

Application Number:	2017/0254	Application Type:	Full
Proposal:	Demolition of existing 'log cabin' reception building and erection of a new building, in addition to the installation of a water attenuation tank.	Location:	Ski Rossendale Haslingden Old Road Rawtenstall BB4 8RR
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	18/07/2017
Applicant:	Mrs Sue Foulkes	Determination Expiry Date:	01/08/2017
Agent:	Mr Gary Dearden		

Contact Officer:	James Dalglish	Telephone:	01706 238643
Email:	planning@rossendalebc.gov.uk		

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-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

Approve full planning permission subject to the conditions.

2. SITE

Ski Rossendale is one of Rossendale's main tourist facilities, located to the west of the town centre of Rawtenstall and accessed from the northern side of Haslingden Old Road (Whitaker Park is located to its southern side). The facility, which is significantly screened by mature trees to all sides rises steeply upwards to the north and comprises the following:

- a car park to its front (south) side;
- a single storey timber clad 'main facilities building';
- a single storey timber clad building originally an ancillary shop;
- a building of timber construction, last used as a children's nursery
- three slopes, including the nursery slope directly behind the main facilities building; and
- a restaurant / café building to the rear of the nursery slope

The site specific to this application is the timber clad main facilities building and land located to the south east of that building.

The site lies within an area of countryside designated as Greenlands.

3. RELEVANT PLANNING HISTORY

2016/0465 - Re-profiling of existing dry ski slope to form reduced risk training facility for year-round freestyle ski and snowboard jump training, including construction of an access tower, two ramps and an airbag, and change of use of existing restaurant to a training facility (Approved)

2015/0341 - Variation of conditions 2 (list of approved drawings) and 3 (materials) for application 2014/0296 which consisted of extension to the north east side of the existing main facilities building to form cafe and club room, installation of ski tows to the slopes, extension of nursery slope and alterations to existing access and parking (Approved)

2014/0296 - Extension to the north east side of the existing main facilities building to form cafe and club room, installation of ski tows to the slopes, extension of nursery slope and alterations to existing access and parking (Approved)

2011/0461 - Change of use of log cabin from children's party and activity venue to a nursery school (Approved)

1998/0236 - Provision of covered patio area in front of restaurant building (Approved)

1993/0623 - Extension to ski hire cabin to provide cash collection office and covered shelter (Approved)

1993/0510 - Provision of new intermediate slope re-grading of existing main slope (Approved)

1993/0189 - Proposed addition of nursery slope (Approved)

1992/0283 - Side extension to existing ski club headquarters (Refused)

4. PROPOSAL

Planning permission has previously been granted (ref: 2014/0296 and subsequently 2015/0341) for a scheme of works on site which included an extension to the main facilities building, extension of the nursery slope, installation of ski tows and changes to the access and parking arrangements on site. The scheme approved under 2015/0341 has been partly implemented, as the approved works to the nursery slope have commenced. However, the approved changes to the main facilities building have not been implemented.

Following the previous grant of planning permission for the extension and redevelopment of the main facilities building, the operators of the facility have reassessed the requirements for the building and have opted to submit a new planning application for an amended scheme (reduced in scale compared to that previously approved) which they feel will better accommodate the needs of Ski Rossendale in the future. The new scheme would replace the previously approved changes to the main facilities building.

Planning permission is now sought for the demolition of the existing main facilities building, and its replacement with a new building located on a similar footprint. The building would serve as a reception, boot / ski hire, café, WCs and transition for customers on to the ski slopes.

The proposed building would be predominantly single-storey, with a terrace atop the eastern portion of the roof to act as an additional seating area for the café. There would be a kiosk on the roof of the building for serving food to customers seated on the terrace, and a lift would be incorporated into the kiosk structure providing access for disabled persons onto the roof, who could then access the slopes directly via a ramp to the rear of the building.

The building would be largely clad with cedar boarding, with a random stone skirt beneath. The rooftop terrace would be surrounded by a glazed balustrade, and the rest of the roof would be surrounded by a stainless steel guard wire. The rooftop kiosk would also be clad in cedar boarding, with a metal roof.

Compared to the previously approved alterations to the main facilities building (which would have resulted in a true two-storey building with an overall height of around 8m), the proposed building would be considerably smaller in scale and massing, with an overall height of around 4.2m (albeit with a rooftop kiosk with a total height of around 7.4m).

Planning permission is also sought for the installation of a new water tank, cut into the base of the main ski slope to collect runoff water (located to the south east of the proposed new building). It is understood that the existing water tank has become corroded and is in need of replacement. The works to install the new tank would necessitate some changes in land levels, and a gabion basket retaining structure would be constructed around the proposed tank.

It is proposed that the facility would employ the equivalent of five full time and nine part time staff (compared to the existing employment of five full time and seven part time staff). The opening hours proposed are 13:00-21:00 Monday to Friday, and 09:00-21:00 on Saturdays, Sundays and Bank Holidays.

5. 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
- Section 8 Promoting Healthy Communities
- Section 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- AVP 4 Rawtenstall
- Policy 1 General Development Locations and Principles
- Policy 9 Accessibility
- Policy 14 Tourism
- Policy 17 Rossendale's Green Infrastructure
- Policy 18 Biodiversity and Landscape Conservation
- Policy 23 Promoting High Quality Design & Spaces
- Policy 24 Planning Application Requirements

Other Material Planning Considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

Consultee	Comment
Greater Manchester Ecology Unit	No comments have been received
Land Contamination	No objection
LCC Public Rights of Way	No comments have been received
LCC Drainage	No comments have been received
LCC (Highways)	No objection
RBC Property Services	No objection
United Utilities	No comments have been received

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 14/06/2017 and 12 letters were sent to neighbours on 14/06/2017.

No comments or objections have been received.

8. ASSESSMENT

The main considerations of the application are:

- 1) Principle; 2) Visual Amenity and Countryside Impact; 3) Neighbour Amenity; and 4) Access, Parking and Highway Safety.

