

<b>Application Number:</b>	2026/0036	<b>Application Type:</b>	Full Planning Permission
<b>Proposal:</b>	Full: Addition of extraction vent to the roof of the unit	<b>Location:</b>	Unit 21 Three Point Business Park Charles Lane Haslingden Rossendale Lancashire BB4 5EH
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	19.05.2026
<b>Applicant:</b>	Mr Armin Jafari	<b>Determination Expiry Date:</b>	22.05.2026
<b>Agent</b>	N/A		

<b>Contact Officer:</b>	<b>Chris Dobson</b>	<b>Telephone:</b>	<b>01706 238639</b>
<b>Email:</b>	<b>planning@rossendalebc.gov.uk</b>		

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	<b>Yes</b>
<b>Other (please state):</b>	

### **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

Approve subject to conditions within this report.

## 2. APPLICATION SITE

The application site contains 1 of 21 industrial units within the Three Points Business Park. The unit contains a goods-inward loading door and is constructed from pre-fabricated material with stone to the lower level. The unit contains a shallow pitched roof.

The site is located within the urban boundary and also within a designated Employment Allocation Site allocated for businesses operating under the B2 (General Industry) & B8 (Storage and Distribution) use classes.

The application site is accessed from the B6232 Grane Road via Waterside Road. The residential dwellings of 52-56 Charles Lane are located to the west of the unit.

It is noted that an extraction vent has recently been fitted to the rear elevation of the unit.

## 3. RELEVANT PLANNING APPLICATION HISTORY

No relevant planning history

## 4. PROPOSAL

The proposal seeks approval for the addition of an extraction vent including cowl to be positioned upon the roof of the unit. The submitted plans show the vent and cowl to project by approximately 1.5m above the existing roof and to be constructed from stainless steel.

## 5. POLICY CONTEXT

### National Planning Policy Framework

Section 2 Achieving Sustainable Development  
Section 4 Decision Making  
Section 6 Building a Strong, Competitive Economy  
Section 12 Achieving Well Designed Places

### 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 EMP2: Employment/mixed-use allocations and existing employment sites  
Policy EMP3: Employment Site and Premises  
Policy ENV1: High Quality Development in the Borough

## 6. CONSULTATION RESPONSES

Consultee	Summary of response
Rossendale Borough Council Environmental Health	Environmental Health are satisfied that if the extract ventilation for the lawful use of food production is designed to the specification as given in the application and discharges above eaves level then odour should not be detrimental to the amenity of the neighbours.

## 7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 06.03.2026 and neighbouring properties were notified by letter sent out on 26.02.2026.

Three objections have been received to the proposed development. These raise the following concerns:

- Concerns over odour emanating from the unit
- Concerns that a vent has been installed to the rear elevation of the unit facing directly towards residential dwellings
- Concerns over the noise levels produced from the unit
- Concerns over the proposed positioning of the extraction vent

## 8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Impact upon the character and appearance of the application site and the surrounding street scene.
- 3) Neighbour Amenity;
- 4) Access, Parking and Highway Safety

### Principle

Policy SD2 of the Rossendale Local Plan 2019 -2036 states:

*“All new development in the Borough will take place within the Urban Boundaries, defined on the Policies Map, except where development specifically needs to be located within a countryside location and the development enhances the rural character of the area.”*

The development is located within the defined urban boundary and therefore complies with this policy.

The site is also located within a designated Employment Allocation Site specifically allocated for businesses operating within the B2 (General Industry) & B8 (Storage and Distribution) use classes. The use of the building for the production of food is considered to fall within the B2 use class and is therefore in accordance with the local plan designation.

For the avoidance of doubt, the unit is not proposed to be used as a hot food takeaway. Any use for this purpose would constitute a change of use of the unit with further planning approval being required.

It is therefore considered that the proposed development to facilitate the use of the unit within the urban boundary for a B2 use is acceptable in principle.

**Impact upon the character and appearance of the application site and the surrounding street scene.**

The external changes to the appearance of the unit are limited to the addition of an extraction vent and cowl projecting from the roof. It is not considered this would significantly impact upon the appearance of the application site or surrounding land particularly given that the site is occupied by existing industrial units and the addition of a stainless-steel extraction vent and cowl would be of an industrial appearance. Similar vents are also in place on the roofs of the surrounding industrial units.

