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| Application Number: | 2014/0296 | Application Type: | Full |
| Proposal: | First floor extension to the north east side of the existing main facilities building to form cafe and club room, installation of ski tows to the slopes, extension of nursery slope and alterations to existing access and parking. | Location: | Ski Rossendale Haslingden Old Road Rawtenstall |
| Report of: | Planning Unit Manager | Status: | For publication |
| Report to: | Development Control Committee | Date: | 02 September 2014 |
| Applicant: | Ski Rossendale | Determination Expiry Date: | 23 September 2014 |
| Agent: | DLG Architects LLP | | |

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| Contact Officer: | Richard Elliott | Telephone: | 01706-238639 |
| Email: | planning@rossendalebc.gov.uk | | |

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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 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

That Committee approve Permission for the reasons set out in Section 10.

2. SITE

Ski Rossendale is one of Rossendale's major tourist facilities, located to the west of the town centre of Rawtenstall and accessed from the northern side of Haslingden Old Road (Whitaker

Park is located to its southern side). The land, which is significantly screened by mature trees to all sides rises steeply upwards to the north and roughly comprises the following:

- a car park to its front (south) side;
- a single storey timber clad building ‘main facilities building’;
- a single storey timber clad building originally an ancillary shop;
- three slopes, including the nursery slope directly behind the main facilities building; and
- an ancillary restaurant/café building to the rear of the nursery slope

The site lies within an area of Greenlands with the land to its west Green Belt and the land to its north and east designated as countryside.

3. RELEVANT PLANNING HISTORY

Various applications for extensions of the buildings and alterations to the slopes.

4. PROPOSAL

The existing buildings dating back to the early 1970’s have been considered deficient in numerous areas and to bring them up to modern standards significant work would be required.

With the aim of improving the clubhouse and slope facilities to make them suitable for multi users including the disabled and to encourage the continued development of snow sports within the area the applicants have proposed the following which they consider to be the most cost effect solution to achieve their aims for the site to achieve a “winter sports centre of excellence”:

The main facilities building would be extended to its north east side by introducing a first floor extension under a mono-pitched roof to form a cafe and club room. The roof would slope upwards towards the main slope area and would have a shallow pitch. The external walls are to be constructed in timber panels and white render. The extension would increase the height of the building in the range of 2.2m by 4m (due to the slope of the roof)

At first floor the external finish is naturally stained timber boarding The extension will also extend the building northwards to the rear by approximately 9m such that there will be some excavation of the land and removal of approximately 12 self-seeded trees to this area. A retaining wall to its rear would be constructed to a height of approximately 2.5m.

The extension will allow for the ground floor of the building to be used more efficiently, allowing for better visitor and staff circulation to the ski/boot hire areas, the new toilet facilities and the open changing area and cubicles. An internal staircase and lift will provide access to the first floor which will comprise a kitchen, café and club/conference room with two roof terraces, one of which will provide direct access from the nursery slope. The existing café building to the north east of the nursery slope will be retained for slope side training facilities.

The existing access and car parking facilities remain unchanged. A new external stair will be provide to front of the main facilities building to link o the car park and new entrance. The existing steps leading up to the top of the slopes and to the existing café will be reconfigured but their location will not change.

Proposed hours of opening are from 13.00 – 21.00 Monday to Friday and 09.00- 21.00 Saturdays and Sundays and Bank Holidays.

5. POLICY CONTEXT

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|-----------------|---|-------|--------|
| Version Number: | 1 | Page: | 2 of 5 |
|-----------------|---|-------|--------|

National

National Planning Policy Framework (2012)

- Section 1 Building a Strong Competitive Economy
- Section 4 Promoting Sustainable Transport
- Section 7 Requiring Good Design
- Section 8 Promoting Healthy Communities
- Section 9 Protecting Green Belt Land
- Section 10 Meeting the Challenges of Climate Change, Flooding, etc
- Section 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- AVP 4 Rawtenstall
- Policy 1 General Development Locations and Principles
- Policy 8 Transport
- Policy 9 Accessibility
- Policy 14 Tourism
- Policy 17 Rossendale's Green Infrastructure
- Policy 18 Biodiversity and Landscape Conservation
- Policy 23 Promoting High Quality Design & Spaces
- Policy 24 Planning Application Requirements

6. CONSULTATION RESPONSES

RBC (Environmental Health)

No objection

LCC (Highways)

I would raise no objection to the proposal.