Principle

Policy 1 of the Core Strategy seeks to locate the majority of new development within the defined urban boundary, unless it has to be located in the countryside. In this case, the

established Ski Rossendale facility is within the countryside and the proposed development necessarily has to be within the existing facility. It is considered therefore that the proposed scheme is in accordance with Policy 1.

Policy 14 of the Core Strategy is supportive of development which would enhance tourism / active sports assets within the borough, and states:

“Tourism, and in particular the active sports industry, is important to Rossendale, and is a key opportunity for the whole Borough. Tourism growth will capitalise on leisure pursuits and the unique sense of place within the Valley...”

The site lies within an area of Greenlands which are intended to protect open spaces, parks and recreational areas from development that would detract from the open character of the areas. Policy 17 of the Core Strategy states that Greenlands will be protected from harmful development.

The proposed works would not significantly detract from the open character of the area, and would enhance the range of facilities and attractions at Ski Rossendale.

The scheme is considered acceptable in principle.

Visual Amenity and Countryside Impact

The design of the proposed building is considered appropriate within the context of the site, and would reflect its proposed function.

The proposed building and water tank would sit comfortably within the site and would not be unduly prominent from Haslingden Old Road. The high level of tree cover around the site would provide additional screening.

The proposed development would not be unduly prominent in longer distance views from across the valley. The existing Ski Rossendale site is already a recognisable and prominent feature in the landscape above Rawtenstall in long distance views and it is not considered that the proposed building or tank would significantly increase the prominence of the facility within the landscape.

The proposed combination of cedar cladding and random stone to be used in the facing of the building’s elevations would be appropriate within the context and setting of the site. In order to secure a high quality finish to the development, it is however considered appropriate to include a condition requiring the submission of samples of the proposed facing materials for the building’s elevations and roof prior to the commencement of above-ground construction works.

Subject to the above condition, the development is considered acceptable in terms of visual amenity / countryside impact.

Neighbour Amenity

No parts of the scheme would either individually or cumulatively affect light, privacy, outlook of neighbouring residential properties, and no letters of objection have been received from members of the public.

Whilst the scheme may increase the number of people visiting the site it is not considered that this would lead generally to a significantly greater likelihood of noise nuisance to surrounding residential properties given the separation distances involved and the screening of the site provided by the existing trees. The proposed opening hours are considered appropriate.

It is considered appropriate to include a condition requiring that if any system of sound or music amplification is proposed to be used at the site, full details of the system are first submitted to and approved in writing by the Local Planning Authority – to ensure that any noise is controlled to a degree that will not cause undue harm to neighbour amenity.

It is also considered appropriate to include a condition restricting the hours of construction, to mitigate noise nuisance which may otherwise be caused to the occupants of neighbouring residential properties.

Subject to the above, the scheme is considered acceptable in terms of neighbour amenity.

Access, Parking and Highway Safety

The Local Highway Authority has no objection to the scheme based on the available parking provision.

It is considered that there is ample parking within the site and the scheme would not significantly increase the amount of traffic to and from the site to a degree that would cause harm to highway safety.

The scheme is considered acceptable in terms of access, parking and highway safety.

9. Summary Reason for Approval

The scheme is considered acceptable in principle and, subject to conditions, would not detract to an unacceptable extent from visual and neighbour amenity or highway safety. The development is in accordance with Policies AVP4, 1, 9, 14, 17, 18, 23 and 24 of the adopted Core Strategy DPD and the National Planning Policy Framework.

10. RECOMMENDATION

Approve full planning permission subject to the conditions below.

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. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:
- Application form date stamped 6th June 2017 by the Local Planning Authority.
 - Site Location Plan (Drawing Number SR2-00) date stamped 6th June 2017 by the Local Planning Authority.
 - Topographical Survey with Proposed Layout (Drawing Number SR2-08A) date stamped 6th June 2017 by the Local Planning Authority.
 - Proposed Site Setting Out Plans of Water Tank (Drawing Number PROV) date stamped 6th June 2017 by the Local Planning Authority.
 - Proposed Plan Ground Floor (Drawing Number SR2-03) date stamped 6th June 2017 by the Local Planning Authority.
 - Proposed Plan First Floor (Drawing Number SR2-04) date stamped 6th June 2017 by the Local Planning Authority.
 - Proposed Elevations 1 (Drawing Number SR2-05) date stamped 6th June 2017 by the Local Planning Authority.
 - Proposed Elevations 2 (Drawing Number SR2-06) date stamped 6th June 2017 by the Local Planning Authority.
 - Proposed Section (Drawing Number SR2-07) date stamped 6th June 2017 by the Local Planning Authority.

Reason: To ensure the development complies with the approved plans and submitted details.

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

4. No system of sound amplification shall be used in conjunction with the development hereby permitted unless full details of the system and of its proposed use have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved system shall be operated in accordance with the approved details.