**Neighbour Amenity**

Paragraph 135 (f) 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*

In this instance, the neighbours of the site consist of the businesses operating from the surrounding industrial units as well as the occupants of No.52-56 Charles Lane located to the west of the unit.

Three objections have been received to the proposed development. These raise the following concerns:

- Concerns over odours emanating from the unit
- Concerns that a vent has been installed to the rear elevation of the unit facing directly towards residential dwellings
- Concerns over the noise levels produced from the unit
- Concerns over the proposed positioning of the extraction vent

It is understood that the unit has recently changed hands with the new occupants using the unit for the production of food. As stated within the principle section above, this is considered to fall within the B2 use class and it is not considered that the use of the unit for this purpose would itself require planning approval. It is also understood that an extraction vent has recently been added to the rear elevation of the unit and no planning approval has been sought or granted for this addition.

As detailed above the concerns raised mainly relate to odours emanating from the unit during the production process. As such, the Council’s Environmental Health team have been consulted to provide comments on the proposed development and the impact upon the surrounding occupants. The comments received state as follows:

*“Environmental Health are satisfied that if the extract ventilation for the lawful use of food production is designed to the specification as given in the application and discharges above eaves level then odour should not be detrimental to the amenity of the neighbours.”*

The Environmental Health team do not raise an objection to the proposed development. It is considered that the addition of a new extraction system for the unit, directing odours out of the unit through the roof is likely to result in an improvement to the existing arrangements. Nevertheless, should the noise/odours from the site increase to an unacceptable degree in the future, the Environmental Health team have powers under separate legislation to address this.

Details within the objection comments raise a concern over the addition of the extraction vent to the rear elevation of the unit. These concerns have been raised with the applicant who has submitted an updated plan which states that the extraction vent to the rear elevation will be removed following the installation of the new extraction vent to the roof of the unit. Nevertheless, a condition has been included to secure the removal of this vent. This will prevent odours being extracted from the unit directly towards the residential dwelling located on Charles Lane and from a low elevation.

Overall, following consultation with the Council’s Environmental Health team, the addition of a new extraction system within the unit along with the addition of the extraction vent and cowl projecting from the roof is not considered to result in any significant loss of amenity to the occupiers of the adjacent units or nearby residential dwellings.

The development is therefore considered to be acceptable in relation to neighbour amenity.

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

The development would have no impact upon access/parking or highway safety at the site and is therefore acceptable in relation to these matters.

## **9. CONDITIONS**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.*

- 2) The development shall be carried out in accordance with the details submitted within the application form and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	06.02.2026
Proposed Site Plan	P-21-01 A	23.02.2026

Existing and Proposed Ground Floor Plan	EP-21-02 A	23.02.2026
Existing and Proposed First Floor Plan	EP-21-03 A	23.02.2026
Existing and Proposed Roof Plan	EP-21-04 A	23.02.2026
Existing and Proposed Side Elevation (right)	EP-21-6 A	23.02.2026
Existing and Proposed Front and Rear Elevation	EP-21-05 A	22.04.2026

*Reason: For the avoidance of doubt.*

- 3) Notwithstanding the details contained within the approved plans, the existing extraction vent located on the rear elevation wall of the unit shall either be removed within 1 month following the installation of the hereby approved extraction vent to the roof of the unit, or within 3 months from the date of this decision - whichever is the sooner.

*Reason: In order to minimise the impact of the development on neighbour amenity.*

## 10. 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.

# Location Plan

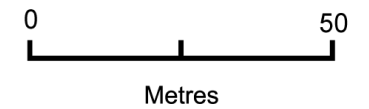
Site Address: Ark Fleetech, Unit 21, Three Point Business Park, Charles Lane, Haslingden, Rossendale, BB4 5EH

