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| Application Number: | 2025/0457 | Application Type: | Full |
| Proposal: | Change of use from retail/outdoor wear and footwear (Class E) to a Car Showroom for sales of motor vehicles (Sui Generis). | Location: | Hazel Mill Blackburn Road Haslingden Rossendale Lancashire BB4 5DD |
| Report of: | Planning Manager | Status: | For Publication |
| Report to: | Development Control Committee | Date: | 03.03.2026 |
| Applicant: | Porter | Determination Expiry Date: | 17.03.2026 |
| Agent: | MOJO Architects | | |

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|-------------------------|-------------------------------------|-------------------|---------------------|
| Contact Officer: | Claire Bradley | Telephone: | 01706 238636 |
| Email: | planning@rossendalebc.gov.uk | | |

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|---|--------------------------|
| REASON FOR REPORTING | |
| Outside Officer Scheme of Delegation | No |
| Member Call-In Name of Member: Reason for Call-In: | No |
| 3 or more objections received | No |
| Other (please state): | Major Application |

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

That the application be approved subject to the conditions specified in this report.

APPLICATION DETAILS

2. SITE

The application site is Hazel Mill, located on Ormerod Street off Blackburn Road in Acre, Haslingden. The site has a long-established history as a commercial site.

Historically, the mill buildings formed part of the area's broader textile and manufacturing heritage, later evolving into a well-known retail development operated by Winfields.

Most recently, the site operated as a large camping and outdoor clothing store.

Hazel Mill has been vacant since the Winfields Group went into administration and the buildings now stand empty and underutilised.

The site consists of the main building located on the western side of the site (building 01) which has been part clad with profiled sheeting, a stone former mill building located on the eastern side of the site at the entrance from Ormerod Street, a smaller red brick building, an outdoor display area and a large car parking area.

The site is located within the Urban Boundary.

3. RELEVANT PLANNING APPLICATION HISTORY

3131: Use of factory for retail use and repair and manufacture of footwear and floor coverings. (Approved)

1974/0041: LBC: Remove 3 storeys from a 4 storey block and reroof. (Approved)

1975/0430: Single storey area as warehousing and offices. (Approved)

1979/0028: Extend retail shopping area. (Approved)

1982/0491: Proposed Change of Use of Wholesale Warehouse to Retail Use for Sale of Footwear and Accessories, including Ladies', Gents' and Children's Clothing. (Approved)

1983/0248: External alterations. (Approved)

1984/0254: Change of use of part of retail clothing area to canteen for staff and patrons and extension to provide food preparation area. (Approved)

1985/0296: Construction of new vehicular access to Blackburn Road and extension to car parking area. (Approved)

1985/0297: Re-roofing of former building to use for wholesale warehouse. (Approved)

1985/0301: Change of use from warehouse to retail sale of clothing. (Approved)

1995/0121: Conversion of part of existing premises from A1 retail to A3 (Existing café/kitchen area to revert to A1). (Approved)

1997/0039: Extension (A) to retail building (B) & erection of link building (F) to proposed childrens play area (H) within the existing shoe building (E & H) & elevational alterations to include re-cladding in stone of existing shoe building (E & H) & existing engine house & new pitched roof to buildings C & E. (Amended Scheme) (Approved)

2001/0105: Change of use of agricultural land to overflow car park (Approved)

2001/0106: To vary planning conditions no 3 and 6 imposed on planning permission reference 1997/039 to allow additional facing materials. To vary condition no 4 imposed on planning permission reference 1997/039 to specify profile metal cladding as the roofing material. To delete condition no 5 imposed on planning permission ref no 1997/039. To vary condition no 8 imposed on planning permission ref no 1997/039 to require the proposed children's play area to be provided within 15 months of the commencement of use of building A. (Approved)

2017/0067: Prior Notification for the demolition of derelict public house on the corner of Blackburn Road and Shaw Street (The Great Tree Public House)

4. PROPOSAL

This application seeks a change of use from retail to a car showroom for sales of motor vehicles.