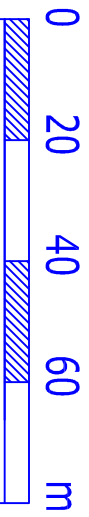
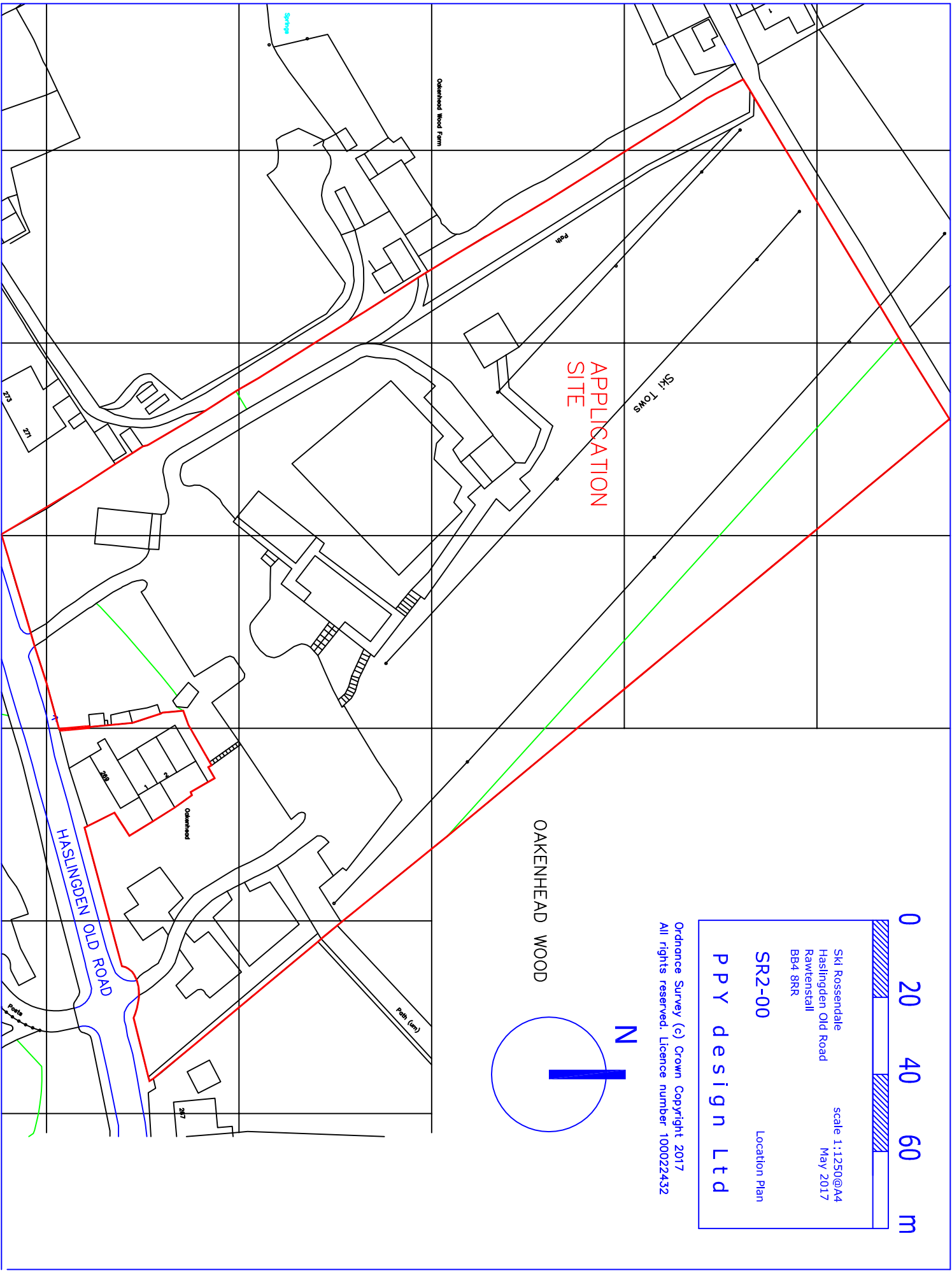
Reason: In the interests of neighbour amenity and to ensure that the development does not result in an unacceptable level of noise to the detriment of the neighbours' amenities

5. No above ground construction works in respect of the new building hereby approved shall take place until details of all external facing materials to be used in the construction of the building's elevations and roof have been submitted to and approved in writing by the Local Planning Authority. Samples of the proposed materials to be used in the construction of the elevations and roof will be made available on site. The development will thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that appropriate materials are agreed before above ground construction commences.

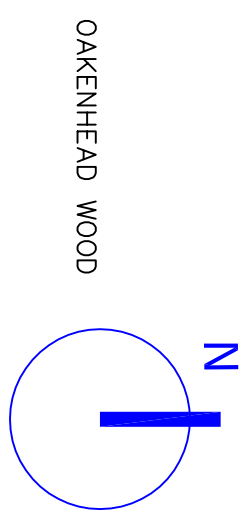
6. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

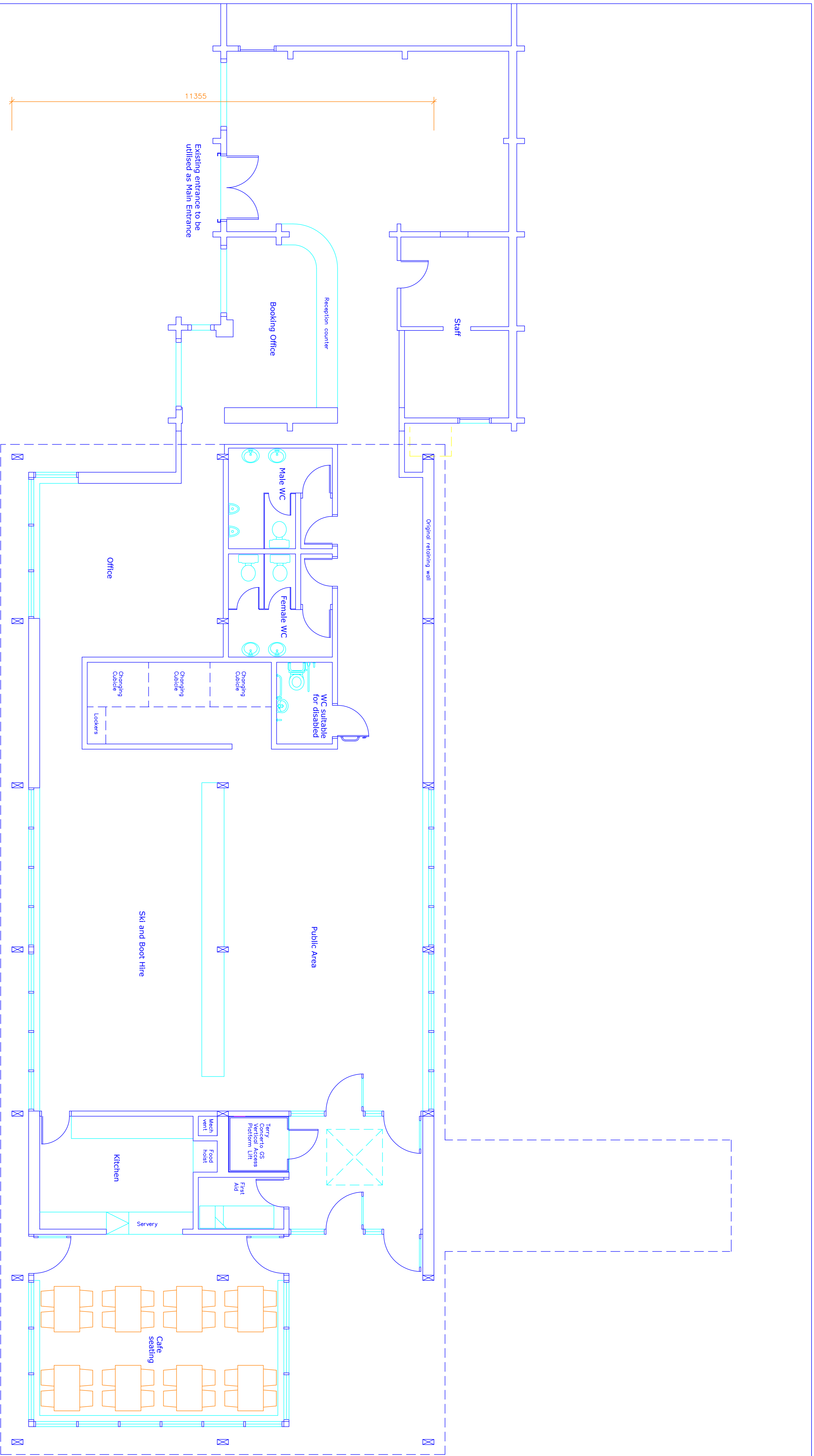
Reason: To safeguard the amenities of neighbours, in accordance with Policy 24 of the Council's Core Strategy DPD (2011).



