

**Welcome to
Rossendale Borough Council's
Development Control Committee
18th November 2025**



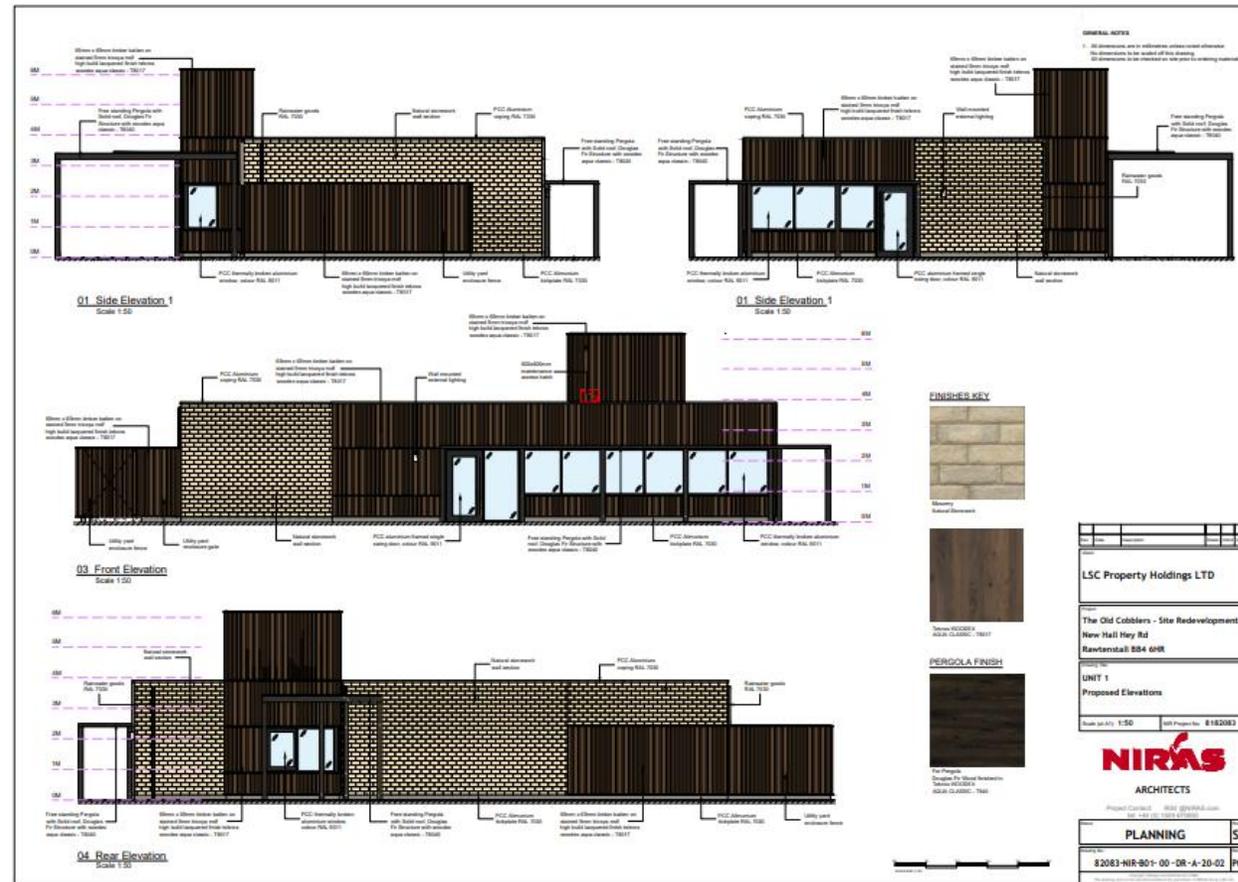
**ROSSENDALE
BOROUGH
COUNCIL**

Item B1

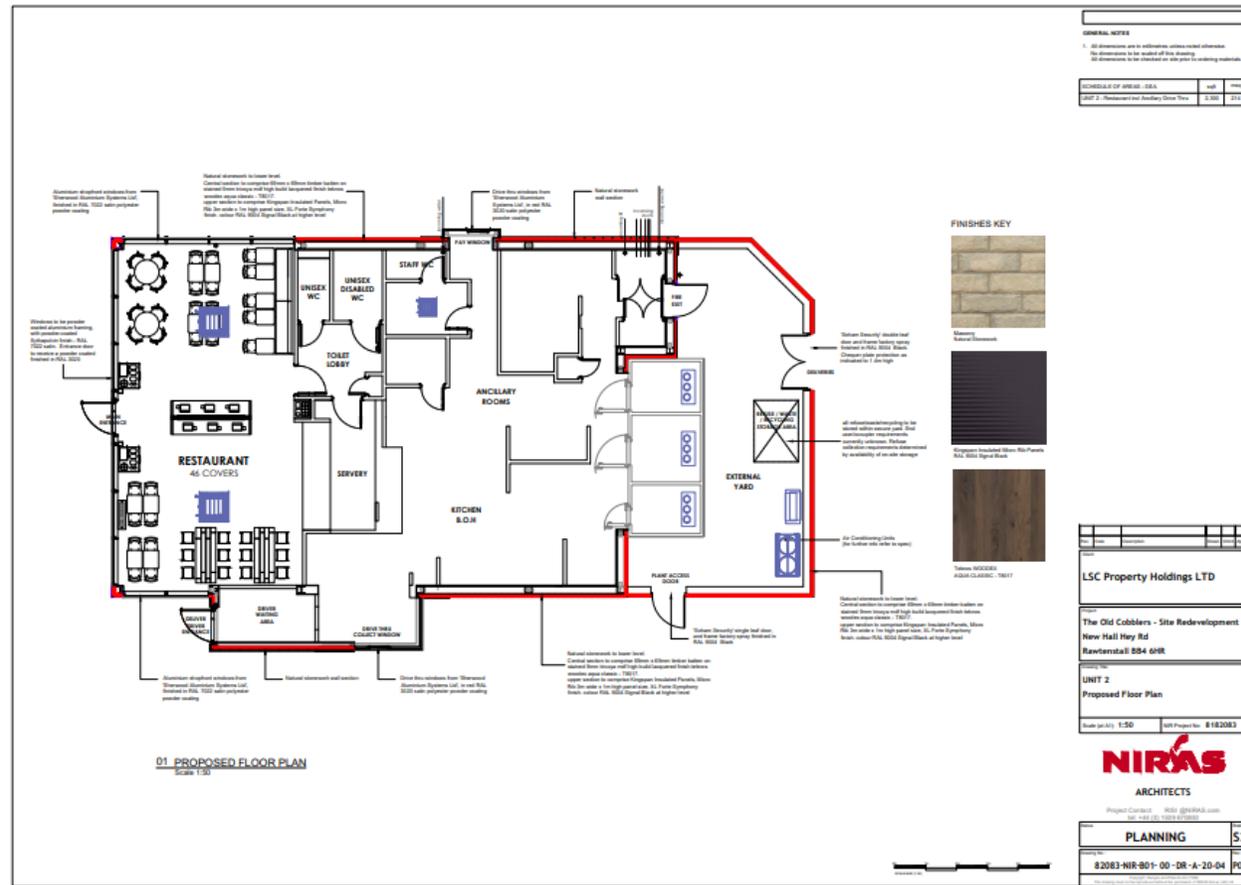
2025/0175 – The Old Cobblers Inn New Hall Hey Road Rawtenstall Rossendale Lancashire BB4 6HR

Full: Demolition of existing pub/ restaurant and erection of 1 no. coffee unit with ancillary drive thru (Class E) and 2 no. restaurant units with ancillary drive thru (Class E), together with alterations to means of access, car parking, landscaping and associated works.

