposed SPD.	1. N/A
9.	Natural England	<p>1. Need to conserve and enhance the natural environment, and access to it.</p> <p>2. The SPD should seek that developments should conserve and enhance the character and quality of the landscape and the character of built development in the countryside.</p> <p>3. Landscape character of the borough should be described in more detail.</p>	<p>1. None - this is dealt with in the emerging Core Strategy.</p> <p>2. None - the SPD already does this.</p> <p>3. Text added to section 2 to address this - text as follows: "The Borough is defined by a series of interlocking valleys dissecting open moorland, which has determined how the district has grown and developed over the years. A series of closely</p>

		<p>4. On p4, what is meant by a 'natural landscaped feature'?</p> <p>5. We would expect 'avoidance' of harm to protected species to be considered as a first planning principle, prior to the consideration of 'mitigation'.</p> <p>6. We would advise that the detailed guidance promotes developments of high quality design and which preserve the rural character of the area.</p> <p>7. We support the implementation of sustainable designs.</p>	<p>linked small towns line the valley floors, the largest being Rawtenstall and Bacup. Expansive long distance views are available from the uplands with the Right of Way network forming an important leisure resource both for local people and from further afield. Rossendale forms part of the broader South Pennine Landscape Character Area defined by Natural England which includes the West Pennine Moors stretching west towards Chorley plus large elements of Calderdale, parts of Burnley, Pendle and Bradford Districts. The Borough's uplands have been extensively quarried over many years and continue to be so. Many of the buildings in the Borough are built from the local sandstone which gives the towns and villages in the area a distinct identity."</p> <p>4. Text in document (section 4.1) changed to "natural landscape feature".</p> <p>5. Text in document (sections 4.1 and 6.3) changed to reflect "avoidance of harm" rather than "mitigation".</p> <p>6. Text in document (section 6.4) added: "Regardless of Listing status, the Council expect any conversion of buildings in the countryside to incorporate high quality design, and contribute towards the preservation of the rural character of the area."</p> <p>7. None - section 6.5 already deals with this.</p>
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		<p>8. We suggest that you give consideration to inclusion of: sustainable design and construction, use of locally distinctive designs and materials, visual enhancement of buildings and areas through development proposals, sensitive design and location of external lighting.</p>	<p>8. None - it is felt that the document already covers these aspects.</p>
10.	National Trust	<p>1. p8 - ppg15 (Para. 3.10) - the best use for a vacant historic building will often be the use for which it was originally designed.</p> <p>2. p12 - policy 4.1 - difficult to see where man-made features in the wider landscape fit into this policy - should mention the protection/restoration/enhancement of them.</p> <p>3. p13 - policy 4.2 - the fourth bullet point is unrelated to the others and should be a separate sentence for independent consideration.</p> <p>4. p16 - policy 5.1 - states exceptions may 'especially' be made in respect of listed buildings. The word 'especially' should be removed.</p> <p>5. p19 - policy 5.7 - unclear why gravel is preferred to tarmacadam - clarification is needed.</p> <p>6. Section 5 in general -</p>	<p>1. Text on p9 altered to reflect ppg15 guidance.</p> <p>2. Policy 4.1 amended to reflect protection and enhancement of the natural and man-made landscape.</p> <p>3. Disagree - the fourth bullet point is a key consideration along with the first three bullet points.</p> <p>4. Disagree - the word 'especially' is needed in the sentence.</p> <p>5. Text added to policy 5.7: "in order to avoid lending an urbanised character to the countryside, and to promote sustainable drainage".</p> <p>6. No amendments made - unsure of both the</p>

