

Application Number:	2014/0131	Application Type:	Full
Proposal:	Rebuilding of units 1, 2 & 3	Location:	Heys Street Industrial Estate, Heys Street, Bacup
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	22 April 2014
Applicant:	Rossendale Borough Council	Determination Expiry Date:	21 May 2014
Agent:			

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Council 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

That Permission be granted subject to the Conditions set out in Section 9.

2. The Site

This application relates to a Council-owned site of approximately 0.2ha in area that forms part of the employment area between Rockcliffe Road and the Henrietta Street Depot.

The site is occupied by 3 fire-damaged industrial units, abutting Heys Street to the east side. The service yard to their south side gives access also to un-damaged/tenanted units to their west side.

The fire-damaged units occupied a building constructed with a blockwork skirt to a height of 1m with profiled metal sheeting coloured dark-grey and chocolate-brown above, and measuring 15m x 22m x 6m to roof-ridge.

The site lies within the Urban Boundary of Bacup.

3. The Proposal

The applicant advises that following a serious fire in late 2013 it wishes to again provide on the application site 3 industrial units, which will require a complete re-build for those 2 units nearest Heys Street, although it may be possible to retain the existing frame/re-clad the unit nearest the undamaged units.

It advises that the replacement building will be of the same siting and size, however its facing materials are to be slightly varied. It is to be constructed with a skirt of artificial stone to a height of 1m with profiled metal sheeting coloured light-grey, to better match the undamaged units. above and measuring 15m x 22m x 6m to roof-ridge.

The new building will be fronted by a tarmaced parking/servicing area of similar size to the former units. Occupiers of the new units would also be able to park up to 7 vehicles on an existing area of hardstanding just to the other side of Heys Street.

4. Policy Context

National

National Planning Policy Framework (2012)

- Section 1 Building a strong, competitive economy
- Section 4 Promoting Sustainable Transport
- Section 7 Requiring Good Design

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- AVP2 Bacup, Stacksteads, Britttania & Weir
- Policy 1 General Development Locations and Principles
- Policy 8 Transport
- Policy 9 Accessibility
- Policy 10 Provision for Employment
- Policy 23 Promoting High Quality Designed Spaces
- Policy 24 Planning Application Requirements

5. Consultation Responses

LCC Highways

No objection.

This application is for rebuilding existing units, with no proposed change of usage. The surrounding area is industrialised and as well as parking on the site there are opportunities for parking on Heys Street. The proposed work will not create any greater issues on the adopted highway network than previously.

6. Notification Responses

To accord with the General Development Procedure Order, site notices were posted on 27/3/14 and letters were sent to neighbours on 27/3/14.

No comments have been received.

7. ASSESSMENT

The main considerations of the application are :

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

Principle

As the proposal entails re-building of an industrial building within an employment area there is no objection in principle.

Visual Amenity

The fire-damaged building presently occupying the site detracts from the character and appearance of the area.

The proposed building will be of the same siting/size/design as the building it replaces, and with facing matters varied to better match the adjacent industrial units. Accordingly, I am satisfied that the proposal will not be detrimental to visual amenity.

Neighbour Amenity

The proposal entails redevelopment of the site with the same layout, scale of building and use as previously. Accordingly, the scheme is not considered likely to cause unacceptable detriment for any neighbours, which are of a commercial nature.

Access / Parking

The proposal is not likely to materially alter the volume/type of traffic on the local highway network. Furthermore, I consider the proposed units will have available to them adequate off-street parking/servicing facilities.

8. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle for an employment site located within the Urban Boundary of Bacup and, subject to the Conditions, is not likely to detract to an unacceptable extent from visual and neighbour amenity or highway safety. The application has been considered most particularly in relation to Section 1 / 4 / 7 of the National Planning Policy Framework (2012) and Policies AVP2 / 1 / 8 / 9 / 10 / 23 / 24 of the Council's adopted Core Strategy DPD (2011).

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: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development shall be carried out in accordance with the submitted Location Plan and the submitted Elevations & Floor Plans Drwg No AR revC1, unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt.

3. The units hereby permitted may be used for any purpose falling within Use Class B1, B2 &/or B8 of the Town & Country Planning (Use Classes) Order 1987, as amended, unless otherwise first agreed in writing by the Local Planning Authority.

Reason : For the avoidance of doubt, and to protect the amenities of neighbours and highway safety, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy.