

Application Number:	2017/0390	Application Type:	Full
Proposal:	<p>Application for a minor non-material amendment to planning permission ref: 2016/0608 (which was for the erection of a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping) to amend:</p> <ul style="list-style-type: none"> - Double Door Pedestrian Entrance Set amended to 2no. double sliding doors - New area for display unit/TV/monitor added above new 2no. double sliding pedestrian entrance. - Bay 7 and 8 re-arranged to accommodate evening bus service. - Reconfiguration of the internal space to increase the number of retail units to 4 and increase the amount of retail floor space 	Location:	Rawtenstall Town Square Bank Street Rawtenstall
Report of:	Planning Manager	Status:	For publication
Report to:	Development Control Committee	Date:	29 th August 2017
Applicant:	Rossendale Borough Council	Determination Expiry Date:	7 th September 2017
Agent:	Barnfield Investment Properties		

Contact Officer:	Nicola Hopkins	Telephone:	01706 252420
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):	Although not a planning application given that this is on Council owned land and there is another application at this site on the agenda it is brought to Members for consideration.
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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 the minor non material amendments be approved.

2. SITE

The application site is located within the defined Urban Boundary, in addition to being within the boundary of Rawtenstall Town Centre, as designated by Policy 11 of the Council's Adopted Core Strategy. It is also within its Conservation Area.

3. PROPOSAL

Existing consent (2015/0476 and 2016/0608)

Full planning permission was granted on the site on 9 March 2016 (2015/0476) and varied under Section 73 of the Town and Country Planning Act in January 2017 for the following development:

"The redevelopment of the site for a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former police station, town hall annex, public toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area."

Works on site have commenced with demolition well advanced. In respect of the approved bus station a number of minor changes have been identified as the scheme has progressed since the original grant of full planning permission. These changes are minor in respect of the overall scheme and as such are submitted under Section 96A of the Town and Country Planning Act. The changes are as follows:

- Double Door Pedestrian Entrance Set amended to 2no. double sliding doors.
- New area for display unit/TV/monitor added above new 2no. double sliding pedestrian entrance.
- Bay 7 and 8 re-arranged to accommodate evening bus service.
- Reconfiguration of the internal space to increase the number of retail units to 4 and increase the amount of retail floor space

4. RELEVANT PLANNING HISTORY

2011/0581 - Demolition of existing Valley Centre Shopping Precinct, including Astoria Hall, to be replaced with an interim development comprising a public realm and event space. Approved and implemented

2011/0570- Demolition of existing Valley Centre Shopping Precinct, including Astoria Hall. Approved and implemented.

2013/0510- Demolition, making good the footprint of the building & its surrounds with reclaimed asphalt planings & planters, and aesthetic improvements to rear elevation of Town Hall. Approved but not implemented.

2014/0538- Demolition of the town hall, One Stop Shop (Town Hall Annex), former police station, bus station, public toilets and removal of existing car parking areas (30 spaces) and construction of a new bus station with retail at ground floor and offices above, and provision of associated parking (56 spaces) and landscaping. Withdrawn

2015/0476- The redevelopment of the site for a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former police station, town hall annex, public toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area. Approved 9th March 2016

2016/0608- Section 73 application to vary remove conditions 2, 3, 4, 7, 11, 12, 13, 14, 20, 21, 22 and 28 attached to planning approval 2015/0476 which granted consent for the erection of a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former Police Station, Town Hall Annex, Public Toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area. Approved 18th January 2017

2017/0021- Application to discharge condition 20 (demolition method statement) attached to planning approval 2016/0608. Condition discharged.