SKI Rosendale
 Haslingden Old Road
 Rawtenstall
 BB4 8RR
 scale 1:1250@A4
 May 2017
 Location Plan
P P Y design Ltd

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SJA Rosendale
Rosendale
B84 8RR
SR2-03

Proposed Plan
Ground floor

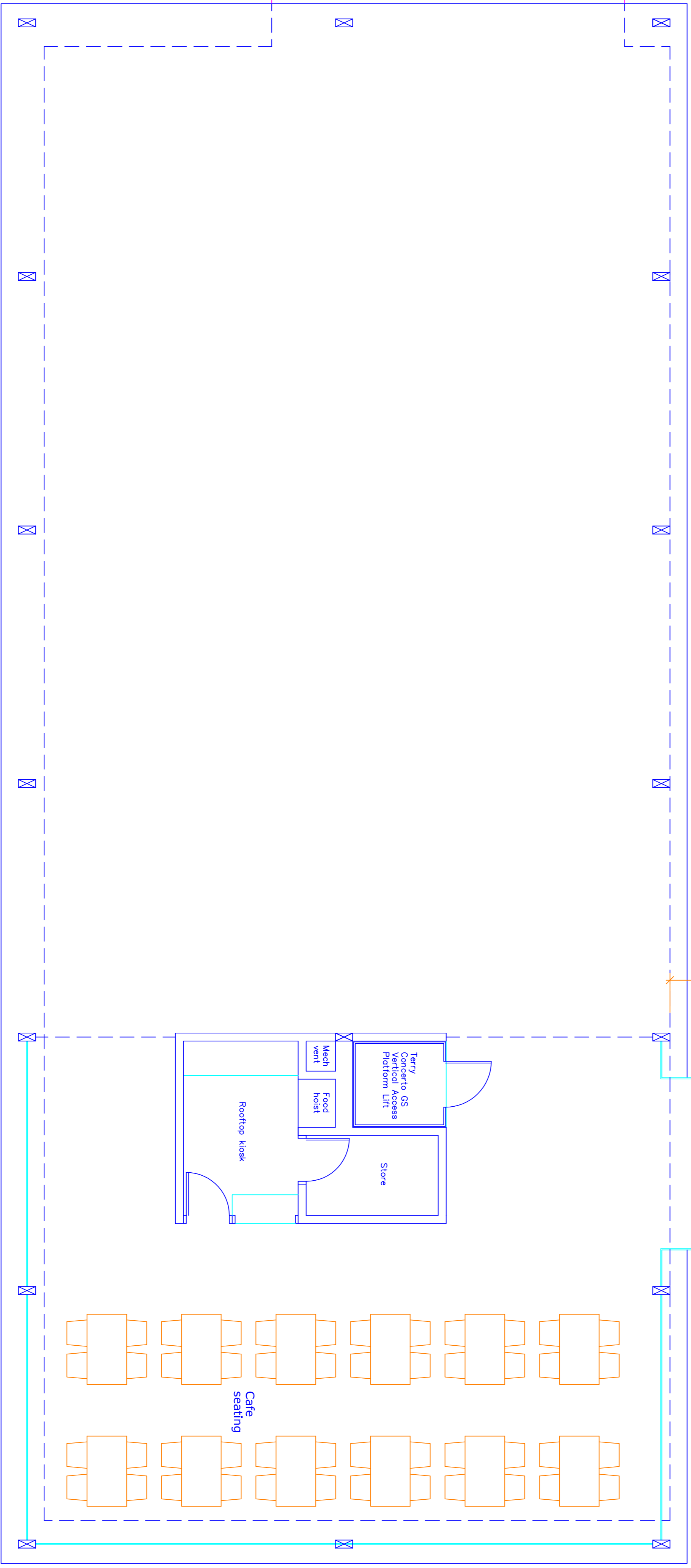
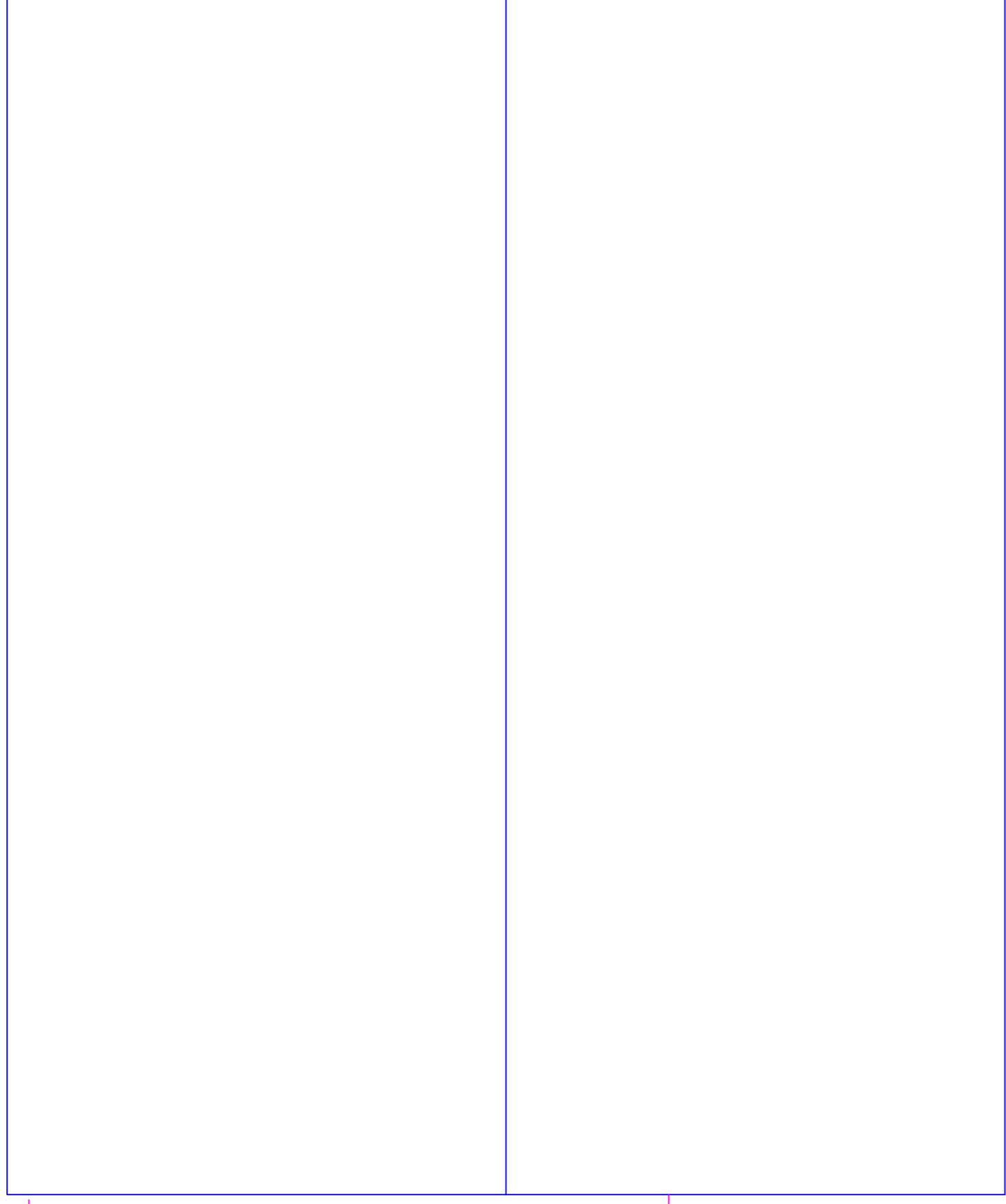
scale 1:50 @ A1
May 2017
P P Y design Ltd