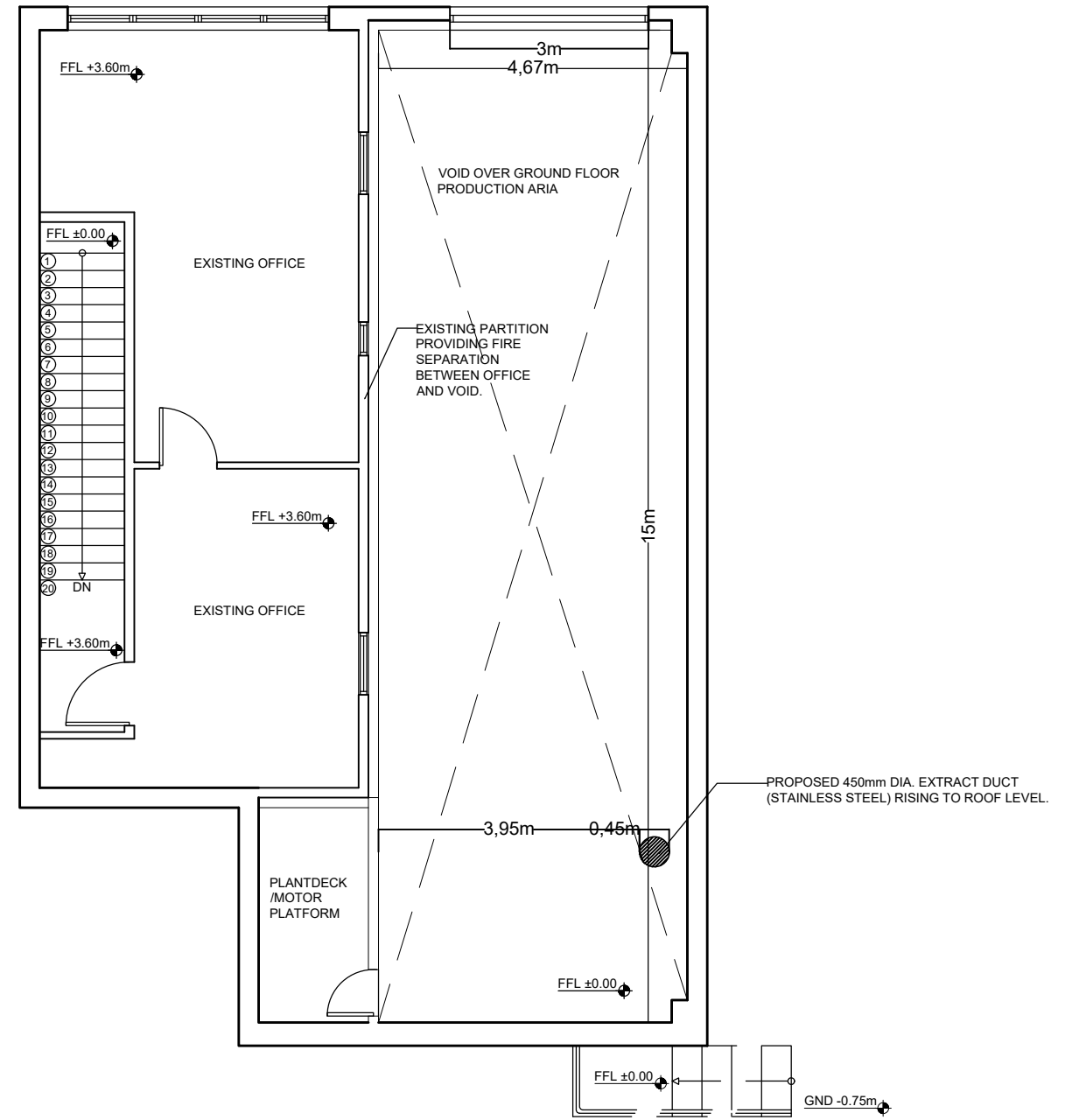