2017/0377- Full application for the erection of a gable feature and glazed entrance to the west elevation of the retained Town Hall (amendment to the approved scheme 2016/0608 to remove the approved extension), alterations to the windows and inclusion of a rear bin store. Pending consideration.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 1 Building a Strong Competitive Economy

Section 2 Ensuring the Vitality of Town Centres

Section 4 Promoting Sustainable Transport

Section 7 Requiring Good Design

Section 8 Promoting Healthy Communities

Section 11 Conserving and Enhancing the Natural Environment

Section 12 Conserving and Enhancing the Historic Environment

Development Plan

RBC Core Strategy DPD (2011)

AVP4 Rawtenstall

Policy 1 General Development Locations & Principles

Policy 9 Accessibility

Policy 11 Retail and Other Town Centre Uses.

Policy 12 The Valley Centre

Policy 16 Preserving & Enhancing the Built Environment
Policy 23 Promoting High Quality Designed Spaces
Policy 24 Planning Application Requirements

Other Material Planning Considerations

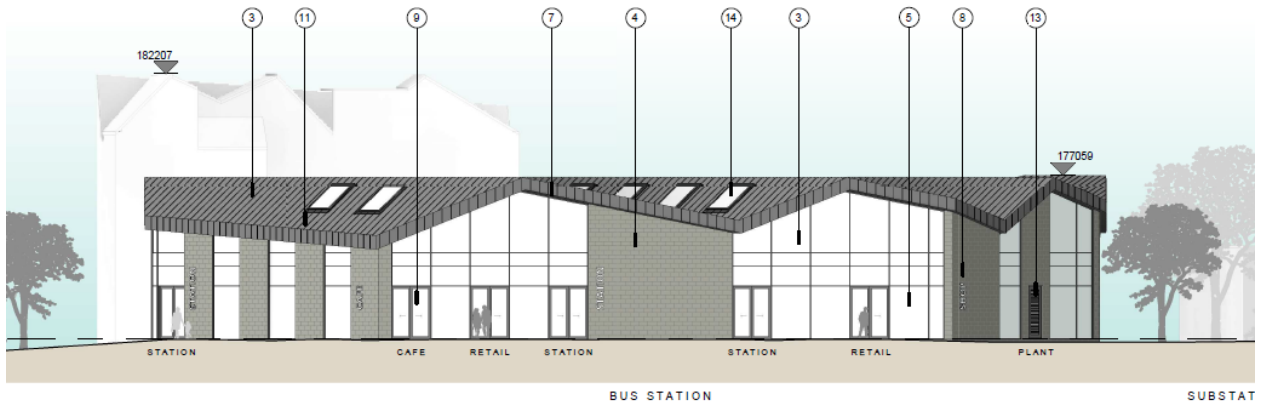
LCC Historic Town Assessment Report for Rawtenstall (2006)
RBC Rawtenstall Town Centre Conservation Area Character Appraisal (2011)
RBC Rawtenstall Town Centre Draft Supplementary Planning Guidance (2011)
Lancashire Local Transport Plan – A Strategy for Lancashire (2011-2021)
East Lancashire Highways Masterplan (2014)

6. NOTIFICATION RESPONSES

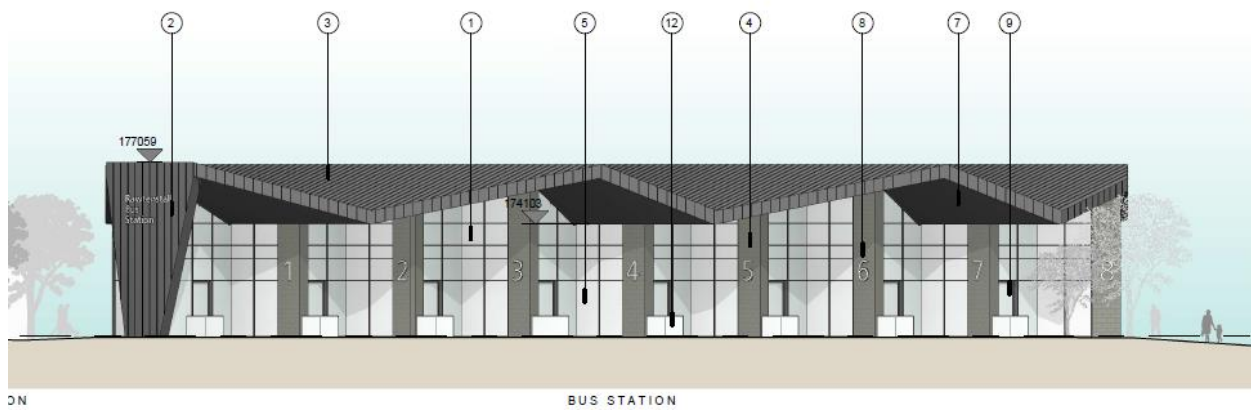
This application is submitted under Section 96A of the Town and Country Act which is not a planning application and as such in accordance with the Development Management Procedure Order there is no statutory notification process. The only requirement is for notice to be served on any person (other than the applicant) who is an owner of the land and this was undertaken prior to submission of this application.

