

<b>Application Number:</b>	2025/0126	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full Application: Siting of a 30 foot shipping container to provide storage for equipment used in community events.	<b>Location:</b>	Playground and Recreation Area Exchange Street Edenfield BL0 0LA
<b>Report of:</b>	Planning Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	02/09/2025
<b>Applicant:</b>	Mr Paul Bradburn – Edenfield Village Residents Association	<b>Determination Expiry Date:</b>	16/07/2025 (Ext. of time until 05/09/2025)
<b>Agent:</b>	N/A		

<b>Contact Officer:</b>	Harry Turner	<b>Telephone:</b>	01706 252432
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	No
<b>Member Call-In</b> Name of Member: Reason for Call-In:	No
<b>3 or more objections received</b>	No
<b>Other (please state):</b>	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

Approval subject to the conditions contained within this report.

## 2. SITE

The application relates to a small parcel of land within the northeast corner of the Playground and Recreation Area in Edenfield. The recreation ground is accessed off Exchange Street (off the main road Market Street) and surrounded by housing and shops to the east, and to the south. There are several mature trees lining the site to the north.

The application site is identified as a recreation area, green infrastructure and is located within the defined urban boundary.

## 3. RELEVANT PLANNING HISTORY

2021/0693 – Full: Creation of new pump track and related works. (Approved).

## 4. PROPOSAL

The applicant seeks planning permission to install a shipping container within the application site. The container would be used to provide storage for equipment used in community events.

The shipping container would measure 9.12m (L) x 2.44m (W) x 2.59m (H). It would be of solid steel construction and painted olive green (RAL 6003) to blend in with the landscape.

The land on which the container would sit is already level. There is no proposed introduction of hard standing.

## 5. POLICY CONTEXT

### National Planning Policy Framework

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 8	Promoting Healthy and Safe Communities
Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 15	Conserving and enhancing the natural environment

### Development Plan

#### Local Plan Policies

Policy SS: Spatial Strategy

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt  
Policy ENV1: High Quality Development in the Borough  
Policy ENV4: Biodiversity, Geodiversity and Ecological Networks  
Policy ENV5: Green Infrastructure Networks  
Policy ENV10: Trees

## 6. CONSULTATION RESPONSES

Consultee	Response
Growth Lancashire Tree Consultant	No objections, advice provided.

## 7. REPRESENTATIONS

In order to publicise the application a site notice was posted and six neighbouring properties were notified.

No comments have been received in response to the application.

## 8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Visual Amenity;
- 3) Neighbour Amenity;
- 4) Access, Parking and Highway Safety.

### **Principle**

The application site is located within the urban boundary, where Policy SD2 of the Local Plan seeks to locate the majority of development, and the playground and recreation area which the site forms part of is designated as a recreational area.

The container would be used in connection with the existing recreation area and would permit safe storage of equipment used for community events which the Edenfield Village Residents Association runs.

As such, it is considered that the development is acceptable in principle.

### **Visual Amenity**

The introduction of a shipping container on the site does not represent a high standard of design and the development will result in a permanent physical presence on the land. However it is acknowledged that the container is functional for the recreational/community use of the wider site and would appear for all intents and purposes a utilitarian structure connected with the existing use of the land.

To reduce the visual impact of the proposal, the container would be located in the very north east corner of the recreation ground and painted olive green. This will be secured by the conditions listed below. It is therefore considered that the development is acceptable in terms of visual amenity.

### **Neighbour Amenity**

Owing to the separation distances involved and the size of the container, it is not considered that the development would result in any significant harm to the living conditions of residents living nearby.

As such, the development is considered to be acceptable in terms of neighbour amenity.

### **Arboricultural Impact**

Due to the proposal's proximity to boundary trees on the site, the Council's Arboricultural Consultant at Growth Lancashire was contacted to provide comments.

They stated that the container should be sited at least 5m away from the trees to prevent harm through soil compaction/compression affecting the roots.

In the initial scheme, the container was to be sited too close to the trees, therefore, the case officer requested a revised scheme which has been subsequently received. The container is now proposed 5m south of the nearby trees and 10m west of the boundary wall of No.15 Market Street.