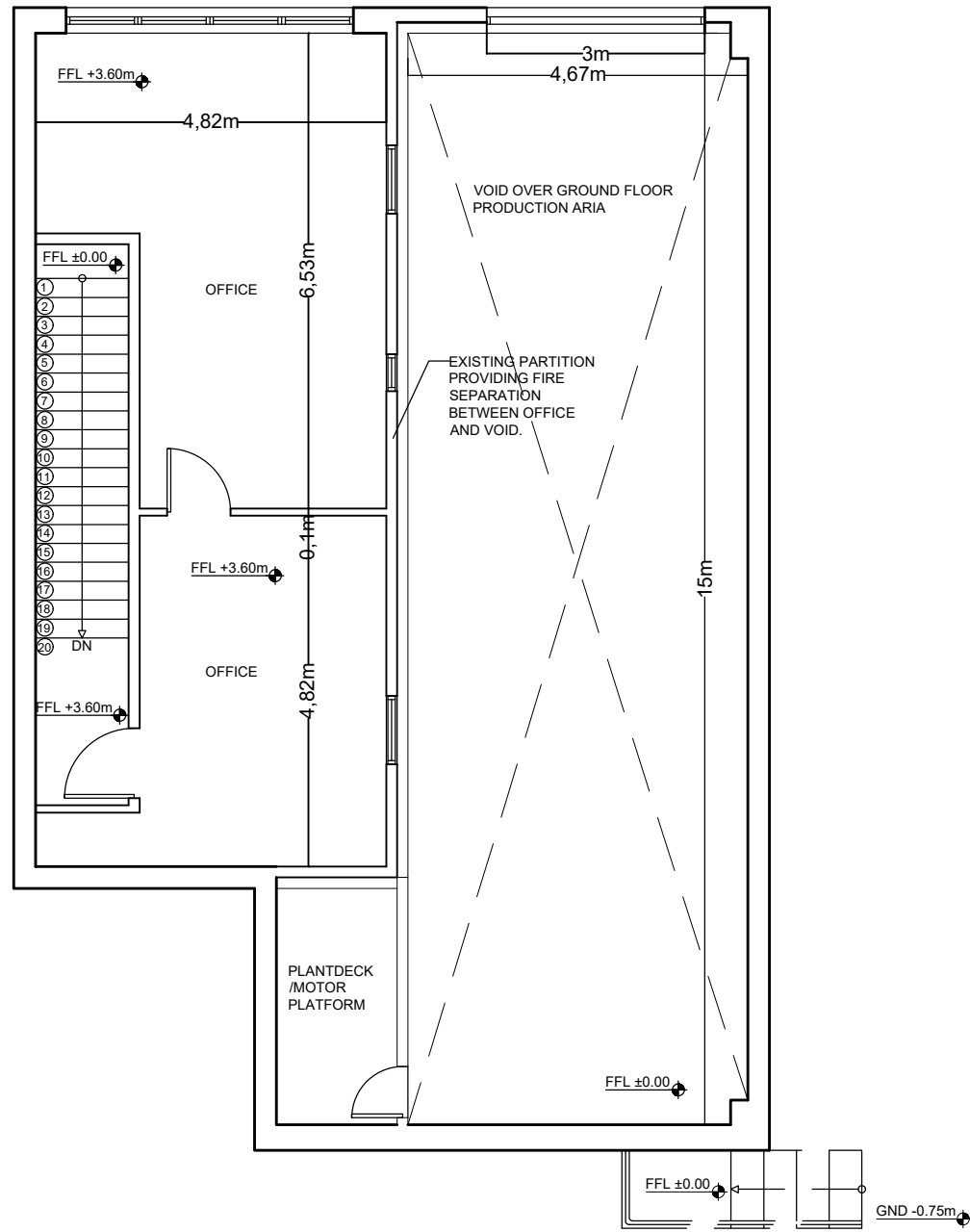
Date Produced: 06-Feb-2026