If Ski Rossendale employs 30 or more full or part time employees then they should provide secure covered cycle parking for the staff.

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order two a site notice was posted on 31/07/2014 and 18 letters were sent to neighbours.

One letter of objection has been received from a residential neighbour and as summarised below:

- The design and appearance of the extensions is totally out of character and will have too much of a visual impact
- There will be a loss of trees and no replacement of them
- Noise impacts – the scheme will increase the ability to hold events which in the past have led to day long use of the public address system, invariably at weekends when residents spend most of their time outdoors in their gardens
- Many residents complained about noise from an event in 2012. Noise levels should be controlled.
- Why do they not use the existing building now used as a day nursery.
- Opening hours excessive (proposed to open until 9pm Saturdays and Sundays rather than the current time of 5pm)

8. ASSESSMENT

The main considerations of the application are:

1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; & 4) Access/Parking.

Principle

National and local planning policy is supportive of proposals that promote tourism and economic development.

The site lies within an area of Greenlands which seeks to protect open spaces, parks and recreational areas from development that would detract from the open character of areas, supporting developments that perform this function whilst being ancillary to the land that they relate to.

The proposed extension to the building and extension slopes are modest in the context of the site, would all be within the site boundaries and would not significantly detract from the areas open character.

The scheme is considered acceptable in principle.

Visual Amenity

The proposed buildings sit comfortably and unassumingly within the site and are not prominent from Haslingden Old Road.

The height of the extension would be relatively modest despite the addition of a first floor, which is in part due to the removal of the original pitched roof and the introduction of the gently sloping mono-pitch which would slope to the west.

The overall appearance of the building would have a more modern look to it, but I do not see any harm that would be caused by it. There would be a loss to some trees immediately to the rear of the existing building; however, I do not consider that this would result in any significant loss to the character and appearance of the area, particularly given the amount of existing planting to the site boundaries.

The resulting development, including the works to the slopes and extension to the nursery slope would all contribute to meeting the applicant's objective of providing a more accessible, efficient and up to date ski-centre that would appeal to a wider demographic, and in my opinion is considered acceptable in terms of visual amenity.

Neighbour Amenity

No parts of the scheme would either individually or cumulatively affect light, privacy, outlook of neighbours.

There has been one objection in relation to resulting noise impacts. There has been no objection from Environmental Health in this regard.

Whilst the scheme may increase the number of people visiting the site I am not convinced that there would be a significantly greater increase in noise that would warrant a refusal of the application or alteration to the proposed opening hours.

The scheme is considered acceptable in terms of neighbour amenity.

Access / Parking

There is ample parking within the site and the scheme would not significantly increase the amount of traffic to/from the site that could be considered to cause harm to the area. LCC Highways has not raised any objection but did request cycle parking be made available if the number of employees proposed would rise above 30. This is not the case. The scheme is considered acceptable in terms of highway safety.

9. Summary Reason For Approval

The scheme is considered acceptable in principle and, subject to conditions, would not detract to an unacceptable extent from the vitality & viability of Bacup Town Centre, visual and neighbour amenity, public and highway safety, or ecology, having regard to the National Planning Policy Framework (2012) and Policies 1 / 8 / 9 / 11 / 14 / 17 / 18 / 23 / 24 of the Council's adopted Core Strategy DPD (2011).

10. RECOMMENDATION

That the application be Approved subject to conditions below.

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 submitted drawings numbered 3945 PL 202 and 3945 PL 201.
Reason: To ensure the development complies with the approved plans, in accordance with Policies 1 and 24 of the adopted Core Strategy DPD.
3. The facing materials to be used in the construction of the buildings hereby permitted, and their colours, shall be as stated on the application form and approved drawings.
Reason : In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).