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SJA Rosendale
Residential
Residential
884 88R
scale 1:50 @ A1
May 2017

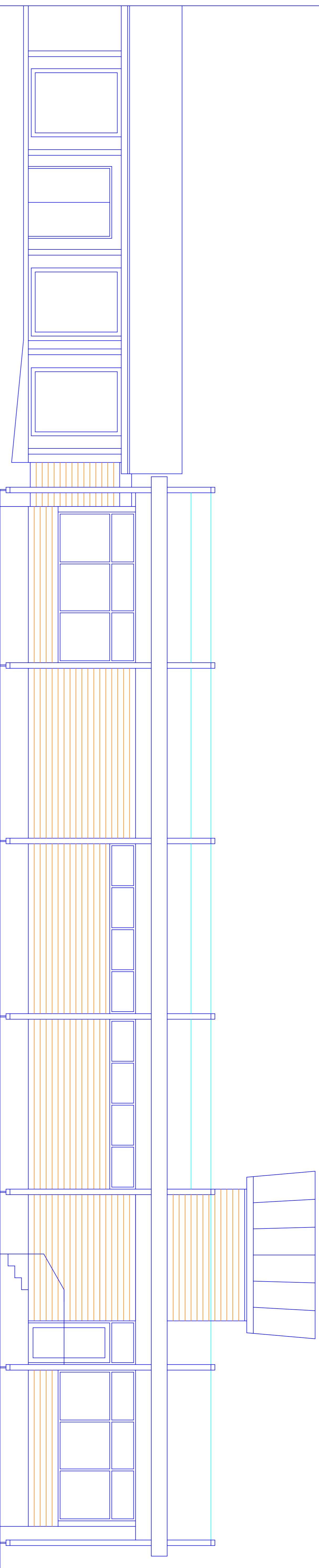
SR2-04
Proposed Plan
First floor

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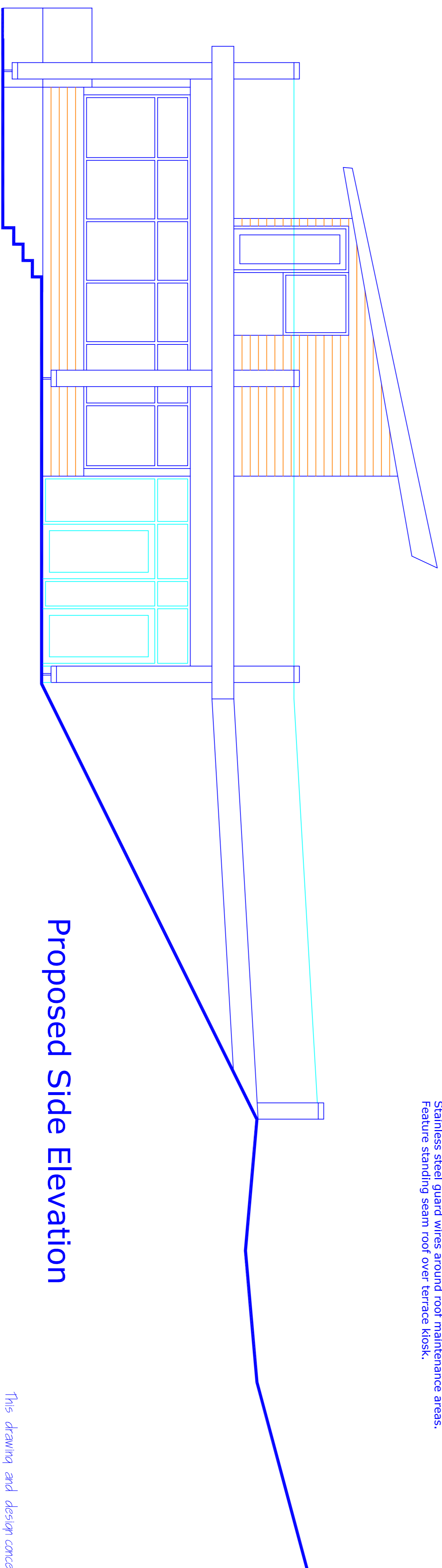
Gary Vearden (Architect) DipArch RIBA
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Proposed Front (Car Park) Elevation

Materials:

- Laminated timber stanchions sat in floor sockets.
- Random stone below floor level.
- Cedar boarding or similar above floor level.
- Powder coated aluminium or upvc door frames, window frames, fascias and soffits, colour grey.