		paraphernalia of family life (greenhouses, play equipment, sheds) can be a consideration - suggest that a new policy is worded to address these concerns.	legality and desirability of limiting families' paraphernalia.
11.	Lancashire Economic Partnership	<p>1. Little reference to economic development within the document.</p> <p>2. Document somewhat prescriptive - means that businesses may not be able to absorb extra costs associated with prescriptive conversions - and may act against rural employment generation.</p>	<p>1. None - rural economic development is promoted by the SPD in that it encourages reuse of buildings for economic uses - and now includes a section detailing the relevant wording on economic development from PPS4 (based on previous comments).</p> <p>2. None - the document states in section 1 (introduction) that "all proposals will be considered on their individual merits".</p>
12.	CRRE Lancashire Branch	1. No comments.	1. N/A
13.	Highways Agency	1. Acknowledges the Council's aim to ensure that where any proposals to convert or re use buildings in the countryside it ensures that the proposed use is appropriate and sustainable in terms of its location and access to public transport and local services.	1. N/A
14.	Rural Futures	<p>1. SPD is regressive towards economic development in rural areas - policies do not reflect the true economic activities in the rural North West - agriculture, forestry and tourism account for less than 0.03% of rural GVA in reality.</p> <p>2. No mention of any rural policy</p>	<p>1. None - the SPD supports economic development in rural areas - relevant sections of PPS4 have been added following previous comments.</p> <p>2. None - national, regional and local planning</p>

		<p>documents - e.g. RES, State of the Rural North West, CRC, etc.</p> <p>3. Development will primarily be for housing, not economic purposes - policy should reflect this.</p> <p>4. Majority of redundant buildings in countryside are now block and tin structures from the 1950s/60s - it would be better to allow for reuse based on existing footprint for economic purposes.</p> <p>5. Provide a positive policy for enterprise activity instead of the present SPD.</p>	<p>policy documents deal with rural economic development, the SPD is primarily a guide for conversions of rural buildings.</p> <p>3. None - the SPD contains guidance on conversions for both residential and economic purposes, and states in section 1 that "all proposals will be considered on their individual merits".</p> <p>4. None - the SPD does not preclude against conversions of such structures for economic uses. Section 1 states "all proposals will be considered on their individual merits".</p> <p>5. None - policies to promote rural enterprise activity are not appropriate in this SPD, which is designed as a guide to the conversion of rural buildings. National, regional and local planning policy documents deal with the promotion of economic activity.</p>
15.	Edenfield Village Residents Association	<p>1. Urge use of natural stone when extending / altering stone buildings.</p> <p>2. Use sympathetic roofing materials</p> <p>3. Changes should be to scale</p>	<p>1. None - policy 5.9 already states "The original materials used in the construction of the building should be retained and restored where practicable. Where this is not possible, new materials must be natural and match the existing in all respects."</p> <p>2. None - policy 5.3 already states "Undertake any required re-roofing using materials to match the original."</p> <p>3. None - policy 5.2 already states "The building</p>

		4. Should seek further business use on former industrial buildings and not assume residential use	<p>must be capable of conversion without the need for significant extension"</p> <p>4. None - policy 4.2 already states that before accepting a conversion for residential use, the Council will require that "Every reasonable attempt has been made to secure business/commercial re-use and that these uses are not viable".</p>
16.	Stephen Anderson	<p>1. Consider how internal features might be addressed in applications.</p> <p>2. Suggest that Para 5.12 is changed to include 'matching mortar'.</p> <p>3. Expansion on the issues of solar panels and wind turbines is suggested - sustainable design may conflict with other guidance in the SPD.</p>	<p>1. None - policy 5.11 deals with internal features in detail.</p> <p>2. None - in line with guidance issued by the Society of the Protection of Ancient Buildings, the Council requires re-pointing using lime based mortars and traditional methods.</p> <p>3. Text added to policy 5.15 to deal with this issue: "Proposals for small scale domestic renewable energy generation facilities will be considered separately on their own merits, and must not adversely affect the rural character of the natural or historic human landscape."</p>
17.	Colne Police Station	1. Incorporate Secure By Design into the document.	1. Text added to section 6.1 "- and adopting the principles of the Secure By Design initiative" to address this issue.
18.	Ofcom	1. No comments	1. N/A
19.	Chemical Industries	1. Planning Advice for Developments near Hazardous Installations (PADHI+) rule 4c (consideration of existing use) no longer forms part of the HSE's advice. This applies to new and current buildings undergoing a change of use.	1. None - the SPD does not need to include details of PADHI, as proposals near to a major hazard chemical installation or pipeline are dealt with separately in conjunction with the HSE. The changes to Rule 4c (consideration of existing use) would therefore be the concern of the HSE.
20.	The Theatres Trust	1. We support this comprehensive and informative document but do not	1. N/A

		have any specific comments to make	
21.	Civil Aviation Authority	1. The CAA does not normally comment on planning applications unless its own property is affected or wind turbines are involved	1. N/A
22.	Hartley Planning and Development Associates Ltd	1. As long as buildings are structurally stable, they should be considered for residential purposes.	1. None - the procedure for consideration of proposed conversions for residential purposes is already dealt with under policy 4.2.
23.	United Utilities	<p>1. p10 - policy DC.1 - support this policy. For criteria 'h' you may wish to add 'and emergency/utility services'.</p> <p>2. p12 - paragraph 4.2 - supported.</p> <p>3. p20 - paragraph 5.8 - supported.</p> <p>4. p25 - paragraph 6.5 - could be more explicit in stating that modern sustainable design can be incorporated without detriment to the rural character.</p> <p>5. The SPD could also say that developers pay attention to conserving potable water - by using various water saving devices and designs.</p> <p>6. Should mention the incorporation of SUDS techniques.</p>	<p>1. None - whilst RBC would agree with this amendment, it is suggested for an existing saved policy (DC.1) of the Rossendale Local Plan - which is adopted and cannot be altered - policy DC.1 is not specifically part of the SPD, the SPD merely quotes it.</p> <p>2. N/A</p> <p>3. N/A</p> <p>4. None - section 6.5 already supports "creating [sustainable] buildings that meet the needs of building users whilst minimising effects on the environment".</p> <p>5. Text added to section 6.5: "including the incorporation of water saving devices and Sustainable Urban Drainage Systems (SUDS)."</p> <p>6. Covered in (5) above.</p>

APPENDIX 2 – LIST OF CONSULTEES

List of those consulted under Regulation 17

E1 Consultees

Government Office for the North West
Regional Planning Officer
Regional Planning Policy Co-ordinator
Planning Inspectorate
Burnley Borough Council
Calderdale Borough Council
Calderdale MBC
Hyndburn Council
Lancashire County Council
Rochdale MBC
Whitworth Town Council
Hapton Parish Council
Cliviger Parish Council
Dunnockshaw & Clowbridge Parish Council
Habergham Eaves Parish Council
North Turton Parish Council
Wadsworth Parish Council
Bury MBC
Blackburn with Darwen Borough Council
Natural England
English Heritage
Commission for Architecture & Built
Environment
English Heritage
Highways Agency
Highways Agency
North West Team
Rail Passengers Council
East Lancashire Rail Company
East Lancashire Rail Company
Network Rail
Network Rail
Northwest Regional Development Agency
Yorkshire Forward
Ofcom
NTL
Ms Victoria McSherry
British Telecom
Director of Public Health
United Utilities, Ground Floor
United Utilities
Powergen
NW Electricity Board

E2 Consultees

The Education & Welfare Centre
Lancashire County Council
Department for the Transport
Department of Trade and Industry
Defence Estates North
Department of Work and Pensions
Department of Constitutional Affairs
Sport England
Sports Council for the NW
Sports Development
Office of Government Commerce
Treasurer-Cribden Neighbourhood
Association
Stubbins Residents Association
Rawtenstall Residents Association
Irwell Vale & Lumb Residents Association
Turn Village Residents Association
Helmshore Residents Association
Grane Residents Association
Edenfield and District Community
Burnley Road Action Group
Anglo Pakistani Society
Asian Groups Association
Religious Society of Friends
Asian Women's Group
Asian girls group
Rossendale Muslim Girls and Women's
Group
Haslingden Baptist Church
Haslingden Bangladeshi Welfare
Association
Masjid-e-Bial and Islamic centre
Disability Rights Commission
Access Lancashire
Multiple Sclerosis Rossendale
Blind Society
Aged Blind and Deaf Centre
Rosendale Valley Deaf Group
Rossendale MENCAP and Gateway
East Lancashire Deaf Society
Rossendale BEA
Northern Technologies
WISE Women Investing in Skills for
Entrepreneurship

The Guardian Angel Entrepreneur Network
Knowledge North West

E3 Consultees

Age Concern England
Manchester Airport Plc
British Chemical Distributors and Traders
Association Ltd
British Geological Survey
County Ecology Unit
East Lancs. Chamber of Commerce
Rossendale Chamber of Commerce
Church Commissioners Manchester
Civil Aviation Authority
Coal Authority
The Built Environment
Commission for New Towns and English
Partnerships
Racial Equality
Crown Estate Office
Diocesan Board of Finance
Disability Rights Commission
National Grid
Policy Team Manager
British Telecom
RBC: Contamination Land Officer
Chief Engineer (Bridges)
Environment Directorate
RBC: Public Rights of Way
Council for the Protection of Rural England
Friends of the Earth
RSPB
The Wildlife Trust for Lancashire
Lancashire Fire & Rescue Service HQ
Forestry Commission
The Gypsy Council
Health & Safety
Help the Aged
Rossendale Civic Society
Rossendale Civic Trust
Crawshawbooth & Loveclough Community
Association
East Lancashire Community Action
Partnership
LCC Youth and Community Services
Local Transport Planning Environment
Directorate
Rossendale Transport
Racial Equality
National Playing Fields Association

Rail Passengers Council
Crime Prevention Officer and Architectural
Liaison Officer
Maritime Centre
Town Planner
Freight on Rail
East Lancs. Railway
Network Rail
Northwest Regional Development Agency
Road Haulage Association
Home Builders Federation
Traveller Law Reform Coalition
North West Water
Woman's National Commission

Organisations

CPRE North West
A J Cocker Associates
Access & Heritage Team Leader
Aggregate Industries
Ancient Monuments Society
Arundel
Ashiana HA
Auto Cycle Union
B & E Boys
Barratt Manchester
Bat Consultancy Service
Bellway Homes
Briery Homes Limited
Britannia Residents United
British Horse Society (Chief Executive)
British Mountain Bike Federation
Bryant Homes NW Limited
Bryndor
Burnley, Pendle & Rossendale Primary
Care Trust
C/o GVA Grimley
C/o GVA Grimley
C/o GVA Grimley
CA Planning
Cable & Wireless Communications
Campaign for Real Ale Limited
Carpenter Bidwells Planning
CB Richard Ellis Limited
Charles Topham & Sons
Cheshire/ Warrington Tourist Board
Chief Assistant Infrastructure & Freight
Colliers CRE
Consulting Limited
Cork Toft Partnership