There are no external alterations proposed to any of the buildings on site.

Buildings 1 and 2 are proposed to be used as car showrooms with the smaller red brick building in the car park used as valet area, and the existing outdoor sales area to be used as a display area.

POLICY CONTEXT

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 4 Decision Making
Section 6 Building a Strong, Competitive Economy
Section 9 Promoting Sustainable Transport
Section 11 Making Effective Use of Land
Section 12 Achieving Well Designed Places

Development Plan

Local Plan Policies

SS: Spatial Strategy
SD1: Presumption in Favour of Sustainable Development
SD2: Urban Boundary and Green Belt
EMP4: Development Criteria for Employment Generating Development
ENV1: High Quality Development in the Borough

Other material considerations

National Planning Practice Guidance

5. CONSULTATION RESPONSES

| Consultee | Response |
|--------------------------|--|
| LCC Highways | No objections subject to a condition. |
| RBC Environmental Health | No comments |
| Environment Agency | No objections |
| Cadent Gas | No objections |
| HSE | Do not advice against development |
| RBC Economic Development | Fully support the proposed development |

6. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 17.12.2025, neighbours were notified on 17.12.2025 and a notice appeared in the Rossendale Free Press on 17.12.2025.

No comments have been received.

7. ASSESSMENT

The main considerations in this case are as follows:

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

Principle

The proposed development is located within the urban boundary, where the Local Plan seeks to locate the majority of new development. The site is reasonably sustainably located, and has previously been used for retail use.

Visual Amenity

Policy ENV1 of the Local Plan seeks to promote high quality design in the Borough, and includes a varied set of criteria with which development proposals need to comply.

Paragraph 135 of the Framework states that planning decisions should ensure that developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) 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.”

The application does not propose any external changes to the buildings or external areas. However, the bringing back into use of the site will improve the visual appearance of the site, which currently appears underused.

In view of the above it is considered that the proposals are acceptable in terms of visual amenity. It is therefore considered that it is in accordance with the requirements of Policies ENV1, of the Rossendale Local Plan and Section 12 of the NPPF.

Neighbour Amenity

Policy ENV1 (c) requires *development to be sympathetic to surrounding land uses, avoiding demonstrable harm to the amenities of a local area;* and (d) states that *the scheme should not have an unacceptable adverse impact on neighbouring development by virtue of it being over-bearing 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 existing dwellings located adjacent to the site on Shaw Street. However, the use of the site for car sales is not considered to be a particularly significant noise generating use and is considered to be acceptable.

The hours of operation proposed are as follows:

Monday to Friday 09:00 to 19:00

Saturday 09:00 to 18:00

Sunday & Bank Holidays 10:30 to 17:00

The proposed development is acceptable and is not considered to impact on the amenity of any neighbouring property and is in accordance with Policy ENV1 and the NPPF.

Access, Parking and Highway Safety

LCC Highways have commented as follows:

The applicant has indicated within the submitted 'Proposed Site Layout Plan' that the existing extensive parking provision will be utilised for visitors, staff and vehicle deliveries, this is acceptable to the Local Highway Authority.

The submitted layout does not seem to indicate that any cycle storage will be provided for visitors or staff. The local Highway Authority would request that suitable storage is provided, a condition has been suggested below to facilitate this.

Access

The submitted documentation indicates that the current vehicle and pedestrian access arrangements will remain unchanged for the proposed development. This is acceptable to the Local Highway Authority for a development of this size and nature at this location.

Impact on wider network

Based on the information submitted and our assessment of the application, the Local Highway Authority is of the opinion that the proposed development would not have an unacceptable impact on the wider highway network.

Conclusion

The Highway Development Control Section of Lancashire County Council has no objections to the planning application

The proposal will not impact highway safety or capacity and is in accordance with the Rossendale Local Plan.

