

Application Number:	2025/0256	Application Type:	Full
Proposal:	Installation of hare sculpture on Rawtenstall Town Square	Location:	Rawtenstall Town Square Rawtenstall Rossendale
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	8 th October 2025
Applicant:	Rossendale Borough Council	Expiry Date:	10 th October 2025

Contact Officer:	Claire Bradley	Telephone:	01706 238636
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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):	Yes – Council application on 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 conditions

2. APPLICATION SITE

The application site is an open area located adjacent to Rawtenstall Bus Station, functioning as a town square. The area is made up of areas of landscaping and seating.

The site is opposite Grade II listed buildings and is within the Rawtenstall Conservation Area.

3. RELEVANT PLANNING APPLICATION HISTORY

2011/0581: Demolition of existing Valley Centre Shopping Precinct including Astoria Hall to be replaced with an interim development comprising a public realm and events space (Approved)

2015/0476: The redevelopment of the site for a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former police station, town hall annex, public toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area (Approved)

2016/0608: Section 73 application to vary remove conditions 2, 3, 4, 7, 11, 12, 13, 14, 20, 21, 22 and 28 attached to planning approval 2015/0476 which granted consent for the erection of a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping, demolition of former Police Station, Town Hall Annex, Public Toilets and part demolition and works to the Old Town Hall, within Rawtenstall conservation area. (Approved)

2017/0390: Application for a minor non-material amendment to planning permission ref: 2016/0608 (which was for the erection of a bus station and retail/cafe units (Use Classes A1, A2, A3, A4, A5 or B1), including associated facilities, car parking and landscaping) to amend: - Double Door Pedestrian Entrance Set amended to 2no. double sliding doors, - New area for display unit/TV/monitor added above new 2no. double sliding pedestrian entrance, - Bay 7 and 8 re-arranged to accommodate evening bus service, - Reconfiguration of the internal space to increase the number of retail units to 4 and increase the amount of retail floor space (Approved)

2023/0350: Full: New fence to perimeter of external terrace (Approved)

4. PROPOSAL

The application seeks permission to erect the 'Bowland Hare' sculpture within the landscaped area of Rawtenstall Town Square.

The sculpture is formed from various steel plates with a structural steel column introduced within the hare's body. It is to be installed within the Town Square on a new concrete foundation.

The dimensions for the hare are as follows:

Height: 3.5 metres

Width: 1.4 metres

5. POLICY CONTEXT

National Planning Policy Framework

Section 2	Achieving sustainable development
Section 4	Decision-making
Section 7	Ensuring the vitality of town centres
Section 8	Promoting healthy and safe communities
Section 12	Achieving well-designed places
Section 16	Conserving and enhancing the historic environment

Development Plan

Local Plan Policies

Strategic Policy SS: Spatial Strategy
Strategic Policy SD1: Presumption in Favour of Sustainable Development
Strategic Policy SD2: Urban Boundary and Green Belt
Policy R3: Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades
Strategic Policy ENV1: High Quality Built Development
Strategic Policy ENV2: Historic Environment

Other material considerations

National Planning Practice Guidance
National Design Guide (2019)
Rawtenstall Conservation Area Appraisal

6. CONSULTATION RESPONSES

Consultee	Summary of response
Growth Lancashire (Conservation)	No objections – See Heritage section
LCC Highways	No objections subject to conditions and informative
Rossendale Civic Trust	A hare is not a symbol associated with Rossendale, and is not in keeping with the Town Square. A more appropriate site would be Whitaker Park

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 24.07.2024 and neighbouring properties were notified by letter sent out on 09.07.2024. The application was advertised in the Rossendale Free Press on 18.07.2024

No representations have been received

8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Heritage/Visual Amenity;
- 3) Residential Amenity;
- 4) Access, Parking and Highway Safety

Principle

At the heart of the NPPF and the Local Plan Policy SD1 is a presumption in favour of sustainable development.

Strategic Policy SD2 contained within the Local Plan requires that Development in Rossendale should take place within the defined urban boundary unless it has to be located in the countryside and the development enhances the rural character of the area.

