

UPDATE REPORT 17 APRIL 2019

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 25 APRIL 2019

Item B1 – 2019/0102 – Plot 5, Futures Park, Bacup

In response to concerns raised by the Conservation Officer, the applicant has submitted an assessment of the views of the site from all of the nearby Listed Buildings.

The applicant has also amended the proposed landscaping plan to remove the previous 'street trees' and now include a native woodland mix to both long elevations of the building, along with larger specimen trees at regular intervals (as shown on the plan on page 41 of the updated Landscape and Visual Impact Assessment). The actual building design has not changed however.

The Conservation Officer has provided further comments on the scheme following the above amendments, and considers that the revised landscaping proposals will assist with the mitigation of the scheme's visual impact. Nevertheless, the Conservation Officer still has concern over the proposed design of the building, and considers that it could be improved as previously suggested. However, the Conservation Officer considers that the overall harm to the setting of any nearby heritage assets is less than substantial. Therefore, according to the relevant test in the National Planning Policy Framework, planning permission should be granted for the scheme as submitted.

Having regard to the Conservation Officer's concerns and the other material planning considerations, in this case officers do not consider that the visual impact of the scheme and the less than substantial harm to the setting of any nearby Listed Buildings would significantly and demonstrably outweigh the substantial public benefits (employment, on a suitable and sustainable site) that the scheme would provide.

Officers do not consider that the Conservation Officer's further comments give reason to alter the recommendation for planning permission to be granted in this case subject to the suggested conditions.

Mike Atherton
Planning Manager
17/04/2019