8. CONCLUSION

The proposal accords with the National Planning Policy Framework and Rossendale Local Plan.

9. RECOMMENDATION

That planning permission is granted subject to the following conditions.

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 hereby permitted shall be carried out in accordance with the application form received 20.11.2025 and the following drawings and documents, unless otherwise required by the conditions below:

| Drawing No | Description | Date Received |
|-------------------------------------|-------------------------------------|---------------|
| 25055-MOJO-ZZ-ZZ-DR-A-PL0001-S4-P01 | Site Location Plan | 20.11.2025 |
| 25055-MOJO-ZZ-ZZ-DR-A-PL0002-S4-P01 | Existing Site Layout Plan | 20.11.2025 |
| 25055-MOJO-ZZ-ZZ-DR-A-PL0003-S4-P01 | Proposed Site Layout Plan | 20.11.2025 |
| 25055-MOJO-01-00-DR-A-PL1001-S4-P01 | Existing GA - Building 1 - Level 00 | 20.11.2025 |
| 25055-MOJO-01-00-DR-A-PL1002-S4-P01 | Proposed GA - Building 1 - Level 00 | 20.11.2025 |
| 25055-MOJO-01-01-DR-A-PL1001-S4-P01 | Existing GA - Building 1 - Level 01 | 20.11.2025 |
| 25055-MOJO-01-01-DR-A-PL1002-S4-P01 | Proposed GA - Building 1 - Level 01 | 20.11.2025 |
| 25055-MOJO-01-ZZ-DR-A-PL1001-S4-P01 | Existing Elevations - Building 1 | 20.11.2025 |
| 25055-MOJO-01-ZZ-DR-A-PL1002-S4-P01 | Proposed Elevations - Building 1 | 20.11.2025 |
| 25055-MOJO-02-00-DR-A-PL1001-S4-P01 | Existing GA - Building 2 - Level 00 | 20.11.2025 |
| 25055-MOJO-02-00-DR-A-PL1002-S4-P01 | Proposed GA - Building 2 - Level 00 | 20.11.2025 |
| 25055-MOJO-02-01-DR-A-PL1001-S4-P01 | Existing GA - Building 2 - Level 01 | 20.11.2025 |
| 25055-MOJO-02-01-DR-A-PL1002-S4-P01 | Proposed GA - Building 2 - Level 01 | 20.11.2025 |
| 25055-MOJO-02-ZZ-DR-A-PL1001-S4-P01 | Existing Elevations - Building 2 | 20.11.2025 |
| 25055-MOJO-02-ZZ-DR-A-PL1002-S4-P01 | Proposed Elevations - Building 2 | 20.11.2025 |
| 25055-MOJO-03-00-DR-A-PL1001-S4-P01 | Existing GA - Building 3 - Level 00 | 20.11.2025 |
| 25055-MOJO-03-00-DR-A-PL1002-S4-P01 | Proposed GA - Building 3 - Level 00 | 20.11.2025 |
| 25055-MOJO-03-ZZ-DR-A-PL1001-S4-P01 | Existing Elevations - Building 03 | 20.11.2025 |
| 25055-MOJO-03-ZZ-DR-A-PL1002-S4-P01 | Proposed Elevations - Building 03 | 20.11.2025 |
| | Design and Access Statement | 20.11.2025 |
| | BNG Exemption Statement | 16.12.2025 |

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

- No building shall be occupied until suitable secure, covered cycle parking provision has been completed. The cycle parking area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

4. The use of the site as a car showroom for sales of motor vehicles hereby approved shall not be carried out outside the hours of:

09:00 to 19:00 Monday to Friday
09:00 to 18:00 Saturday, and
10:30 to 17:00 Sunday & Bank Holidays