Council for British Archaeology	HOW Planning LLP
Country Land & Business Association	Hurstwood Development
Countryside Officer	Indigo Planning
Countryside Properties Plc	Institute de Beaute
Countryside Residential North West Ltd	JMP Consulting
County Education Department	John Rose Associates
Cribden Neighbourhood Association	John Rose Associates
Cribden Neighbourhood Association	Knight Frank
Cumbria Tourist Board	Knott Hill Farm
DAV Plan UK	L & J Consulting
David Wilson Homes North West	Lambert Smith Hampton
David Whitehead & Sons Ltd	Lancashire Badger Group
De Pol Associates	Lancashire County Council
Deakin Design Associates	Lancashire County Council
Deansgrave Farm	Lancashire County Council
Development Planning Partnership	Lancashire County Council
DPPS Consulting Group	Lancashire County Council
DPPS Consulting Group	Lancashire County Council
Dunlop, Heywood, Lorenz	Lancashire County Council
East Lancashire Building Partnership	Lancashire County Council
East Lancashire Hospital NHS Trust	Lancashire County Council Property Group
East Lancs. Health Authority	Lancashire PFA
Emerson Group	Lancashire Sock
English Shooting Council	Lancashire Special Educational Needs
Environment Directorate	Lancashire/ Blackpool Tourist Board
Eversheds Solicitors	Lancashire County Council
Fire and Rescue Service	Lancs. County Council District Partnership Officer
Footpath & Bridleway Trust	Land Manager
Fordham Research Limited	Land Mark Information Group
General Manager	Land Use Planning Adviser (E Midlands & NW)
Glengarth Construction	LCC Archaeology Service
Gough Planning Services	LCC Network Management Traffic & Safety
Grand National Archery Society	LCC Property Group (Land Agency)
Greenmount	Lichfield House
Greensnook House	Lovel Johns
Group Engineer Bridges	MAFF
GVA Grimley	Malahat Properties Limited
Halliwell LLP	Malcolm Judd & Partners
Harvest Housing Group	Market Traders
Haslingden Chamber of Trade	Matthew & Goodman
Haslingden EMB	MCP Planning & Development
Haslingden High School	Morris Homes (North) Limited
Hawthorn Farm	MSM Homes
Head of Dft Rail	Nathaniel Litchfield & Partners
Heritage Trust for the North West	National Generating Company
Higham & Company	Neighbourhood Manager for East Lancashire Area
Highways Manager	Nelson House
Homename Ltd	NHBC North Region
Houses of Parliament	Norfolk House
Houses of Parliament	
Housing 21	

North British Housing Limited
North Manchester National Farmers Union
North West British Mountaineering Council
Northwest Regional Development Agency
Northwest Regional Development Agency
Parish Council
Partnership Director
Paul & Company Chartered Surveyors
Paul Butler Associates
PC Components Limited
Peacock and Smith
Peel Holdings Ltd
Pennine Paths Protection Society
Persimmon Homes (Lancashire) Ltd
Planning Assistant
Planning Inspectorate Library
Planning Liaison
Planning Manager
Planning Partnership
Plot of Gold Limited
Police
Police
Policy Adviser - Environment
Priory Court
Railtrack Property
Ray Halliday
Research Co-ordinator Listen Here
Residential Design Limited
Rossendale Free Press
Rossendale Leisure Trust
Rossendale Riding Club
Rossendale Search & Rescue
Rowland Homes Limited
Royal Mail Group Property
Samuel Taylor, Son & Platt
Sandicroft Limited
Save Britain's Heritage
Seddon Homes Limited
Senior Planner
Senior Planner
Smith Gore
Social Services
Society for the Protection of Ancient Buildings
Society for the Protection of Ancient Buildings
Steven Abbott Associates
Stewart Ross Associates
Stockport Homes
Strategic Planning Manager
Strutt & Parker
Sure Start
Sustainable Development - Planning Manager
Taylor Wimpey Developments Limited
The National Trust
The Planning Bureau Limited
The Target Shooting Federation
The Twentieth Century Society
The Victorian Society
Tom & Myerscough
Town Planning
Trading Standards Department
Turley Associates
Victoria House
Walton & Co Planning lawyers
West Coast Energy Ltd
West Pennine Housing Association
Westbury Homes (Holdings) Ltd
Westray Keith Phelps
Westville 2
Wildlife Trust (Lancashire)
Windrush House
Yorkshire Forward
Youth4Ria
Disability Rights Commission
Home Builders Federation
Lancashire County Council
Manchester Airport
Sanderson Weatherall
Yorkshire Forward
The Environment Agency
The Bacup Consortium Trust
The Barn Owl Trust
The Built Environment
The Coal Corporation
The Council for British Archaeology
The Court Yard
The Diocese of Blackburn
The Garden History Society
The Georgian Group
The Graham Bolton Planning Partnership Limited
The Mersey Partnership (The Tourist Board for Merseyside)
The Mission Hall

APPENDIX 3 – Copy of Regulation 17 Consultation Letter

BUSINESS DIRECTORATE

Forward Planning

**One Stop Shop, Lord Street, Rawtenstall,
Rossendale, Lancs BB4 7LZ**

This matter is being dealt with by:

Name: Caroline Ridge

Telephone: 01706 238627

Email: carolineridge@rossendalebc.gov.uk

Date: 02/09/2009

Dear Sir/Madam

We are the Forward Planning Team for Rossendale Borough Council and our job is to produce plans and strategies to guide future development.

