

APPLICATION DETAILS

1. SITE

The application relates to the longstanding abattoir situated on the corner of Farholme Lane and Holme Street. It occupies single-storey buildings and possesses a service yard accessed from Holme Street.

It is bounded by properties of mixed use that front Newchurch Road to the north, industrial properties to the south and south-east and residential properties fronting Farholme Lane to the west.

The application building has a split level hipped-roof. The roof of the westerly wing of the building is lower by approximately 1m compared with that of the easterly wing. The building is set back from Farholme Lane, the triangular piece of land between it and the 2m high palisade frontage fence used for the storage of waste bins.

2. RELEVANT PLANNING HISTORY

A slaughterhouse has occupied this site for many years. The most recent permission was granted in 1993 and proposed “refurbishment of slaughterhouse, including formation of new hipped pitched roof clad in blue slate, recladding of retained roofs in blue slate, and rebuilding of part of external south elevation” (Application 93/090).

3. THE PROPOSAL

The proposal entails the construction of a triangular shaped single-storey extension to be located on the west side of the buildings, extending up to the 2m high fence bounding Farholme Lane. The extension would be approximately 8.5m long along its westerly boundary, 5.2m wide along the southerly boundary and 5.5m to ridge height.

The extension, of approx 21.5sq m, is to be used as a cold-store in association with the abattoir and would be built with slate roof and the external walls finished in whitewash render to match the existing.

The proposal also includes raising of the roof of the westerly wing of the building by approximately 1m, to match with that of the proposed extension and the remainder of the buildings.

In support of the application, the applicant points out:

- The size and scale of the alterations are in keeping with the original unit.
- The proposal would help make the complex roofscape more simple and aesthetically pleasing.
- The existing hardstanding to all areas for turning/parking remains unchanged.

4. CONSULTATION RESPOSES

LCC (Highways)

No highway comments

RBC (Environmental Health)

No observations in relation to noise/dust/fume/contaminated land. It advises that the handling of livestock and the running of abbatoirs is under the remit of the Meat Hygiene Service.

Environment Agency

No objection in principle

5. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 29 January 2010 and the relevant neighbours were notified by letter on 20 January 2010.

Six individual letters and a petition signed by 65 persons raising objection to the proposal have been received. The comments raised are:

- The abattoir operates on two days a week, during which the smells emitting from the premises, especially during “delivery” of the livestock for slaughter, and the “removal” of the waste at the end of the day.
- The residents are unable or at least being very reluctant to open windows or doors during the warmer days when the smells are considerably worse.
- The noise emitting from the premises can be horrendous when livestock is being delivered.
- The vehicles used to deliver the animals are often parked on Farholme Lane. This can cause considerable disruption to the traffic flow.
- Farholme Lane and Holme Street in Stacksteads are part of a one way system. The current traffic problems would escalate if the proposed extension goes ahead.

6. POLICY CONTEXT

National Planning Guidance

PPS1 Delivering Sustainable Development

PPS4 Economic Growth

PPG13 Transport

PPS23 Pollution Control

PPG24 Noise

Regional Spatial Strategy (2008)

DP1-9 Spatial Principles

RDF1 Spatial Priorities

RT2 Managing Travel Demand

RT4 Managing the Highway Network

EM1 Environmental Assets

Rossendale District Local Plan (1995)

DS1 Urban Boundary
DC1 Development Criteria
DC4 Materials

Other Material Planning Considerations

4NW Draft Partial Review of the RSS
LCC Parking Standards
RBC Core Strategy
RBC Emerging Bacup, Stacksteads & Britannia AAP

7. PLANNING ISSUES

The main issues to be considered in the determination of this application are as follows:

- 1) Principle
- 2) Neighbours Amenity
- 3) Visual Amenity
- 4) Access/Parking

Principle

The application site lies within the Urban Boundary of Bacup. It is considered that the proposal accords with Policy DS1 of the Local Plan and is therefore acceptable in principle.

Neighbour Amenity

The proposed extension would be of a triangular shape located on the westerly side of the building adjacent Farholme Lane. No window openings are proposed in either elevation of the extension. The extension would be used for storage purposes and it is unlikely that the proposal would result in the creation of additional noise/disturbance in the area.

With regard to residents the comments about the noise/smells arising from the existing enterprise the Environmental Health Officer advises that although it has received no complaints until recently complaints have been received those now received have been forwarded to Meat Hygiene Service for investigation.

Visual Amenity

The extension would be approximately 8.5m long along the westerly boundary, 5.3m wide on the southerly side and 5.5m high to ridge. The extension would have a slate hipped roof and the external walls finished in whitewash render to match the existing. It is proposed that the roof of the westerly wing of the building would be raised in line with the roof of the proposed extension and the remainder of the building.

Although the extension would be located close to the boundary with Farholme Lane, due to its height, it is considered that it would not appear unduly prominent or intrusive in the street-scene. The proposed materials are considered to be in- keeping with the character of the building and the area.

Access/Parking

Some of the residents have raised concerns with regard to existing parking/traffic on Farholme Lane and Holme Street. However, the Highways Authority is neither aware of these concerns nor has received any complaints in this respect in the recent past. The proposed extension will not result in no alteration of the existing off-street parking/access arrangements. The Highway Authority has raised no objection to the proposal.

8. SUMMARY REASON FOR APPROVAL

The proposal will result in a modest extension to existing commercial premises located within the Urban Boundary of Bacup. It is considered that the proposed extension will not detract to an unacceptable extent from visual and neighbour amenity or highway safety. It is therefore considered that the proposal accords with Policies DP1-9 / RT2 / RT4 / EM1 of the Regional Spatial Strategy, and Policies DS1 / DC1 of the Rossendale District Local Plan.

9. RECOMMENDATION

That permission be granted.

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. The development shall be carried out in accordance with plans numbered 09.42.01B received on 18 January 2010.
Reason : To ensure the development complies with the approved plans and for the avoidance of doubt.
3. All materials to be used in the elevations and roof of 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 a satisfactory appearance to the development, in accordance with Policy DC1 of the Rossendale District Local Plan.
4. No external vents, flues, condensers &/ or air conditioning units are to be provided without prior written approval of the Local Planning Authority.
Reason : In the interests of visual and neighbours amenities, in accordance with Policy DC1 of the Rossendale District Local Plan.
5. 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 to 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 neighbours, in accordance with Policy DC1 of the Rossendale District Local Plan.

Contact Officer	
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