- Timber decking over roof structure.
- Glass balustrade around the terrace cafe.
- Stainless steel guard wires around roof maintenance areas.
- Feature standing seam roof over terrace kiosk.



Proposed Side Elevation

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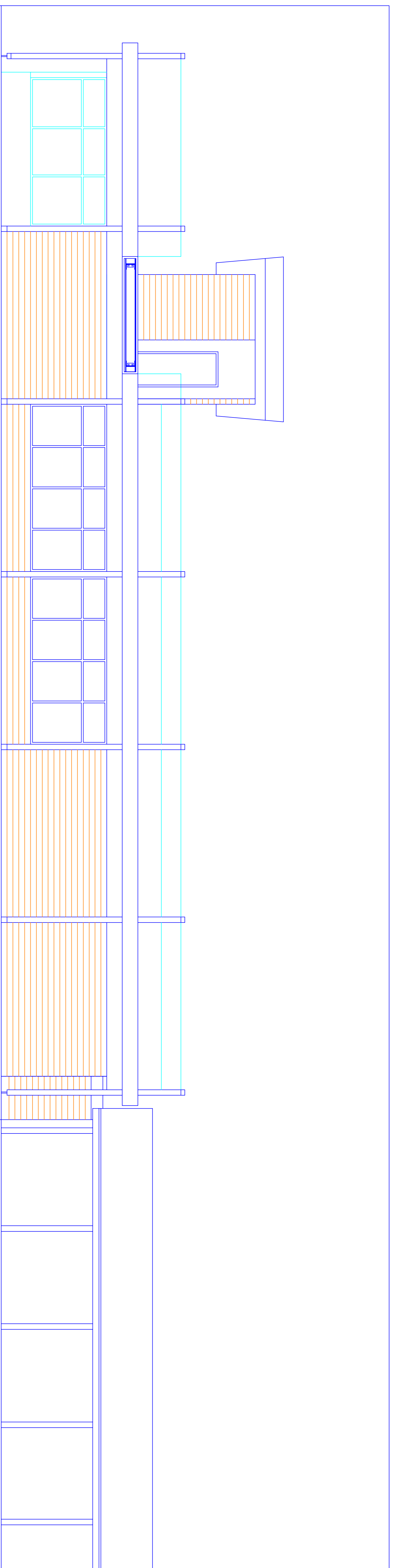
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0 1 2 3 m

SJL Rosendale
Holcombe
Ramsbottom Old Road
B54 8RR
scale 1:50 @ A1
May 2017

SR2-05 Proposed Elevations 1

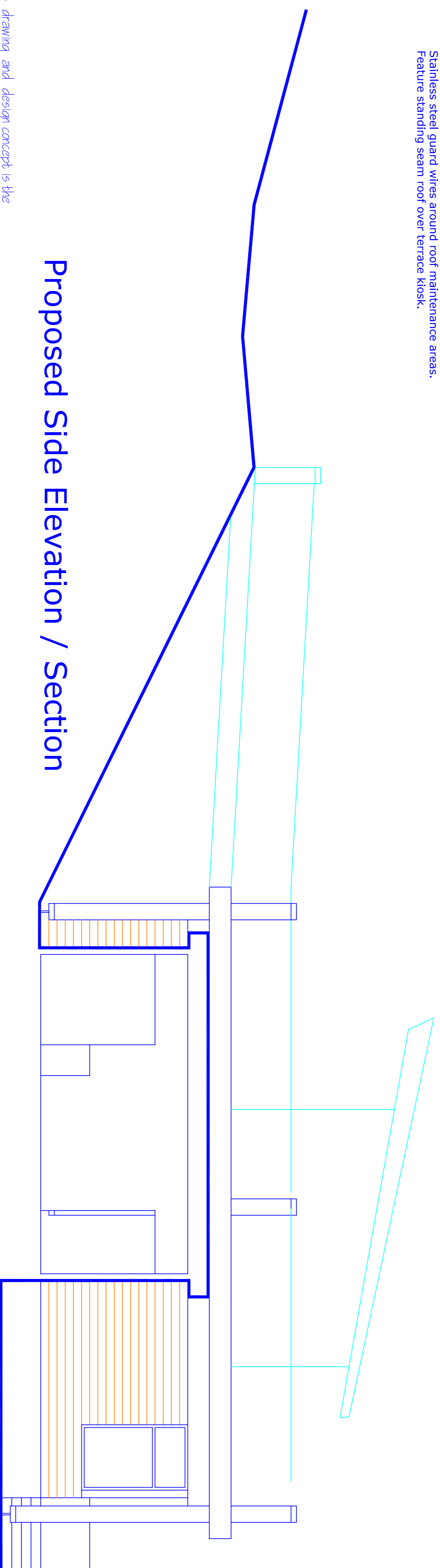
PPV design Ltd



Proposed Rear Elevation

Materials:

- Laminated timber stanchions sat in floor sockets.
- Laminated stone below floor level.
- Cedar boarding or similar above floor level.
- Powder coated aluminium or upvc door frames, window frames, fascias and soffits, colour grey.
- Timber decking over roof structure.
- Glass balustrade around the terrace cafe.
- Stainless steel guard wires around roof maintenance areas.
- Feature standing seam roof over terrace kiosk.



Proposed Side Elevation / Section

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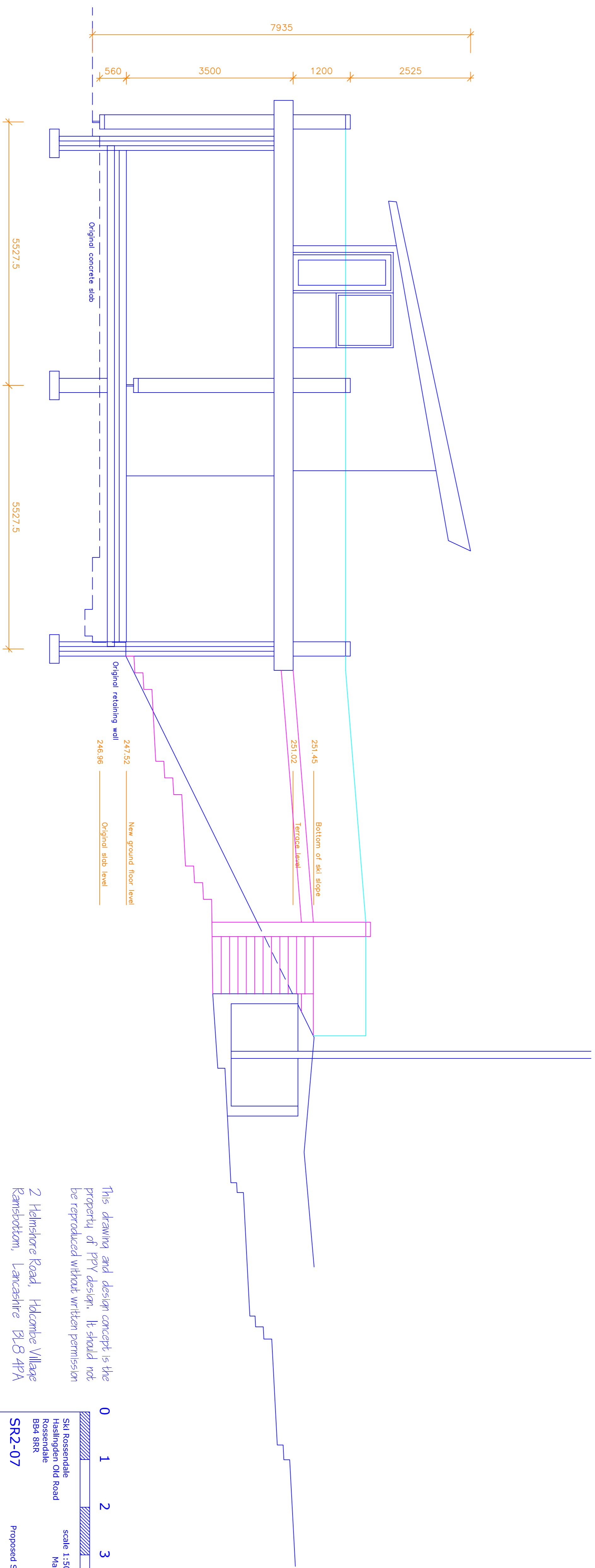
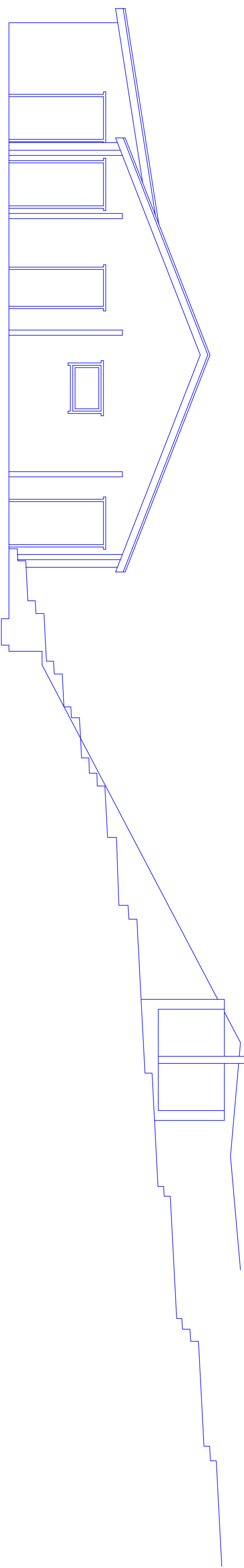
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Helmshore Old Road
Ramsbottom
BB4 8RR

scale 1:50 @ A1
May 2017

Proposed Elevations 2

SR2-06

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SU1 Rosendale Holcombe Old Road Ramsbottom B84 8RR				
scale 1:50 @ A1 May 2017				
SR2-07		Proposed Section		
PPV design Ltd				

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SKI Rosendale
Haslingden Old Road
Rosendale
Bos 81RS
May 2017

