

Subject:	Planning Appeals Update	Status:	For Publication	
Report to:	Development Control	Date:	3 rd October 2017	
Report of:	Planning Manager	Portfolio Holder:	Legal, Democratic services, Licensing and Development Control	
Key Decision:	N/A	Forward Plan N/A	General Exception N/A	Special Urgency N/A
Equality Impact Assessment:	Required:	No	Attached:	No
Biodiversity Impact Assessment	Required:	No	Attached:	No
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2. PURPOSE OF REPORT

- 2.1 To inform Committee Members about the scale of Appeal activity, and the Appeal decisions received from the Planning Inspectorate, since June 2017.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **A clean and green Rossendale:** our priority is to keep Rossendale clean and green for all of Rossendale's residents and visitors, and to take available opportunities to recycle and use energy from renewable sources more efficiently.
 - **A connected and successful Rossendale that welcomes sustainable growth:** our priority is to ensure that we are well connected to our residents, key partners and stakeholders. We want to make the most of every pound we spend and we are always looking for new and innovative ways to make the resources we do have, work harder for us.
 - **A proud, healthy and vibrant Rossendale:** our priority is to ensure that we are creating and maintaining a healthy and vibrant place for people to live and visit.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 There are no specific risk issues for members to consider arising from this report.

5. BACKGROUND

5.1 Appeals in Progress

At the time of writing 2 planning appeals are lodged and awaiting decisions from the Planning Inspectorate: These are:

	Application Reference	Site Address	Proposal	Level of Decision
1.	2017/0126	Vale Lodge Meadow Park Ramsbottom	Section 73 application to remove condition 3 (removal of the building) attached to planning approval 2017/0017 which approved the erection of an agricultural building	Delegated Powers
2.	2017/0202	23 Helmsore Road Haslingden	Householder: First floor extension above existing living space with balcony extension.	Delegated Powers

5.2 Appeals dismissed since the report taken to 21st June 2017 Development Control Committee

Since the time of last writing, 5 planning application appeals have been dismissed by the Planning Inspectorate, listed below.

	Application Reference	Site Address	Proposal	Level of Decision
1.	2016/0419	Huttock Top Farm Newchurch Old Road Bacup	Change of use from a petting farm to a 'farm of terror' Halloween attraction for seven days (including 31st October) per year, including the erection of 2 no. temporary tunnels between the existing barns and the erection of a temporary marquee on the existing paddock area	Delegated Powers
2.	2016/0491	1 West View Tong Lane Bacup	Proposed double garage, goat and hen house, domestic store and hard standing	Delegated Powers
3.	2016/0274	7 Grange Avenue Rawtenstall Rossendale	Demolition of garage and erection of single storey side extension and part single, part two storey extension to rear (AMENDED SCHEME)	Delegated Powers
4.	2016/0523	14 Deardengate Haslingden Rossendale	Creation of a second floor flat above the existing flat incorporating the erection of a front dormer	Delegated Powers
5.	2016/0570	39 Heald Lane Weir Bacup	Proposed first floor extension to be constructed over existing single storey living space	Delegated Powers

5.3 Appeals allowed since the report taken to 21st June 2017 Development Control Committee

Since the time of last writing, 2 planning application appeals have been allowed by the Planning Inspectorate. These are:

	Application Reference	Site Address	Proposal	Level of Decision
1.	2017/0199	2 Lancaster Avenue, Haslingden	Demolition of existing single storey lean-to and construction of two storey side extension.	Delegated Powers

2.	2016/0635	35 Haworth Avenue Rawtenstall Rossendale	Single storey extension to side and rear of dwelling	Delegated Powers
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5.4 Keeping members informed

Most appeals as members may be aware are dealt with by the Written Representations format. However, "Informal Hearings" and "formal Inquiries" are heard in public and so councillors can attend should they wish to do so. Members interested in attending informal hearings will need to advise the relevant case officer accordingly when they are informed. The case officer can then update the Councillor on the date of the hearing when it has been fixed by the Planning Inspectorate.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

6.1 None contained within this report.

7. MONITORING OFFICER

7.1 Report is for information purposes only

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

8.1 None contained within this report, however, appeal decisions can inform interpretation / implementation of Planning Policies.

9. CONCLUSION

9.1 For members to note the update provided in the report

Background Papers

The relevant application numbers and locations are as outlined in the report and further details can be found on the Council's website or by contacting the Planning Service