Unit 1 Proposed Elevations



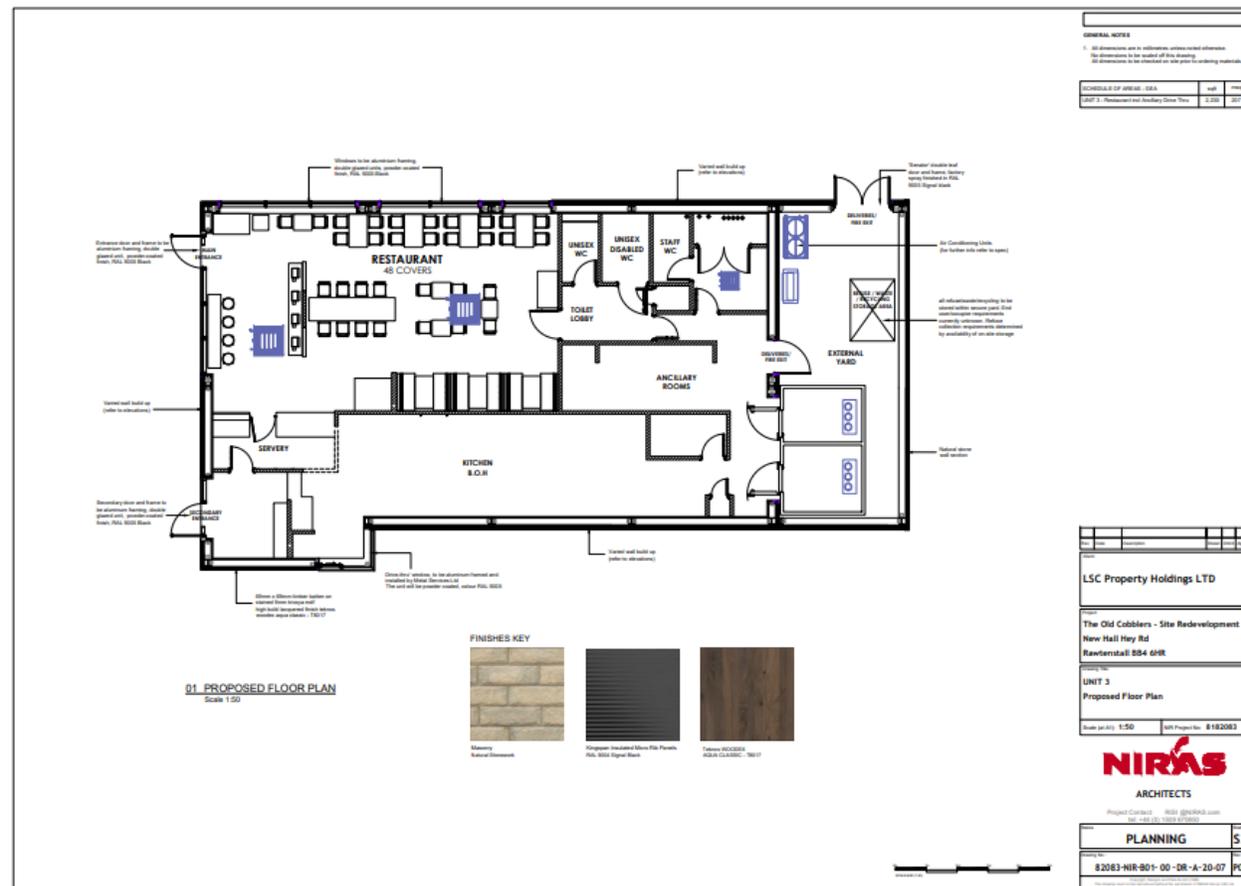
Unit 2 Proposed Floor Plan



Unit 2 Proposed Elevations



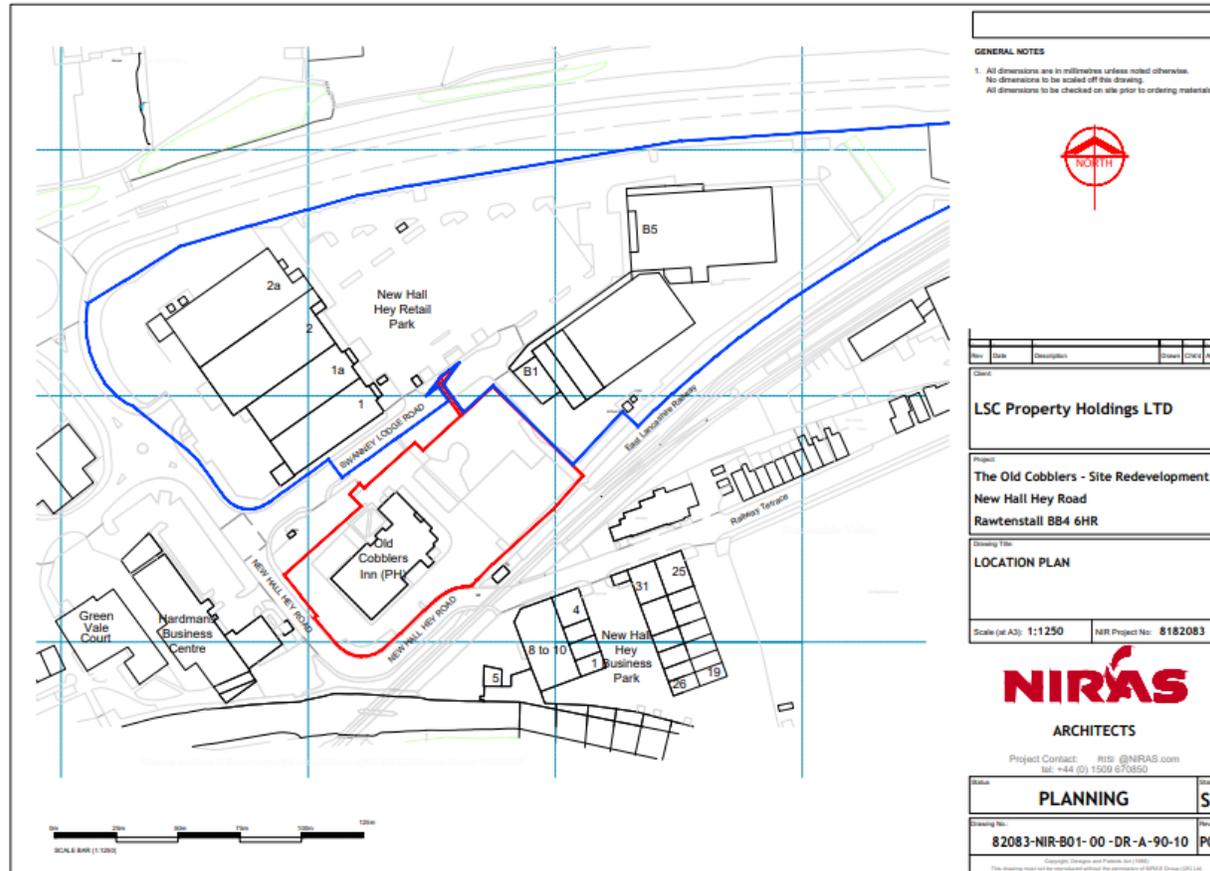
Unit 3 Proposed Floor Plan



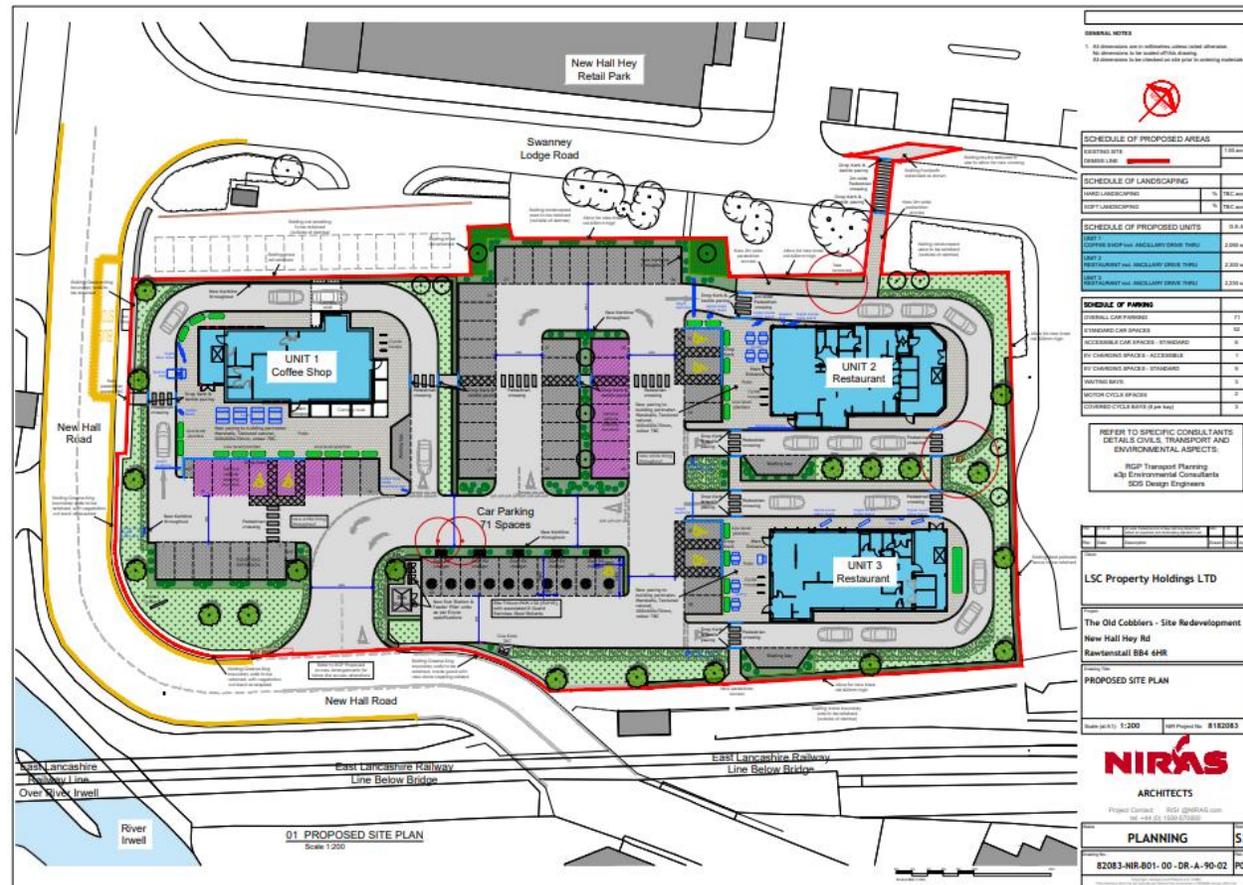
Unit 3 Proposed Elevations



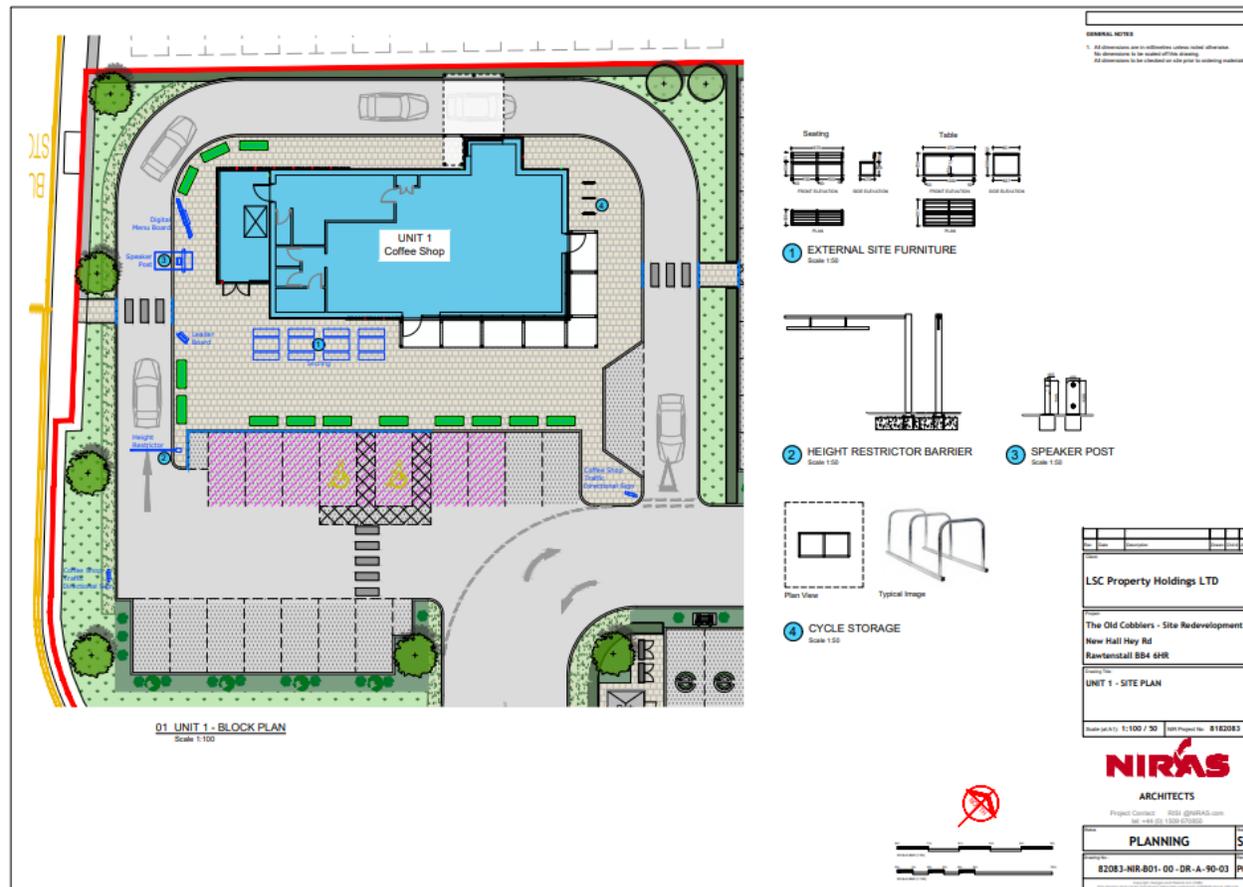
Location Plan



Proposed Site Plan