The purpose of this letter is to let you know that we are seeking your views on the ***Re-Use of Buildings in the Countryside SPD (Supplementary Planning Document)*** which is out for public consultation between 7th September and 16th October 2009. Details on how to comment on the document are set out over the page.

What is the Re-Use of Buildings in the Countryside SPD?

The Re-Use of Buildings in the Countryside SPD is a planning document which relates to existing buildings in the countryside.

The document is aimed principally at applicants, architects, agents and all others involved in the preparation and submission of planning applications for the re-use and conversion of buildings in the countryside.

Once adopted, this document will be used to determine all future applications for the re-use and conversion of buildings in the countryside.

It sets out the Council's proposed approach to managing the re-use of buildings in the countryside, including guidance on:

- Conversion to residential use
- Proposals to alter/extend previously converted buildings
- Permitted development rights
- Structural alterations
- Extensions
- Roofs
- Doors and windows
- Curtilage
- Access
- Services and Infrastructure
- New materials
- Landscaping
- Internal Alterations
- Repointing
- Satellite dishes, TV aerials and lighting
- Pipework

- Boundary treatment
- Surrounding Features

We are seeking your views on the content of this document and your views on the policies proposed.

How to Comment:

Re-Use of Buildings in the Countryside SPD – 5pm 16th October 2009	
Internet	View, download and print the Re-Use of Buildings in the Countryside SPD and the Sustainability Appraisal from http://www.rossendale.gov.uk/ldfconsultations
One Stop Shop	Copies of the Re-Use of Buildings in the Countryside SPD and the accompanying Sustainability Appraisal will be available to view at the Council’s One Stop Shop on Lord Street in Rawtenstall between 9am and 5pm Monday to Friday. To view them, please ask to see the Duty Planning Officer.
Libraries	Copies of all the Re-Use of Buildings in the Countryside SPD and the accompanying Sustainability Appraisal will be available to view at the following libraries in Rossendale during normal opening hours: <ul style="list-style-type: none"> ▪ Rawtenstall Library, Queens Square, Haslingden Road ▪ Bacup Library, St James’ Square ▪ Whitworth Library, Lloyd Street ▪ Crawshawbooth Library, Adelaide Street, Crawshawbooth ▪ Haslingden Library, Deardengate, Haslingden
Post	Send your comments to us by post to: <p style="text-align: center;">Re-Use of Buildings in the Countryside SPD</p> <p style="text-align: center;">Forward Planning</p> <p style="text-align: center;">One Stop Shop</p> <p style="text-align: center;">Lord Street</p> <p style="text-align: center;">Rawtenstall</p> <p style="text-align: center;">Rossendale</p> <p style="text-align: center;">BB4 7LZ</p>
Email	Send your comments to us by email at forwardplanning@rossendalebc.gov.uk Please make sure you title the email “Re-use of Buildings in the Countryside SPD”.

What happens next?

When we receive your comments we will record them on our database and use them to help us refine and develop the Re-Use of Buildings in the Countryside SPD. The final Re-Use of Buildings in the Countryside SPD will be published along with a sustainability appraisal and a document setting out the comments received, any changes made and the Council's response to representations.

It is anticipated that the Council will adopt the Re-Use of Buildings in the Countryside SPD in spring 2010.

Please note that all comments and representations need to be with the Council by **5pm 16th October 2009**. If you wish to be notified of the adoption of the SPD, please state this in your representation and supply us with a specified address by which to notify you.