The site is located within Rawtenstall Town Centre and within the Urban Boundary. The principle of development is acceptable.

Heritage/Visual Amenity

The application site lies with Rawtenstall Conservation Area and whilst the site is not listed, it is immediately opposite the listed National Westminster Bank (Grade II):

Section 12 of the Framework refers to the importance which Government attaches to the design of the built environment:

- *“The creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” (Para 131)*
- *“Planning policies and decisions should ensure that developments...will function well and add to the overall quality of the area...are sympathetic to local character and history, including the surrounding built environment and landscape setting.” (Para 135).*

Section 16 of the Framework states local planning authorities should take account the desirability of new development making a positive contribution to local character and distinctiveness and the desirability of sustaining and enhancing the significance of heritage assets.

Policies ENV1 and ENV2 of the Local Plan seek to ensure that the built and historic environment is safeguarded and enhanced and proposals take into account design, lighting and materials.

Growth Lancashire have advised as follows:

“I do feel that the proposed sculpture is large in scale and will have a clear visual presence within the conservation area and the setting of the adjacent listed buildings; the sculpture and the listed buildings/conservation area will be visually connected and experienced in the same context. However, I do not feel that the introduction of the artwork will result in any notable harm to the character and appearance of the CA, or setting of the listed buildings. This part of the conservation area has changed

considerably in recent years, now featuring a contemporary bus station, a redesigned public square, and upgraded modern public realm. These developments have introduced a more contemporary character to the area that I feel can accommodate a contemporary sculpture of this scale.

Overall, I feel that the sculpture can be deemed acceptable and that the significance of the area will be largely retained. For the reasons identified above, the proposal meets the statutory duty to preserve and accords with Chapter 16 of the NPPF. It meets the requirements of local policy ENV2 and I raise no notable objection from a heritage perspective.”

The proposed placing of the sculpture is acceptable in both visual amenity and impact on heritage and is in accordance with Policies ENV1 and ENV2 and the NPPF

Residential Amenity

Paragraph 135 of the NPPF advises that Planning policies and decisions should ensure that developments:

“Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

Policy ENV1 of the Local Plan states that all proposals should take account of the following:

- “c) Being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the area*
- “d) The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being overbearing or oppressive, overlooking or resulting in an unacceptable loss of light:- nor should it be adversely affected by neighbouring uses and vice versa.”*

There are no residential properties in the immediate vicinity of the site.

The proposed development will not impact on the residential amenity of nearby occupiers and is in accordance with Policy ENV1 and the NPPF.

Access, Parking and Highway Safety

In terms of impact on Highways, LCC Highways have commented as follows:

With respect to this application, we Lancashire County Council Development Control Team would not wish to raise any objections to installation.

Subject to inclusion of the conditions proposed by LCC Highways the development is acceptable in terms of access, parking and highway safety.

9. CONCLUSION

Subject to the conditions below, the development is acceptable in terms of heritage impact, visual amenity, residential amenity and access, parking and highway safety and on this basis, it is considered that the proposal is in accordance with the Rossendale Local Plan and the NPPF.

10 RECOMMENDATION

That planning permission is granted subject to the conditions below.

11. 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the amended planning application form received 02.09.2024 and the following drawings and documentation unless otherwise required by the conditions below:

Application form received 27.06.2025

Revised Location Plan received 22.07.2025

Structural Design and Calculations concerning Bowland Hare Sculpture received 27.06.2025

Hare dimensions received 07.08.2025

Hare photoshops received 07.08.2025

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

3. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall include:
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - Wheel washing facilities.
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway as a result of construction.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To mitigate the impact of the construction traffic on the highway network.

