

Subject:	Planning Appeals Update	Status:	For Publication
Report to:	Development Control	Date:	26 th February 2019
Report of:	Planning Manager	Portfolio Holder:	Regulatory Services
Key Decision:	<input type="checkbox"/> Forward Plan <input type="checkbox"/>	<input type="checkbox"/> General Exception <input type="checkbox"/>	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment:	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	That members note the Planning Appeals Update.

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 August 2018.

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 13 planning appeals are lodged and awaiting decisions from the Planning Inspectorate: These are:

	Application Reference	Site Address	Proposal	Level of Decision
1.	2018/0179	576 Free Lane Helmshore Rossendale	Householder: Erection of balcony to rear at first floor level.	Delegated Powers
2.	2018/0398	Priestly Fold Farm Dean Lane Water	Erection of 1no. dwelling	Delegated Powers

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3.		2018/0286	Land At Folly Clough Goodshaw Lane Crawshawbooth	1 no. five bedroom dwelling with associated hard and soft landscaping (including means of enclosure, heritage interpretation boards and community picnic/view terrace).	Delegated Powers
4.		2018/0176	Land At Fallbarn Road Rawtenstall Rossendale	To complete wholesale distribution and storage building as approved under Planning Permission 2009/0699	Delegated Powers
5.		2018/0400	Land Adjacent 1 Lumb Cottages Meadow Park Ramsbottom	Demolition of 3 no. garages and erection of 2 no. dwellings, with associated amenity space and car parking	Delegated Powers
6.		2017/0593	Asda Stores Ltd Holly Mount Way Rawtenstall Rossendale	Installation of a four pump petrol filling station, drive-to-pay kiosk and associated works.	Delegated Powers
7.		2018/0465	Cherry Tree Lodge 226-228 Bury Road Rawtenstall	Advertisement Consent: Sign on boundary wall	Delegated Powers
8.		2018/0522	Sunnydale Grane Road Haslingden	Full: Change of use of barn to be incorporated into existing dwelling and associated operational development.	Delegated Powers
9.		2018/0570	Land Off Back Lane Rising Bridge Accrington	Erection of kennels for breeding/rearing sheepdogs	Delegated Powers
10.		2018/0404	Land At The Corner Of Coniston Way Bacup	Outline Application (including access, landscaping, layout and scale): Erection of 4 no. semi-detached houses, entailing removal of all existing trees on the site.	Delegated Powers
11.		2018/0420	Stone Acre Farm Rochdale Road Edenfield	Lawful Development Certificate: Erection of a conservatory resubmission of 2018/0231	Delegated Powers
12 & 13		18/0323 & 18/0324 LB	Lumb Old Hall Meadow Park Ramsbottom	Householder: Single storey rear extension (including demolition of a chimney) & Listed Building Consent for the same.	Delegated Powers

5.2 Appeals dismissed since the report taken to 28th August 2018 Development Control Committee

Since the time of last writing, 7 Planning Appeals have been dismissed by the Planning Inspectorate, listed below.

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	Application Reference	Site Address	Proposal	Level of Decision
1.	2018/0269	The Barn Top O Th Lea Bury Old Road	Prior Approval for change of use of agricultural building to 4no dwellinghouses and associated building works.	Delegated Powers
2.	2018/0201	Winners Discount Megastore New Hall Hey Road Rawtenstall	Change of use from retail (Use Class A1) to restaurant / banqueting hall / wedding venue / events venue (sui generis), installation of mezzanine floor, change of use of land to form car park extension and installation of new windows and door screens.	Committee
3.	2018/0313	2 Park Road Waterfoot Rossendale	Decking to rear (Retrospective)	Delegated Powers
4.	2018/0342	4 Heathfield Road Stacksteads Bacup	Householder: Demolition of existing detached garage and erection of attached double garage to side	Delegated Powers
5.	2018/0155	Bentgate House Clod Lane Haslingden	Outline application (including access only) for the erection of 1 no. three-bedroom dwelling	Delegated Powers
6.	2018/0261	Swanney Lodge Road Rawtenstall Rossendale	Installation of one internally illuminated fascia sign to front of building (Retrospective)	Delegated Powers
7.	2018/0328	Card Factory Unit 5 Swanney Lodge Road	New Fascia Signage	Delegated Powers

5.3 Appeals allowed since the report taken to 26th August 2018 Development Control Committee

Since the time of last writing, 1 planning appeal has been allowed by the Planning Inspectorate. This is:

	Application Reference	Site Address	Proposal	Level of Decision
1.	2018/0381	2 Carr Head New Barn Lane Rawtenstall	Notification for Prior Approval of Change of Use of Agricultural Building to a Dwellinghouse, and associated works.	Delegated Powers

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.

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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

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