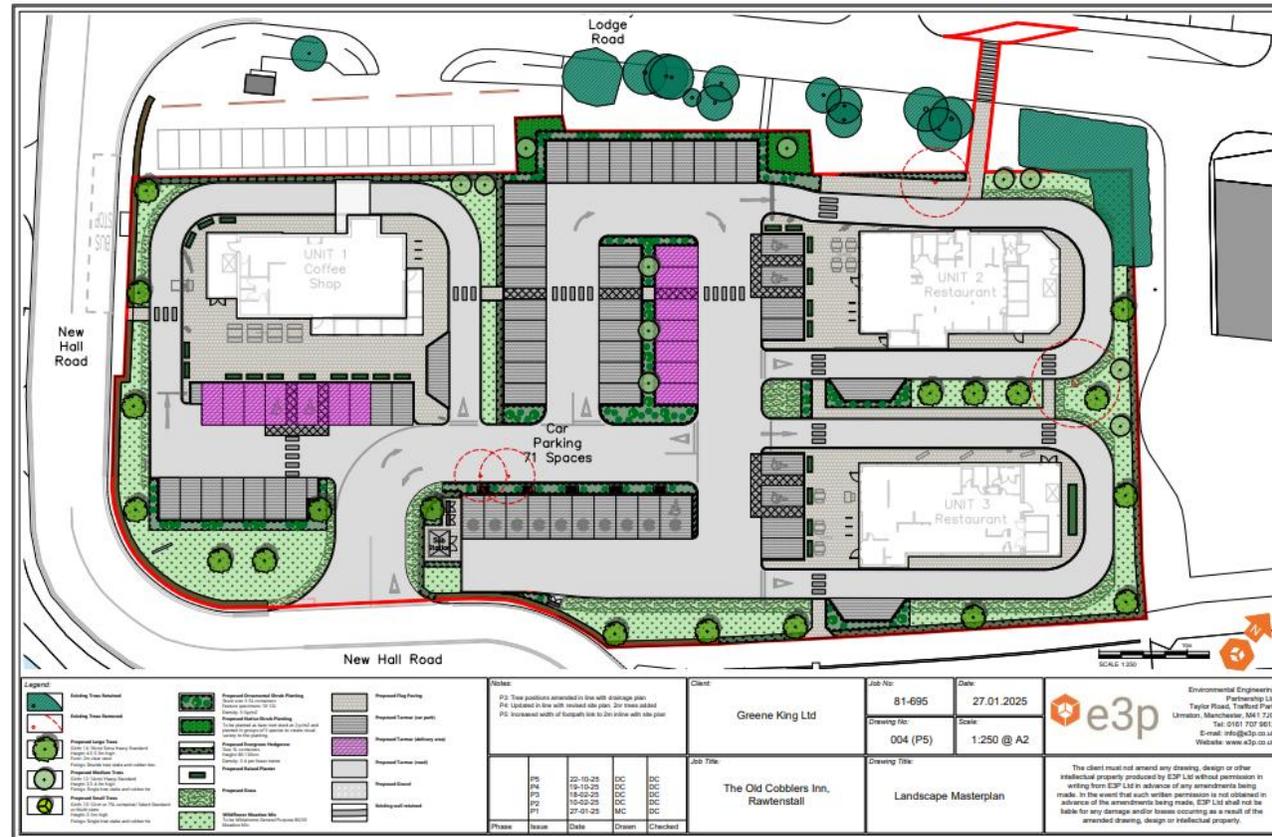
Unit 1 Site Plan



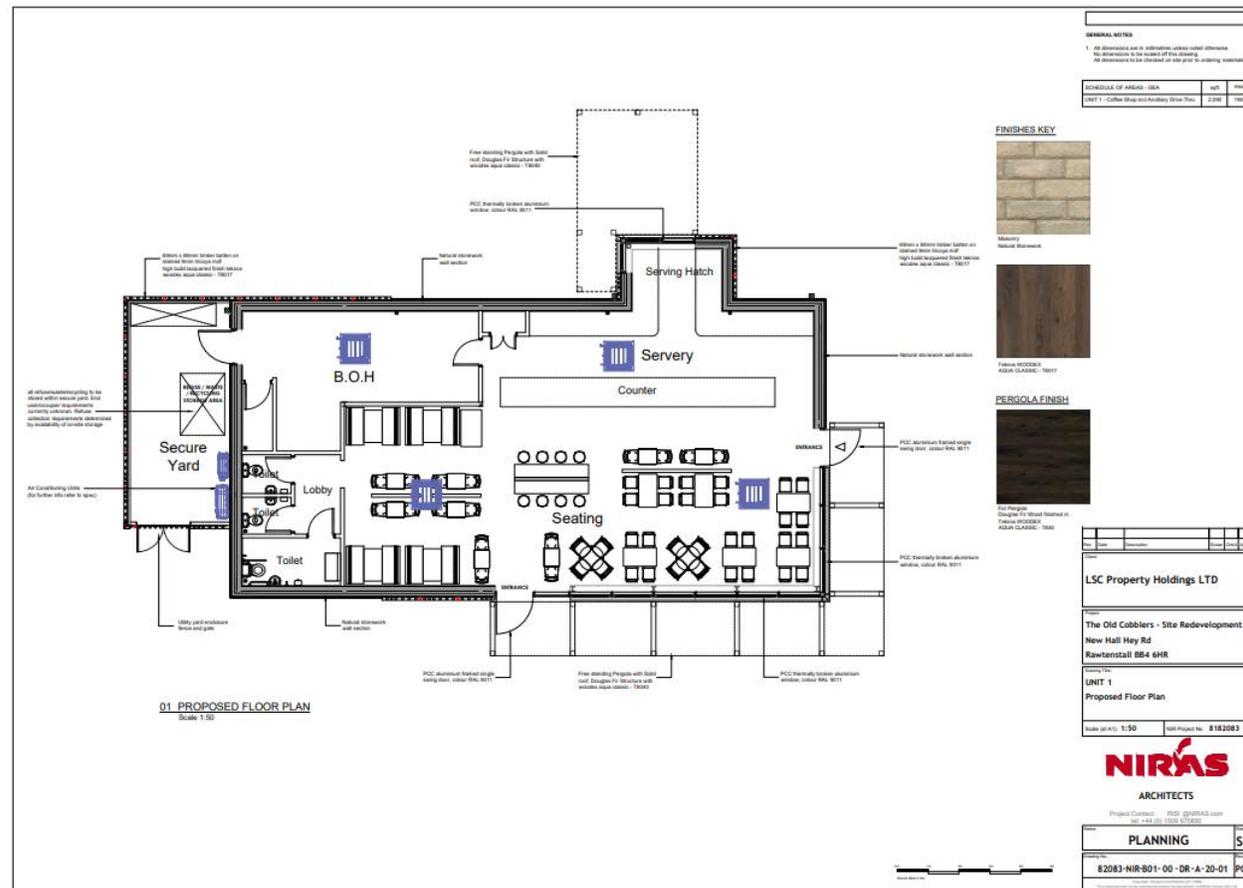
Unit 3 Site Plan



Landscape Masterplan



Unit 1 Proposed Floor Plan



Photographs



Photographs



Photographs



Photograph



Photographs



Item B2
**2025/0219 – 16 Regent Street, Haslingden,
Rossendale, BB4 5HQ**

