

Subject:	Planning Appeals Update	Status:	For Publication	
Report to:	Development Control	Date:	21 ST June 2017	
Report of:	Planning Manager	Portfolio Holder:	Legal, Democratic services, Licensing and Development Control	
Key Decision:	N/A	Forward Plan N/A	General Exception N/A	Special Urgency N/A
Equality Impact Assessment:	Required:	No	Attached:	No
Biodiversity Impact Assessment	Required:	No	Attached:	No
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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 January 2016.

3. CORPORATE PRIORITIES

3.1 The matters discussed in this report impact directly on the following corporate priorities:

- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
- **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
- **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

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

	Application Reference	Site Address	Proposal	Level of Decision
1.	2016/0419	Huttock Top Farm Newchurch Old Road Bacup	Change of use from a petting farm to a 'farm of terror' Halloween attraction for seven days (including 31st October) per year, including the erection of 2 no. temporary tunnels between the existing barns and the erection of a temporary marquee on the existing paddock area	Delegated Powers
2.	2016/0491	1 West View Tong Lane Bacup	Proposed double garage, goat and hen house, domestic store and hard standing	Delegated Powers
3.	2016/0523	14 Deardengate Haslingden Rossendale	Creation of a second floor flat above the existing flat incorporating the erection of a front dormer	Delegated Powers
4.	2016/0635	35 Haworth Avenue Rawtenstall Rossendale	Single storey extension to side and rear of dwelling	Delegated Powers

5.2 Appeals dismissed since the report taken to 8th December 2015 Committee

Since the time of last writing, 19 planning application appeals have been dismissed by the Planning Inspectorate, listed below. Unfortunately, due to staffing changes it has not been possible to provide quarterly updates. Accordingly, the full commentary on the appeals update for this committee is more extensive than normal and is contained in Appendix 1 to this report.

	Application Reference	Site Address	Proposal	Level of Decision
1.	2015/0339	Land At Hall Street Hallfold Whitworth	Demolition of stables and erection of a detached dwelling & associated detached garage	Delegated Powers
2.	2015/0404	35 Haworth Avenue Rawtenstall Rossendale	Householder: Erection of two storey side extension	Delegated Powers
3.	2015/0429	Alderwood Market Street Edenfield	Demolition of detached garage and construction of dwelling with one storey below ground.	Delegated Powers
4.	2015/0453	Carter Place Stables Hall Park Haslingden	Demolition of steel frame equine building, removal of two wagon bodies, and erection of single storey detached dwelling, garage and the creation of garden area.	Delegated Powers
5.	2015/0506	Madisons Park Wine Bar 2 Burnley Road Rawtenstall	Discharge of Condition 2 (type and level of illumination) from Planning Permission 2015/0175	Delegated Powers
6.	2016/0034	Lench Fold Clough Cowpe Road Cowpe	Provision of 2 metal storage containers for a period of 3 years	Delegated Powers
7.	2016/0048	Land At Speedy	Change of use from agricultural land	Delegated Powers

		Salvage Ltd 232 Dean Lane Water	to turning point/car park for adjacent scrap yard	
8.	2016/0057	Wellsprings Farm Grane Road Haslingden	Conversion of detached garage plus extension and demolition of outbuilding to form one dwelling	Delegated Powers
9.	2016/0077	Land To East Of Ainslea Grane Road Haslingden	Conversion of agricultural building to form 1 dwelling	Delegated Powers
10.	2016/0125	8-10 Blackburn Road Haslingden Rossendale	Change of use from retail (A1) to hot food takeaway (A5)	Delegated Powers
11.	2016/0139	Myrtle Earth Farm Edge Lane Cloughfold	Lawful Development Certificate (Proposed): Change of use from an agricultural building to a dwelling	Delegated Powers
12.	2016/0186	18 Coppice Drive Whitworth Rochdale	Two storey side elevation extension	Delegated Powers
13.	2016/0256	5 Ivy Close Waterfoot	Proposed 2 storey side extension	Delegated Powers
14.	2016/0317	The Glory 1222 Burnley Road Rawtenstall	Outline Application: Erection of 4 Houses	Delegated Powers
15.	2016/0404	Coldwells Cottage Roundhill Road Haslingden	Conversion and alteration of existing storage building to form a single dwelling	Delegated Powers
16.	2016/0405	20 Ormerod Street Rawtenstall Rossendale	Single storey rear extension	Delegated Powers
17.	2016/0489	Land At Hall Street Whitworth Rochdale	Demolition of stables and erection of a detached dwelling	Delegated Powers
18.	2016/0357	Gowther Fold Farm Rochdale Road Bacup	Erection of 2 wind turbines with a total height of 33.5m and associated works	Delegated Powers
19.	2016/0243	105 Newchurch Road Rawtenstall Rossendale	Two storey side extension	Delegated Powers

5.3 Appeals allowed since the report taken to 8th December 2015 Committee

Since the time of last writing, eight planning application appeals have been allowed by the Planning Inspectorate. These are:

	Application Reference	Site Address	Proposal	Level of Decision
1.	2016/0478	Site To Rear Of 2, Commercial Street Loveclough Rossendale	Demolition of garages and erection of one pair of semi-detached dwellings	Delegated Powers
2.	2016/0461	Carr Barn Cottage Hardman Avenue	Erection of stable block	Delegated Powers

		Rawtenstall		
3.	2016/0176	533 Holcombe Road Helmshore Rossendale	Erection of dwelling and additional drive	Delegated Powers
4.	2016/0099	Priestly Fold Farm Dean Lane Water	Discharge of Conditions 3 (Historic Building Record), 4 (Materials), 6 (Landscaping) & 7 (Swallow Nesting Boxes) from Planning Approval 2013/0584	Delegated Powers
5.	2016/0110	Priestly Fold Farm Dean Lane Water	Erection of Agricultural Livestock & Storage Building (800sq m)	Delegated Powers
6.	2016/0049	Gib Hill Stables Gibb Hill Lane Loveclough	Conversion of part of existing stable block to form one dwelling with associated curtilage, parking and turning space, in addition to removal of containers from the site and the relocation of one container.	Delegated Powers
7.	2016/0434	2 Heycrofts View Edenfield Bury	Erection of first floor extension to existing garage with 2 storey extension to side of garage to be attached to the main dwelling. In addition 2 No. dormer extensions to front of garage.	Delegated Powers
8.	2015/0200	551 Newchurch Road Stacksteads Bacup	Erection of garage, plus additional structural support and hardstanding, and entrance gate on land to the west side of 551 Newchurch Road	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.

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