

Application Number:	2018/0035	Application Type:	Full
Proposal:	Installation of new boiler flue on rear elevation of building.	Location:	The Business Centre, Futures Park, Bacup, OL13 0BB
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	27 th February 2018
Applicant(s):	Lee Childs	Determination Expiry Date:	22 nd March 2018
Agent:	N/A		

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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-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 set out in section 10.

APPLICATION DETAILS

2. SITE

The application relates to the Council's Futures Park office building, a modern three storey office building of stone construction located on the south side of the junction of New Line and Newchurch Road.

The application site lies within the defined urban boundary.

3. RELEVANT PLANNING HISTORY

2003/0088 - Erection of a business centre, approximate site area 10,210 m² (Approved)

2003/0369 - Erection of Business Centre without compliance with Conditions 3, 5, 8, 9, 11 & 13 attached to planning permission no. 2003/0088 (Approved)

2004/0056 - Extension to car park to business centre approval 2003/088 (Approved)

2004/0057 - Display of advertisement hoarding (Approved)

2009/0406 - Change of use from Offices to mixed use of Council Chamber/Committee Meeting Room and Offices (Approved)

4. PROPOSAL

The applicant seeks planning permission for the installation of a metal boiler flue (around 25cm in diameter) on the north (rear) elevation of the building, which would serve the building's central heating system.

The flue would be blue in colour and would extend from ground floor level to around 1.0m above the eaves of the building – with a total height from ground level of around 13.1m.

No other external alterations to the building are proposed.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 1 Building a Strong Competitive Economy

Section 7 Requiring Good Design

Development Plan Policies

AVP 2 Bacup, Stacksteads, Britannia and Weir

Policy 1 General Development Locations and Principles

Policy 23 Promoting High Quality Design & Spaces

Policy 24 Planning Application Requirements

Other Material Considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

RBC Environmental Health

No comments to make on the application.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 31/01/2018 and 3 neighbour letters were sent out on 26/01/2018.

No comments or objections have been received.

8. ASSESSMENT

Principle

1. The application site is an existing office building inside the defined urban boundary, where Policy 1 of the Core Strategy seeks to locate the majority of new development.
2. As such the development is appropriate in principle.

Visual Amenity

3. The proposed flue would be located on the north (rear) elevation of the building, which is visible from Newchurch Road and New Line.
4. However, the flue would not be excessive in scale and would be coloured blue to match the window units and lettering on the same elevation of the building. In addition, the building is set back some distance from the adjacent highways and is partially screened by mature trees along its north elevation.
5. Although not insignificant in size, it is not considered that the proposed flue would appear incongruous in its proposed position nor would it appear unusual or excessive on a building of this type and scale.
6. As such the scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

7. There are no residential properties immediately adjacent to the site, and in any case it is not considered that the proposed flue would give rise to any significant harm to amenity. The Council's Environmental Health team has been consulted and has no objection.
8. As such the scheme is considered acceptable in terms of neighbour amenity.

9. CONCLUSION

The proposed development is appropriate in principle within the urban boundary. It is considered that the development would not unduly affect the visual amenities of the area or neighbour amenity. Accordingly, the scheme is considered to accord with the National Planning Policy Framework and Policies AVP2, 1, 23 and 24 of the Council's Core Strategy DPD (2011).

10. 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:

- Submitted application form date stamped 25th January 2018 by the Local Planning Authority.
- Site Location Plan date stamped 25th January 2018 by the Local Planning Authority.
- Proposed Elevation Drawing date stamped 25th January 2018 by the Local Planning Authority.
- Technical Drawing date stamped 25th January 2018 by the Local Planning Authority.

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

INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_ad_opted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did not engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.