Prior Notification (Class MA): Convert the first floor into two flats for domestic use. The only impact externally will be the external staircase for use as access to the flats and as an emergency escape route. No alteration is proposed to the external elevations.

Location Plan

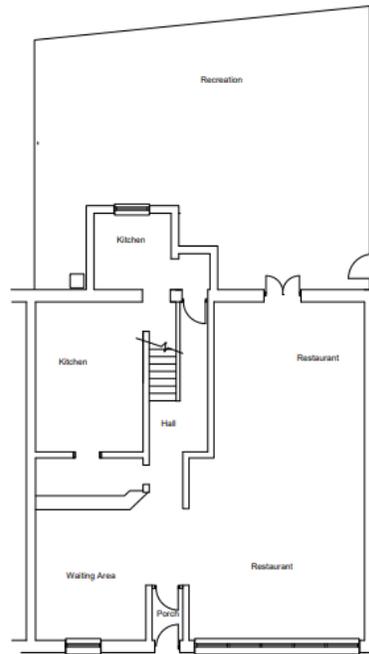


16, Regent Street, Haslingden, Rossendale, Lancashire, BB4 5HQ

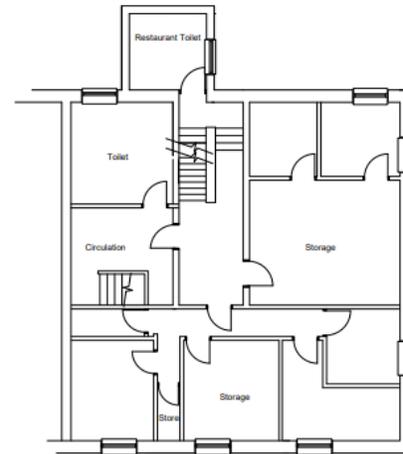


Location Plan shows area bounded by: 579461.16, 52363.53, 37622.6, 52364.76 (at a scale of 1:2500, OS2014/A, 02780202). The representation of a road, bank or path is no evidence of a right of way. The representation of features on land is no evidence of a property boundary.
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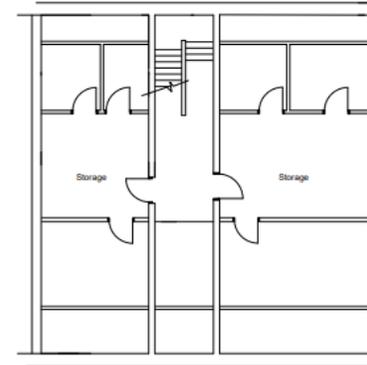
Existing Layouts



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

Title
Previous Layouts
Job
18 Regent Street, Hastings
Client
Hastings Council
Drawn by
DJ Hancock
Checked by
DJ Hancock
Scale
1:100
Drawn
DJ Hancock Design
22 Greff Street
Bexhill
Tel 01704 543932
Mob 07595 026 791