4. HGV Deliveries to the approved development shall only be accepted between the hours of 9:30am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

12. INFORMATIVES

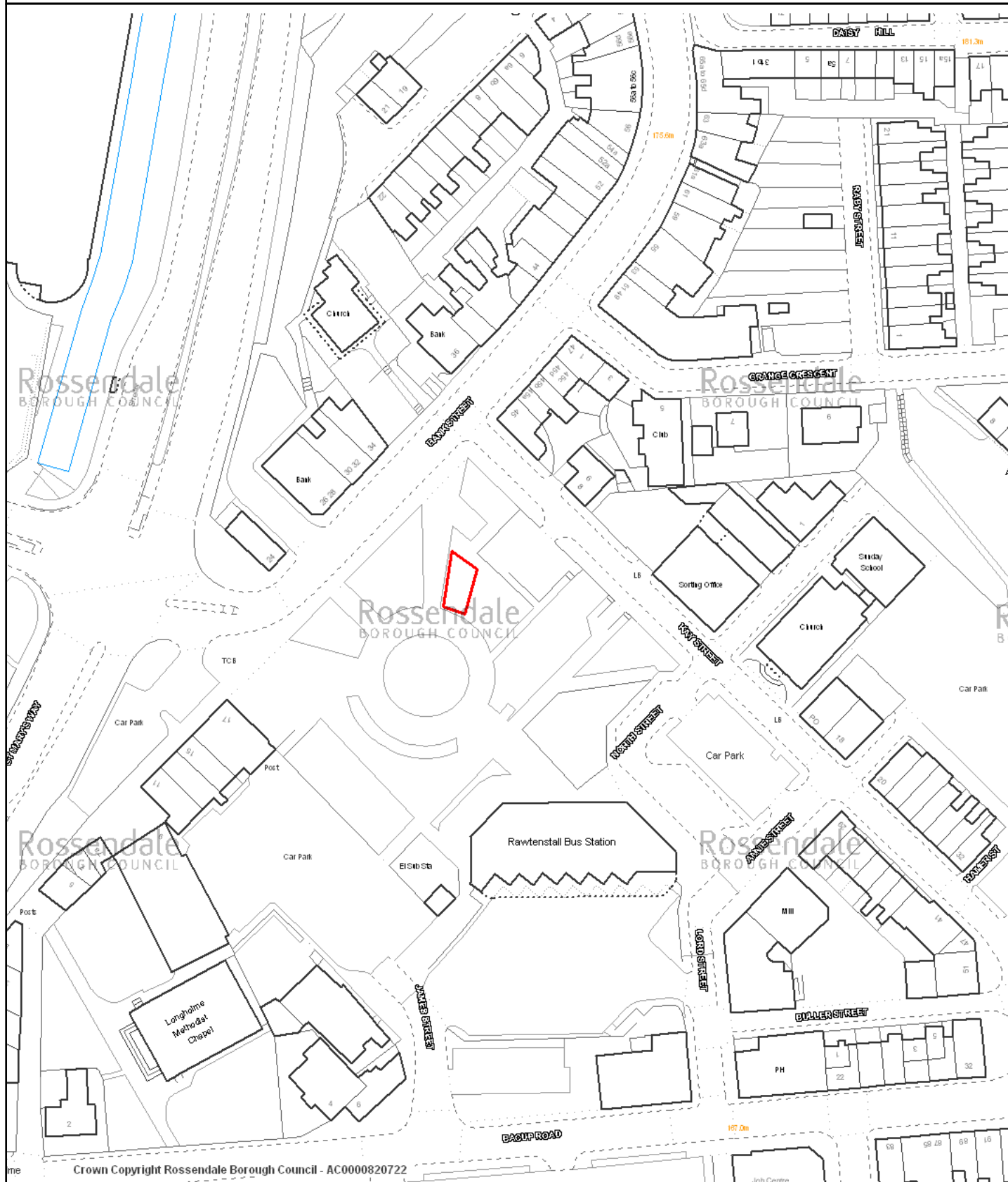
1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
2. Construction Management Plan.
 - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
 - There must be no storage of materials in the public highway at any time.
 - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - Vehicles must only access the site using a designated vehicular access point.
 - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
 - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
 - All references to public highway include footway, carriageway, and verge.
3. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.



3.5 metres

1.4 metres

Rawtenstall Town Square Artwork - Location Plan



Rossendale
BOROUGH COUNCIL

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Date 22/7/2025











