

Application Number:	2019/0037	Application Type:	Full
Proposal:	Construction of a Natural Stone memorial (2.4m high), replicating the image of person	Location:	Amenity Area Newchuch Road (Opposite Beehive Cottages) Stacksteads Bacup
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	21 March 2019
Applicant:	Stacksteads Countryside Park Group	Determination Expiry Date:	29 March 2019
Agent:	Mr D Baines		

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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 subject to the conditions set out in Section 10 of the report.

2. SITE

The application relates to an amenity area owned by the Council that is to the north side of Newchurch Road (A681), approximately 80m west of its junction with Four Lane Ends Road.

The amenity area measures 9m x 30m, with a raised-planter on the flagged area towards the eastern end, which is bounded by a bench, litter bin and information boards telling the story of Stacksteads development. Within the planted borders are various stone plaques and artifacts from industrial works that no longer exist.

To the north, east and west sides the amenity area is bounded by open land that rises up from the level of the main road. To the opposite side of the main road a 2-bedroomed bungalow is presently being constructed to the side of Beehive Cottages.

The amenity area is situated in Countryside designated as Green Belt, whilst the land to the south side of Newchurch Road and east side of Four Lane Ends Road is within Urban Boundary of Stacksteads.

3. RELEVANT PLANNING HISTORY

None.

4. PROPOSAL

Permission is sought to erect in the planted border towards the east end of the amenity site a memorial in the form a stone man, to stand 2.4m tall and with an arm-span of 1.45m, the front elevation to be seen by people on the main road approaching Stacksteads from the west.

5. POLICY CONTEXT

National

National Planning Policy Framework

- Section 2 Achieving Sustainable Development
- Section 11 Making Effective Use of Land
- Section 12 Achieving Well Designed Places
- Section 13 Protecting Green Belt Land
- Section 15 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rosendale Core Strategy (2011)

- AVP2 Area Vision for Bacup, Stacksteads, Britannia & Weir
- Policy 1 General Development Locations and Principles
- Policy 17 Rosendale's Green Infrastructure
- Policy 18 Biodiversity, Geodiversity and Landscape Conservation
- Policy 23 Promoting High Quality Designed Spaces
- Policy 24 Planning Application Requirements

Other Material Considerations

National Planning Practice Guidance

6. CONSULTATION RESPONSES

LCC Highways

No objection.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted and letters were sent to neighbours.

No comments have been received.

8. ASSESSMENT

The main considerations in determining the application are :

- a) Principle; b) Visual Amenity; c) Neighbour Amenity; & d) Highway Safety.

Principle

The site is within Countryside designated as Green Belt, wherein National guidance and Core Strategy policies seek to limit development to that which maintains the essentially open and rural character of the area.

This application is not seeking permission for any new building. The proposed 'stone man' is consistent with continued use of the site as an ornamental amenity area and will not unduly erode its openness. Accordingly, there is no objection in principle to the proposal.

Visual Amenity

Subject to use of rough-hewn local stone to construct the 'stone man' it will not form an unduly prominent or intrusive feature in the street-scene.

Neighbour Amenity

The 'stone man' will not unduly detract from the amenities any neighbour currently enjoys or could expect to enjoy, to stand more than 20m from the nearest occupied building.

Access/Parking

LCC Highways is satisfied that this piece of public art will not detract from highway safety.

9. SUMMARY REASON FOR APPROVAL

The development for which permission is sought will not detract to an unacceptable extent from essentially open and rural character of the Countryside designated as Green Belt and, subject to the conditions, will not unduly detract from the street-scene, neighbour amenity or highway safety. The proposal is considered to accord with the National Planning Policy Framework and Policies AVP2 / 1 / 17 / 18 / 23 of the Council's adopted Core Strategy (2011).

10. RECOMMENDATION

Approve

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason : To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The 'stone man' hereby permitted shall be constructed with pieces of rough-hewn local stone in accordance with the following :

Title	Drwg No	Date Recd
Location Plan	-	31 / 01 / 19
Photo Montage showing siting	-	31 / 01 / 19
Drawing of design/dimensions	6405 – 01 rev O	31 / 01 / 19

Reason : To define the permission and in the interests of the proper development of the site.