If you would like to know more about what it is we are doing or have any other policy enquiries, please call, write or email us via the addresses and numbers stated or telephone 01706 238627. Alternatively, please visit www.rossendale.gov.uk/forwardplanning

Yours sincerely,



Caroline Ridge

Planning Assistant
For and on behalf of

Executive Director Business

APPENDIX 4 – Press Notice of SPD Consultation

Re-Use of Buildings in the Countryside SPD (Supplementary Planning Document) Public Consultation Period 7th September to 16th October 2009.

The Re-Use of Buildings in the Countryside SPD is a planning document which relates to existing buildings in the countryside. Once adopted, this document will be used to determine all future applications for the re-use and conversion of buildings in the countryside.

How to Comment:

7th September to 16th October 2009	
Internet	View, download and print the Re-Use of Buildings in the Countryside SPD from http://www.rossendale.gov.uk/ldfconsultations
One Stop Shop	Copies of the Re-Use of Buildings in the Countryside SPD and the accompanying Sustainability Appraisal will be available to view at the Council's One Stop Shop on Lord Street in Rawtenstall between 9am and 5pm Monday to Friday. To view them, please ask to see the Duty Planning Officer.
Libraries	Copies of all the Re-Use of Buildings in the Countryside SPD and the accompanying Sustainability Appraisal will be available to view at the following libraries in Rossendale during normal opening hours: <ul style="list-style-type: none"> ▪ Rawtenstall Library, Queens Square, Haslingden Road ▪ Bacup Library, St James' Square ▪ Whitworth Library, Lloyd Street ▪ Crawshawbooth Library, Adelaide Street, Crawshawbooth ▪ Haslingden Library, Deardengate, Haslingden
Post	Send your comments to us by post to: Re-Use of Buildings in the Countryside SPD Forward Planning One Stop Shop Lord Street Rawtenstall Rossendale BB4 7LZ
Email	Send your comments to us by email at forwardplanning@rossendalebc.gov.uk Please make sure you title the email "Re-use of Buildings in the Countryside SPD".

Please note that all comments and representations need to be with the Council by **5pm 16th October 2009**. If you wish to be notified of the adoption of the SPD, please state this in your representation and supply us with a specified address by which to notify you.

APPENDIX 5 – Statement of Conformity with Statement of Community Involvement (SCI)

Paragraph 2.43 (iv) of PPS12: Local Development Frameworks (2004) states that on adoption of a supplementary planning document (SPD), a statement of conformity with the statement of community involvement (SCI) must be published with it.

Accordingly this statement sets out that the Alterations and Extensions to Residential Properties SPD has been produced in conformity with Rossendale's SCI which as adopted on 27th August 2007.

Rossendale's' SCI states that:

“The Council will prepare a draft SPD for full public participation for a period of 6 weeks... Following the period of consultation at the production stage all representations will be considered and reviewed. This will help inform any revision required in the SPD. The final version of the SPD will be published along with a summary of the representations made.”

Initial Community Involvement

The nature of initial community involvement for SPDs will be dependent on its content. For example, if a SPD is being produced in relation to a major development site, the Council will undertake targeted consultation that focuses on those that the Council considers may be directly affected by what is being proposed. If however, the SPD is of a more technical nature, the Councils' approach will focus more on engaging specialist stakeholders. The main purpose of this stage of involvement is to gather evidence and discuss the main issues and options.

Formal Consultation

Following on from the evidence gathering, the Council produced a draft SPD (accompanied by a sustainability appraisal: scoping report) which was subject to a statutory period of consultation of no less than 4 weeks and no more than 6 weeks. In accordance with Regulation 17, the Council consulted each of the specific consultation bodies to the extent that the Council considered that the SPD may have affected the body and such of the general consultation bodies as the Council considers appropriate. The draft SPD together with a Statement of Consultation was reported to Council Members on 20th February 2008 in order to seek their approval of the document for formal consultation in accordance with Regulation 18.

Officers gave full consideration to all representations made under Regulation 18. A summary of representations has been recorded together with the Councils' response, which indicates whether it is intended to amend the document. This summary of the representations and the Councils' proposed responses was then appended to the Cabinet report along with the SPD which was reported to Council Members to seek final approval of the SPD for adoption.