Scale: 1:1250 @A4



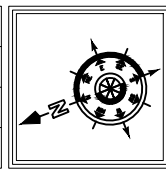
Planning Portal Reference: PP-14681680v1



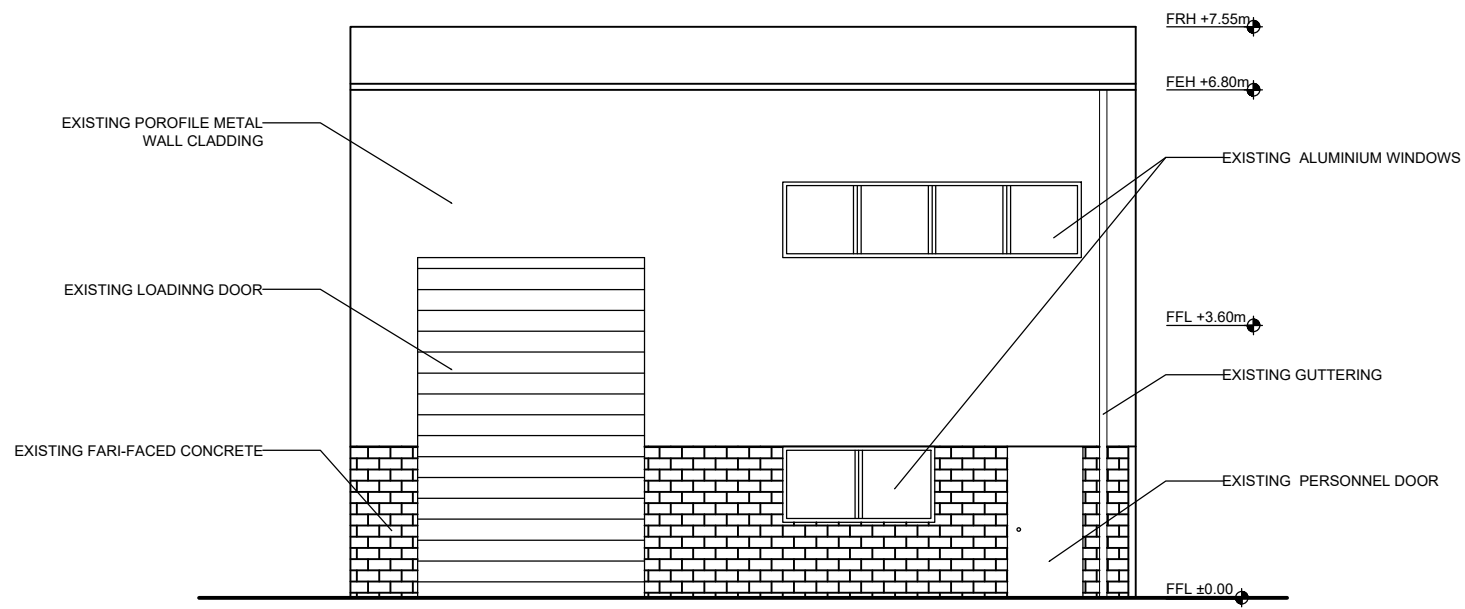


PROJECT: UNIT 21, THREE POINT BUSINESS PARK  
 ADDRESS: CHARLES LN, HASLINGDEN, ROSSENDALE, BB4 5EH  
 CLIENT: PERSIAN HEAT AND EAT LTD  
 DRAWING TITLE: EXISTING AND PROPOSED FIRST FLOOR PLAN

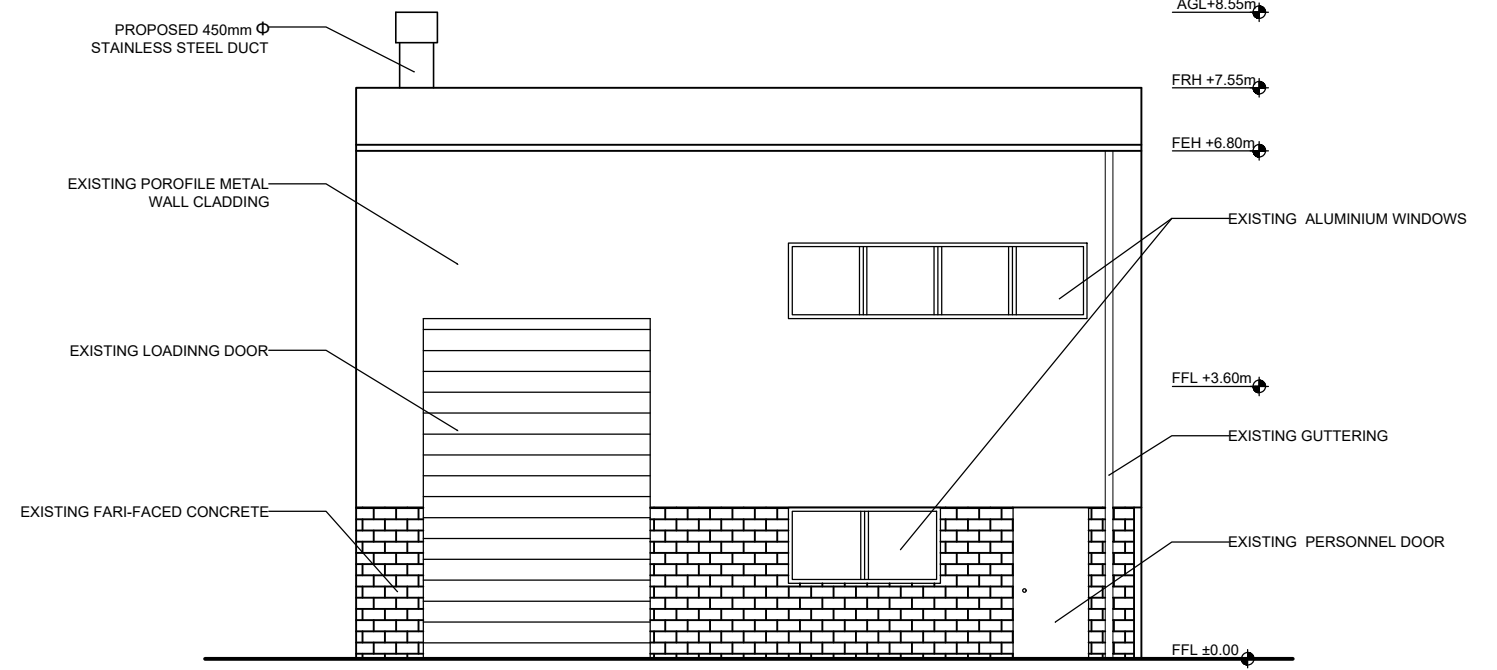
DATE: 19/02/2026  
 SCALE: 1:100 @A3  
 REVISION: REV A  
 DRAWING NO: EP-21-03