Proposed & Existing Elevations

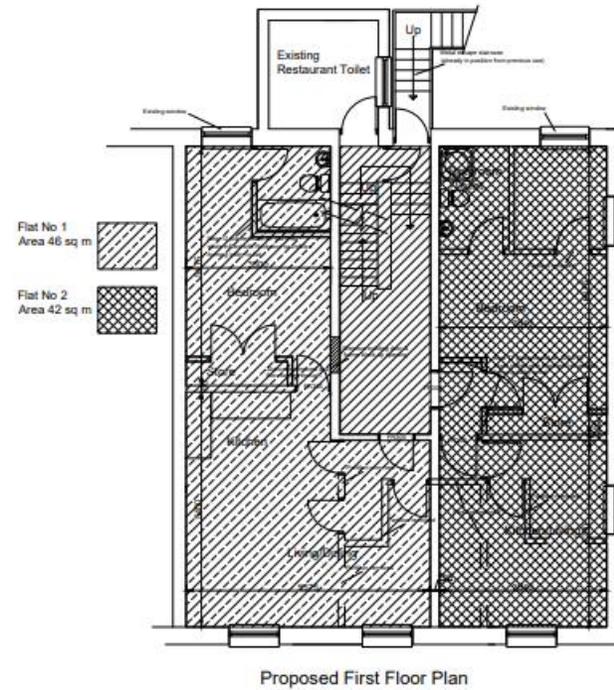


Title
Proposed and Existing
Elevations
Job
16 Regent Street, Hastings

Client

Draw No
11025.2
Scale
1:100 g3/2
DJ Hancock Design
22 Craft Street
Bacup
Tel 01708 563902
Mob 07599 028 791

Flat Boundaries



Title
Flat Boundaries

Job
16 Regent Street, Haslemere

Client

Drawn By
17/05/13

Scale
1:50 @A3

DJ Hancock Design
22 Croft Street
Bosup
Tel 01706 563502
Mob 07599 008 791

Photographs



Photographs



Photographs



Item B3

2025/0223 – Land At Cowm Adjacent Back Cowm Lane Whitworth OL12 8BJ

Proposed erection of two detached dormer bungalows

Proposed Plans

The image displays architectural plans for two bungalow types, 'A' and 'B'. Each type includes a proposed ground floor and first floor plan, four elevations (front, side, rear, and another side), a location plan, and a block plan. Type 'A' is shown in a smaller scale, while Type 'B' is shown in a larger scale with a detailed site plan. The site plan for Type 'B' shows the building footprint, parking spaces, and boundary lines with dimensions.

Legend:
 - Wall: 1/2" thick brick
 - Floor: 1/2" thick brick
 - Roof: Asphalt/Concrete

NO.	DATE	DESCRIPTION	BY
1	10/11/2023	PRELIMINARY	EA
2	10/11/2023	REVISED	EA

Notes:
 1. The drawings are prepared in accordance with the requirements of part M of the Building Regulations 2010 and shall be submitted to the local authority for approval.
 2. The drawings are prepared in accordance with the requirements of the Building Regulations 2010 and shall be submitted to the local authority for approval.
 3. The drawings are prepared in accordance with the requirements of the Building Regulations 2010 and shall be submitted to the local authority for approval.
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RAD
 R. A. D. ARCHITECTS
 100, THE BARN, BARNWOOD, BIRMINGHAM, B37 3YU
 Tel: 0121 708 0000
 Fax: 0121 708 0001
 Email: rad@radarchitects.co.uk
 Website: www.radarchitects.co.uk

NO.	DATE	DESCRIPTION	BY
1	10/11/2023	PRELIMINARY	EA
2	10/11/2023	REVISED	EA

PROJECT: LAND AT CORN, BUCKENHALL, GL12 8BJ
CLIENT: H. AZEEM
DATE: OCTOBER 2023
SCALE: 1:500 @ A1, 1:200 @ A2
PROJECT NO.: RAD231023019aW

Photograph



Photograph



Photograph



Photograph



Photograph



Photograph



Item B4

2024/0295 – Land At Former Waterbarn Recreation Ground Brandwood Road Stacksteads

Outline application for the erection of up to 40 dwellings, with all matters reserved except access.

Site Location Plan

Former Stacksteads Cricket Club, Bacup OL13 0NU



Site location plan - 1:1250 scale



 bpd Architecture CIAT Registered practice Sitchstone, Brown House Lane, Higher Wheelton Chorley, Lancashire PR6 8HR Tel: 01257 220510 web: www.betterplan.co.uk email: info@betterplan.co.uk			
 Chartered Institute of Architectural Technologists Registered Practice			
Project Former Stacksteads Cricket Club, Brandwood Road, Stacksteads BACUP			
Title Proposed housing scheme Site location plan			
Scale @ A1 1:1250	Date May 2023	Ref Job 1129	Drawn MDB
Org No 1129/BRB/LP			Rev A

Photograph



Photograph



Photograph



Photograph



Photograph



Photograph