As the revised scheme has addressed the concerns set out by the consultant, it is considered to be acceptable in terms of its impact on trees.

### **Green Infrastructure**

The recreation ground is designated as green infrastructure on the Policies Map accompanying the Local Plan, and Policy ENV5 expects development proposals to support the protection management and enhancement of the green infrastructure network.

The siting of the proposed container has been revised to mitigate the potential impact on trees bordering the recreation ground. Subject to the container being positioned in accordance with the Arboricultural Consultant's comments above, it is considered that the scheme would retain the function and connectivity of the green infrastructure on-site.

### **Access, Parking and Highway Safety**

Owing to the container's location and siting on an existing recreation ground, there are no significant concerns regarding access, parking and highway safety.

## **9. SUMMARY REASON FOR APPROVAL**

The installation of the container is considered to be acceptable in principle and the container is to be used in connection with the Edenfield Playground and Recreation

Ground, thereby allowing the safe storage of equipment for community events on the site which is a designated recreational area. Subject to the conditions below, it is not considered that the proposal would unduly detract from the visual amenity of the area, from the amenities of nearby neighbours, nor will it give any rise to any undue impact on trees. The proposal is therefore considered to accord with the provisions of the National Planning Policy Framework and Policies SS, SD1, SD2, ENV1, ENV4, ENV5 and ENV10 of the adopted Local Plan.

## 10. 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 the requirements of Section 91 of the Town and Country Planning Act 1990.*

2. The development shall be carried out in strict accordance with the following unless required by the conditions below:

- Application form signed 09/03/2025
- #00967842-6CD3C1 Site Location Plan, received 07/08/2025
- PB.170525.A, Plans and Elevations, received 20/05/2025

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

3. Within six months of the container being positioned on the land, the shipping container shall be painted olive green (RAL 6003), and the approved colour shall thereafter be permanently retained and maintained unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure the appearance of the development is acceptable and to ensure the visual amenity of the local area is not adversely affected.*

4. Notwithstanding the details shown on the approved Site Location Plan, the container hereby approved shall be positioned approximately 5m to the south of the trees located in close proximity to the stone boundary wall enclosing the recreation ground, and approximately 10m west of the boundary fence of no. 15 Market Street. The container shall be retained in such a location unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure the development does not harm nearby trees.*

## 11. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

NORTH BOUNDARY WALL

CONTAINER

Community Centre

Recreation Ground

D Fn

EXCHANGE STREET

Play Area

DEAN CLOSE

THE BOWLING GREEN

MARKET PLACE

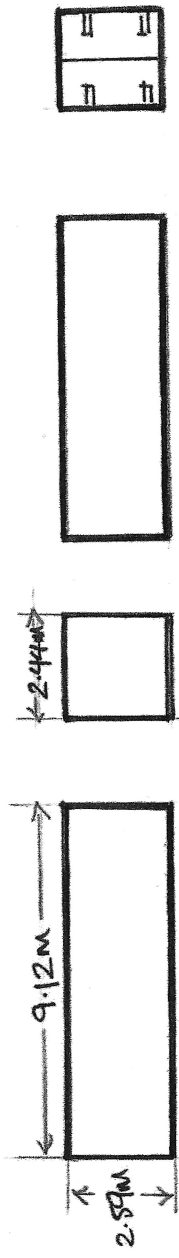
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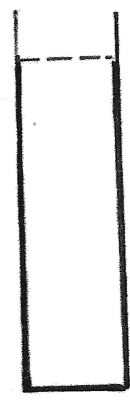
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AS WE HAVE TO POSITION THE CONTAINER AT LEAST 5M. FROM NEARBY TREES ITS POSITION IS NOW 10M ~~FE~~ WEST OF THE BOUNDARY FENCE OF NO 45 MARKET ST AND 1M FURTHER SOUTH. THIS ENSURES THAT IT IS 5M. FROM BOTH TREES AND FURTHER AWAY FROM ANY OTHERS IN THE VICINITY.



ELEVATIONS



LAYOUT PLAN

PROPOSED PLANS AND ELEVATION  
 SCALE 1:200 REF: PB.170525.A.