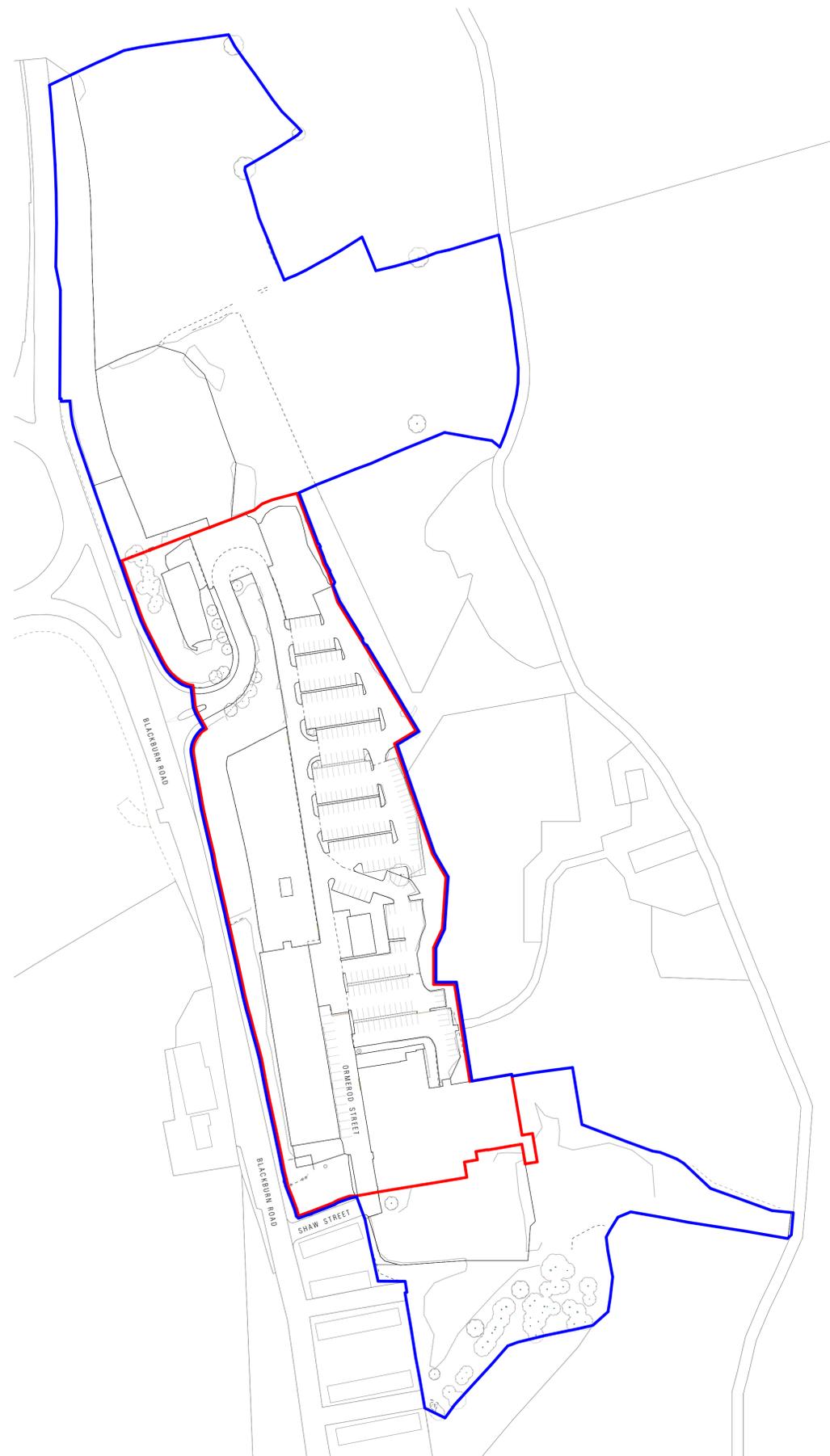
Reason: To safeguard the residential amenity of nearby occupiers