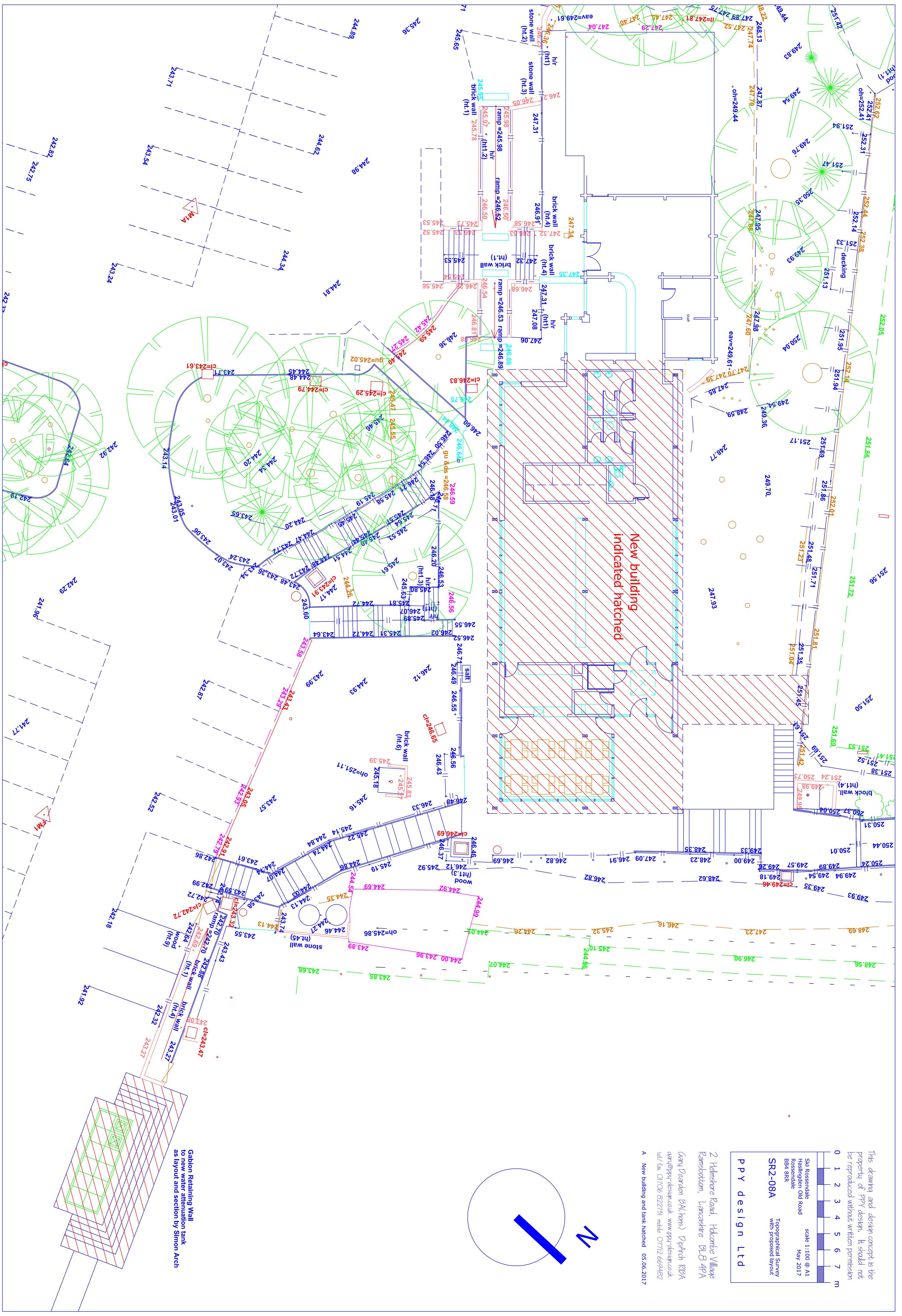
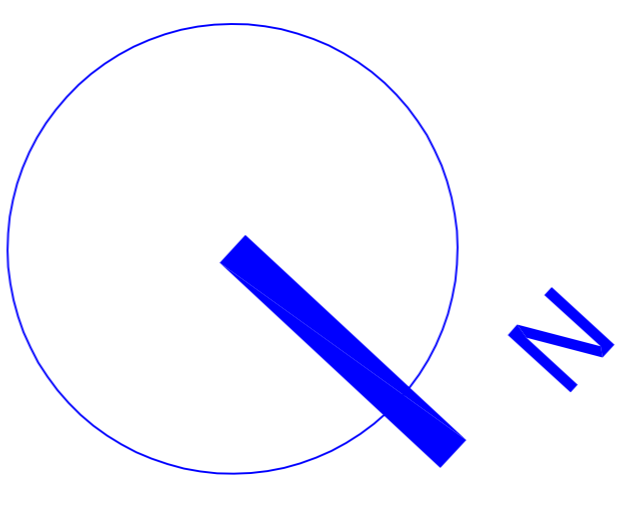
SR2-08A
Topographical Survey
with proposed layout

PPV design Ltd

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A New building and tank hatched 05.06.2017



Gabion Retaining Wall
to new water attenuation tank
as layout and section by Simon Arch

SKI SLOPE

SAFETY NETTING

SAFETY NETTING
SUPPORT STRUTS

SAFETY NETTING

EXISTING WOODEN
FENCE LINE

WHEELCHAIR
ACCESS GATE

GABION 700 SYSTEM

11320

609

EXISTING WOODEN
FENCE LINE

WHEELCHAIR
ACCESS RAMP

525mm SERVICE ACCESS
AROUND TANK

5260

MAIN CAR PARK

2118

A

MAIN CAR PARK

SECTIONAL VIEW A-A

2665

1585

REV.	BY.	AMENDMENT DETAIL	DATE
		CLIENT : SKI ROSSENDALE PROJECT : WATER TANK INSTALLATION	
		TITLE : PROPOSED SITE SETTING OUT PLANS OF WATER TANK.	
		SCALES : 1 : 50 @ A3	
		DRAWN : S.J.A	
		DATE : 16/05/17	
		DRG No : PROV	
		REVISION : -	



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TEL : 07930 355462