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| Application Number: | 2011/0129 | Application Type: | Full Application |
| Proposal: | Installation of 2 x lighting columns to be installed in new play ground construction (retrospective) | Location: | Hill Street Play Area Crawshawbooth Rawtenstall |
| Report of: | Planning Unit Manager | Status: | For Publication |
| Report to: | Development Control Committee | Date: | 12 th July 2011 |
| Applicant: | RBC (Operations) | Determination Expiry Date: | 15 th July 2011 |
| Agent: | | | |

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| 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"/> |
| 3 or more objections received | <input type="checkbox"/> |
| Other (please state): | Council Owned Land |

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.

1. RECOMMENDATION

Approval - subject to the conditions at point 11 of this report.

APPLICATION DETAILS

2. SITE

The application site relates to an existing play area off Hill Street, Crawshawbooth. The site has recently been renovated and has new play equipment within it. The site is on two separate levels with a slope and steps between the levels and rises to the east. It is bounded by Hill St which has

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a stone boundary wall running along the length of the play area and a 1.5m railing mounted on top of it.

The site is located in a predominantly residential area and lies within the Urban Boundary of Rawtenstall as designated in the Rossendale District Local Plan.

3. RELEVANT PLANNING HISTORY

None.

4. THE PROPOSAL

The application relates to retrospective permission for the provision of two lighting columns situated on the north and south elevations of the site. The columns are 5.0m in height and are formed from grey steel and the lights are intended to be timer controlled. As part of upgrading the site, new playground equipment, landscaped areas and planting will also be installed. The application arises from concerns relating to anti social behaviour in the area and is an initiative between Community Spaces, Crawshawbooth Community Association and the Council.

5. POLICY CONTEXT

National Planning Guidance

PPS1 – Delivering Sustainable Development

PPG17 - Planning for Open Space, Sport and Recreation

Regional Spatial Strategy Policies

North-West of England Plan – Regional Spatial Strategy to 2021

DP 1-7 Spatial Principles

RT 2 - Managing Travel Demand

RT4 - Management of the Highway Network

L1 - Health, Sport, Recreation, Cultural & Education Services Provision

EM 1 - Integrated Enhancement and Protection of the Region's Environmental Assets

Saved Policies of the Rossendale District Local Plan

DS1 – Urban Boundary

DC1 – Development Criteria

DC4 – Materials

Other Material Planning Considerations

RBC Submitted Core Strategy (2010)

RBC Open Space Strategy (July 2008)

RBC Play Strategy (January 2007)

6. EXTERNAL CONSULTATIONS

LCC Highways – “In reference to the above planning application I can confirm that I have received information which addresses the concerns I had previously and I can now recommend the plans for approval from a highways perspective.

I would ask for a condition that LCC highways department must be consulted over the location of the feeder pillar before it is implemented”.

7. REPRESENTATIONS

To accord with the General Development Procedure Order, a site notice was posted on as shown on the site plan. 14 neighbours were notified by letter on 12/04/2011.

One letter of representation has been received which made the following point:

- Increased antisocial behaviour/noise

8. REPORT

The main considerations of the application are the principle of the development and its impact on visual and neighbour amenity and access/parking.

Principle

The application site is located within the Urban Boundary, and, as such, it is acceptable in principle.

Visual Amenity

The columns that are proposed would not look out of place in the positions indicated on the submitted plans and are similar to those which exist in the immediate locality. As such, the scheme is acceptable in terms of visual amenity.

Neighbour Amenity

One letter of representation has been received which comments on the proposed lighting and its potential for increased antisocial behaviour. The applicant's agent has carried out community consultation as part of the application and residents have expressed views that the proposal would lead to reduced crime and antisocial behaviour and a greater sense of pride and community spirit. The case officer concurs with this view.

As such, the proposal is acceptable in terms of residential amenity.

Access/Parking

The County Council as Highway Authority initially objected to the proposal, however this has been withdrawn. It requests a condition be imposed relating to the siting of the feeder pillar to afford the Authority the opportunity to comment on its siting.

9. CONCLUSION

To approve the application, subject to the conditions at point 11.

10. REASONS FOR APPROVAL

The proposed development is considered acceptable in principle within the Urban Boundary and is not considered likely to unduly detract from visual and neighbour amenity, or highway safety. The scheme therefore accords with PPS1 / PPG17, Policies RT4 / L1 / EM1 of the Regional Spatial Strategy and Policies DS1 / DC1 of the Rossendale District Local Plan.

11. CONDITIONS

The development shall be carried out in accordance with plan(s) numbered 101 dated 20 May 2011. **Reason:** To ensure the development complies with the approved plans and for the avoidance of doubt.