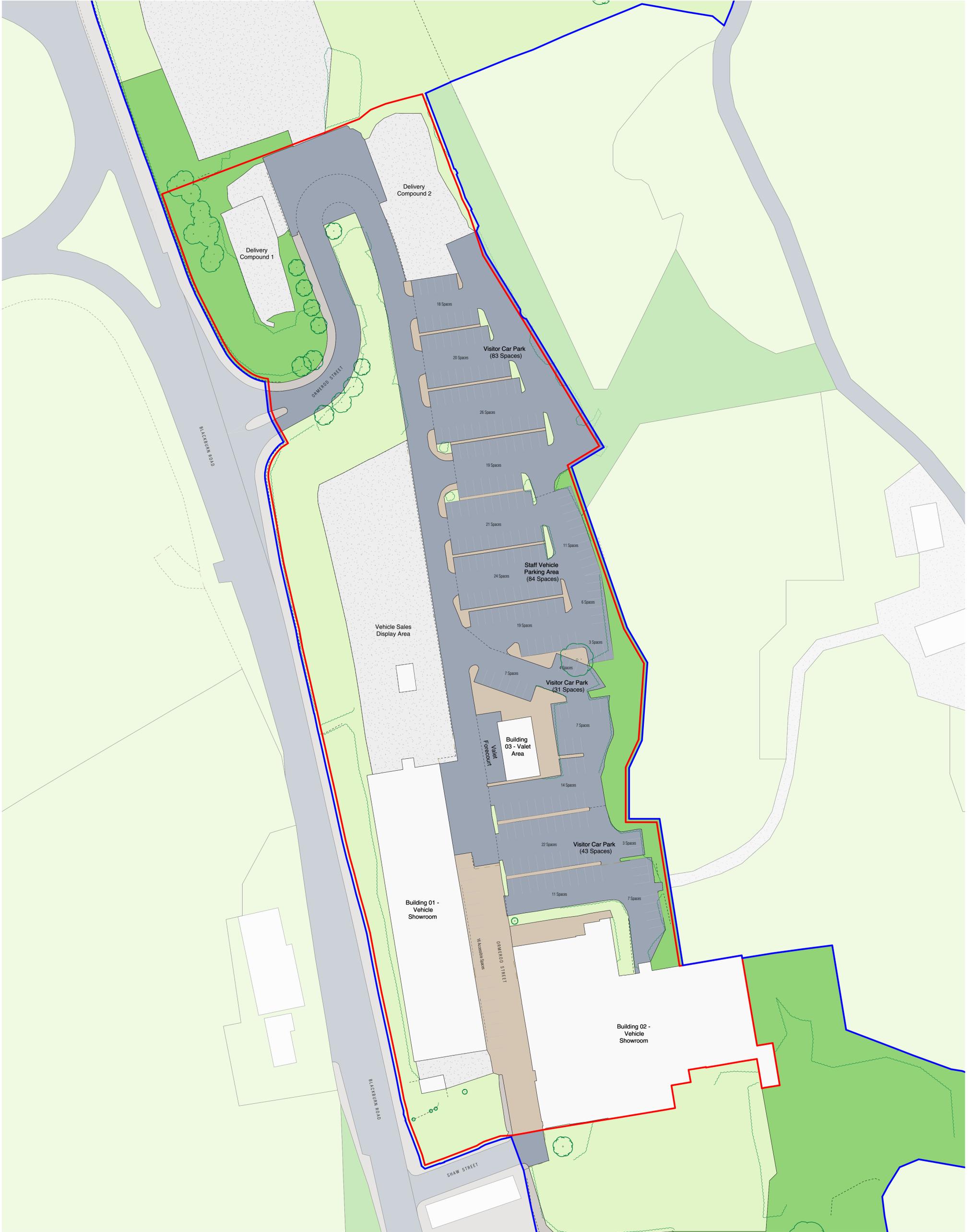
12. INFORMATIVES

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. The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding. The Environment Agency have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category. These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#standing-advice-for-vulnerable-developments>
3. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.







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