

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 13th May 2025

B1. 2025/0061 - Land To The West Of Rooley Moor Road.

At the head of the Committee Report the Applicant is named incorrectly as Rossendale Borough Council. This should be changed to read, 'Cubico UK.'

Further to discussions at Chair's Briefing, officers requested further information from the applicant in relation to the type of vehicles to be used in construction and construction-related deliveries to the site, and in relation to whether any signage / publicity was proposed to warn users of the bridleway along Rooley Moor Road of the construction works taking place.

The applicant's agent has provided the following response:

Construction Vehicles – this is addressed in Section 5 and Appendix 3 of the CMS (V9) submitted with the application. Vehicles have been chosen to minimise the potential for impact both on the surface of Rooley Moor Road, as well as on the moorland (including peatland) habitat / terrain.

Signage – Cubico have confirmed that signage will be provided and agree that this is a sensible and proportionate measure. We have instructed Dulas (the contractor) to prepare a drawing showing the proposed sign locations along Rooley Moor Road, along with some precedent images indicating the types of signage (including the messaging) which will be used – we will issue this as soon as possible ahead of the Committee meeting on Tuesday evening.

In addition to the proposed signage, we would also like to highlight the following measures proposed in respect of the construction works and associated traffic:

- *Cubico will publicise the proposed dates and programme for the construction/installation works (as well as the future decommissioning works) in advance of commencement via the project website, local social media, on-site notices, and by notifying the Councils and key user groups directly via letter/email.*
- *As set out in Section 6 of the CMS (V9), construction vehicle movements will be relatively low in number and restricted to off-peak hours to minimise impact (i.e. not at weekends). The main period of vehicular activity will be on the first day of construction when materials, plant and machinery are delivered to the Loading Area and transported to site via Rooley Moor Road. Vehicle movements on the 2nd, 3rd and 4th days of construction will be limited to movements by staff and removal of plant/machinery on the 4th day.*
- *Access will remain open at all times, with additional controls (such as a*

banksman) used where appropriate.

Also, condition 2 - The Construction Method Statement V8 received 14.03.2025 should be replaced with V9 received 17.04.2025.

B2. 2025/0114 – Land immediately adjacent to MUGA, Whitaker Park

Since publication of the Committee report on this application, officers have received comments from Growth Lancashire (the Council's heritage consultants). Growth Lancashire raise no objection to the proposed development, but suggest that if a more long-term solution for a clubhouse to serve the Padel project becomes necessary then a more appropriately designed structure (featuring more sympathetic materials) should be considered.

Their assessment is as follows:

The application site is located within Whitaker Park, a Non-Designated Heritage Asset (NDHA).

Unlike in the case of designated assets, LPAs are only required to carry out a simple weighing exercise of those material matters and that any impact (which carries no statutory duty on behalf of the LPA) should be considered against the merits of the whole application.

From a heritage perspective whilst the property can only be awarded low value or significance, I am mindful that the objective of Chapter 16 of the NPPF is to preserve heritage and the LPA will need to consider this in its planning balance. However, as an NDHA, I can only afford a low significance to the building.

The application is for the siting of a Portakabin as a club house for the purposes of supporting the Padel project.

The proposed Portakabin is rectangular on plan and of simple design with a flat roof and has a utilitarian, functional appearance. The image submitted with the application shows a white/off-white Portakabin.

This would be located to the immediate southwest of an existing sports court consisting of tall wire fencing and surfaced courts.

Whilst the sports court clearly reads as a modern intervention in the park, this is relatively permeable with open wire fencing and I feel the introduction of further built development, particularly of this design, will cause some limited visual harm to the Whitaker Park NDHA through introduction of obvious modern development, of a design that is at odds with well-preserved the surroundings, and visual clutter. However, due to the location on the western boundary, which does not impede on any views across the park, I feel that this level of harm can only be considered negligible. The Application Form states that the cabin is intended not to be permanent. I feel that a more appropriately designed clubhouse, constructed from sympathetic materials, should be considered if a clubhouse was to be introduced in the long-term.

For the reasons identified above, the proposal, currently outlined in the submission documents, represents negligible harm to the NDHA Whitaker Park. P208 of the NPPF requires LPAs to seek to reduce or minimise harm. Whilst I have identified some areas of potential harm to the NDHA, scope exists for this to be reduced by considering a more sympathetic design.

Having regard to the above and the temporary nature of the proposal, it is considered that on balance the proposal remains acceptable. As such, no change is proposed to the recommendation contained within the Committee Report.

Mike Atherton
Head of Planning

09.05.2025