7. ASSESSMENT

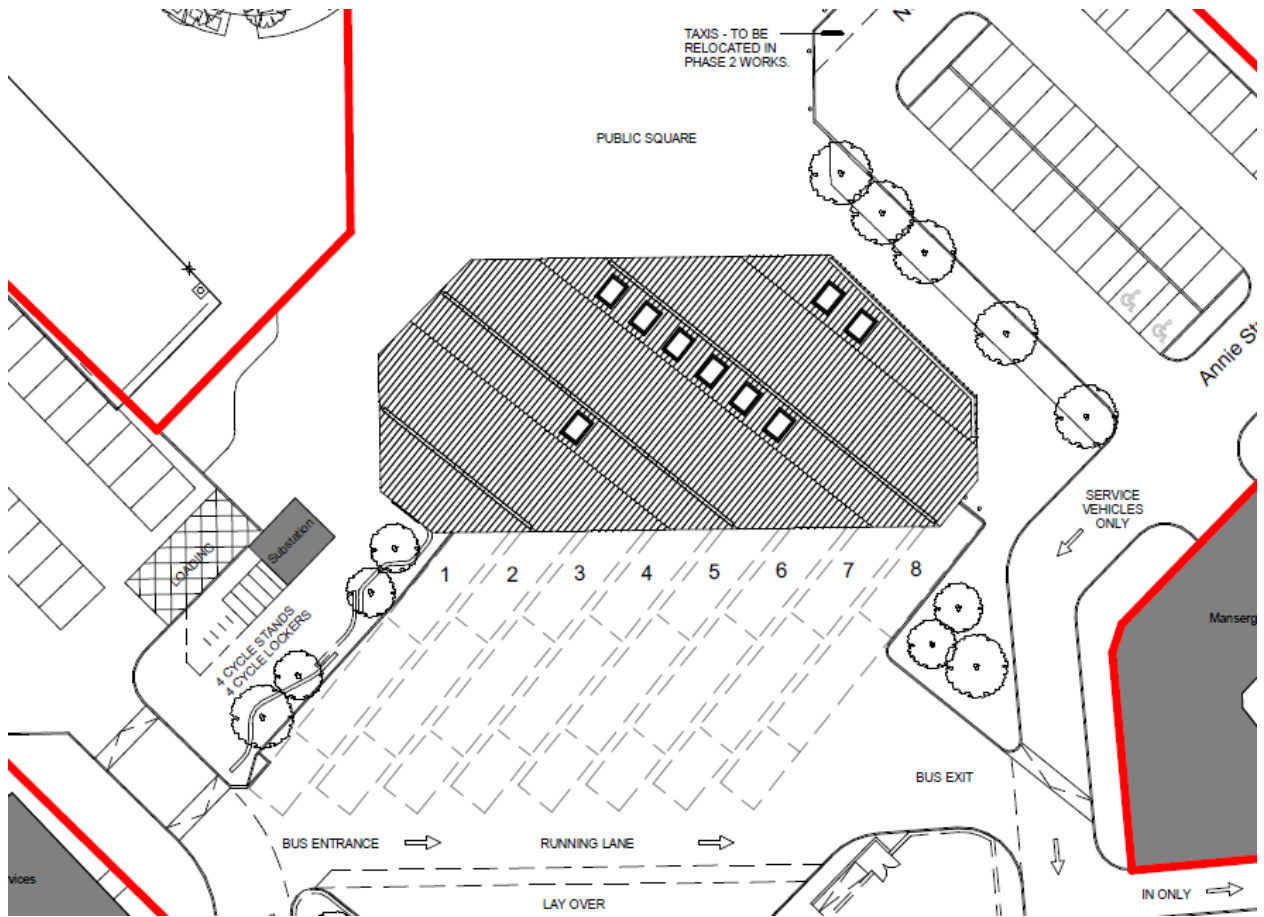
7.1 Planning permission was granted in March 2016 and amended in January 2017 for works around the former Town Hall building in Rawtenstall. This consent included the erection of a new bus station as per the following approved plans:



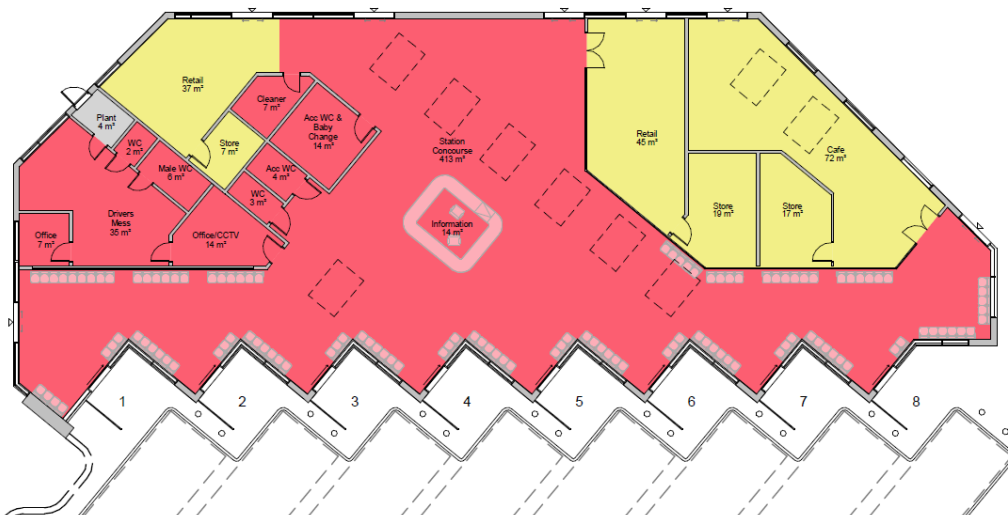
Elevation facing public realm area



Elevation facing bus terminus area



Bus Station Layout

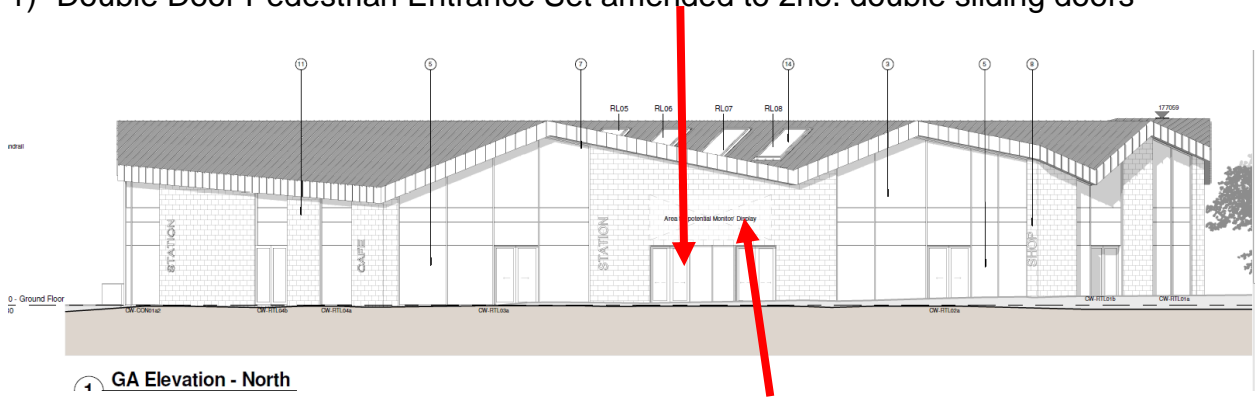


① Ground Floor Plan
1:200

Internal bus station layout

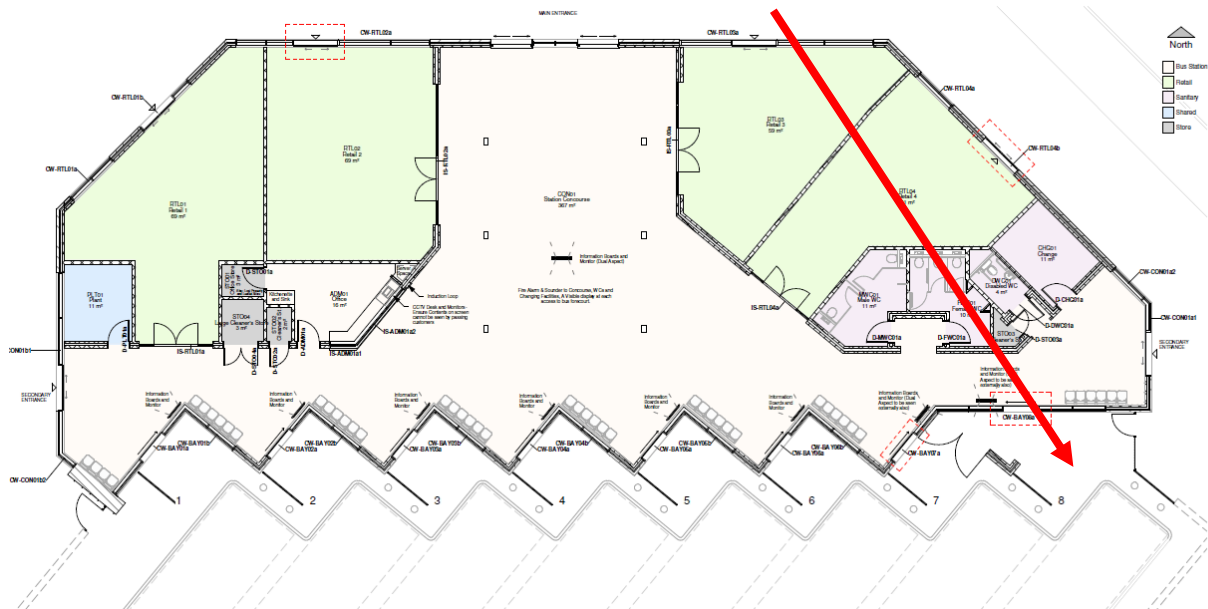
The changes proposed include:

- 1) Double Door Pedestrian Entrance Set amended to 2no. double sliding doors



- 2) New area for display unit/TV/monitor added above new 2no. double sliding pedestrian entrance.

- 3) Bay 7 and 8 re-arranged to accommodate evening bus service. The bus station opening times are yet to be finalised however any customers using the night buses will have shelter under the projecting canopy.



- 4) Reconfiguration of the internal space to increase the number of retail units to 4 and increase the amount of retail floor space

9. RECOMMENDATION

The proposed changes are minor to the scheme as approved and are not a material change to the planning permission as originally granted. As such it is recommended that the amendments are approved.