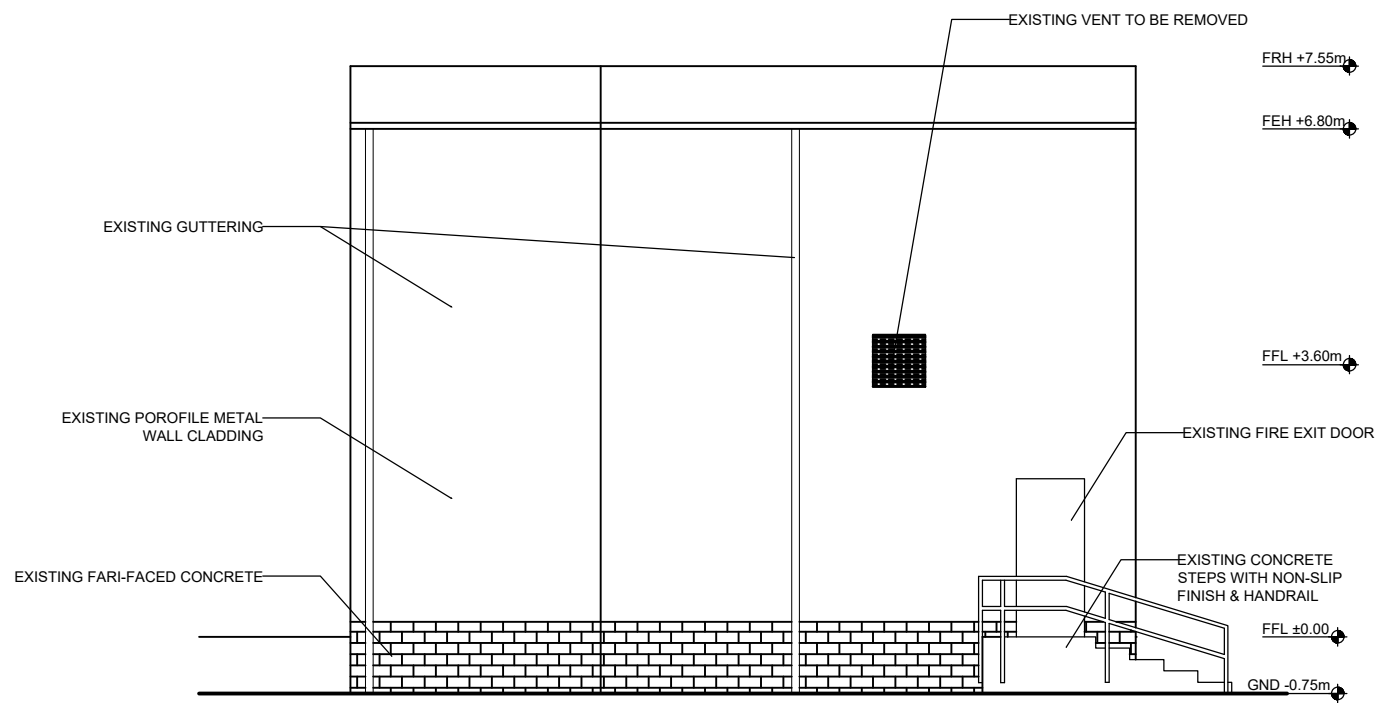
\*ALL PLANT ITEMS TO BE INSTALLED WITH ANTI-VIBRATION MOUNTS AS PER MANUFACTURER'S RECOMMENDATION.  
 \*SYSTEM DESIGNED TO COMPLY WITH BS STANDARDS, ACHIEVING 10db BELOW BACKGROUND NOISE LEVELS.



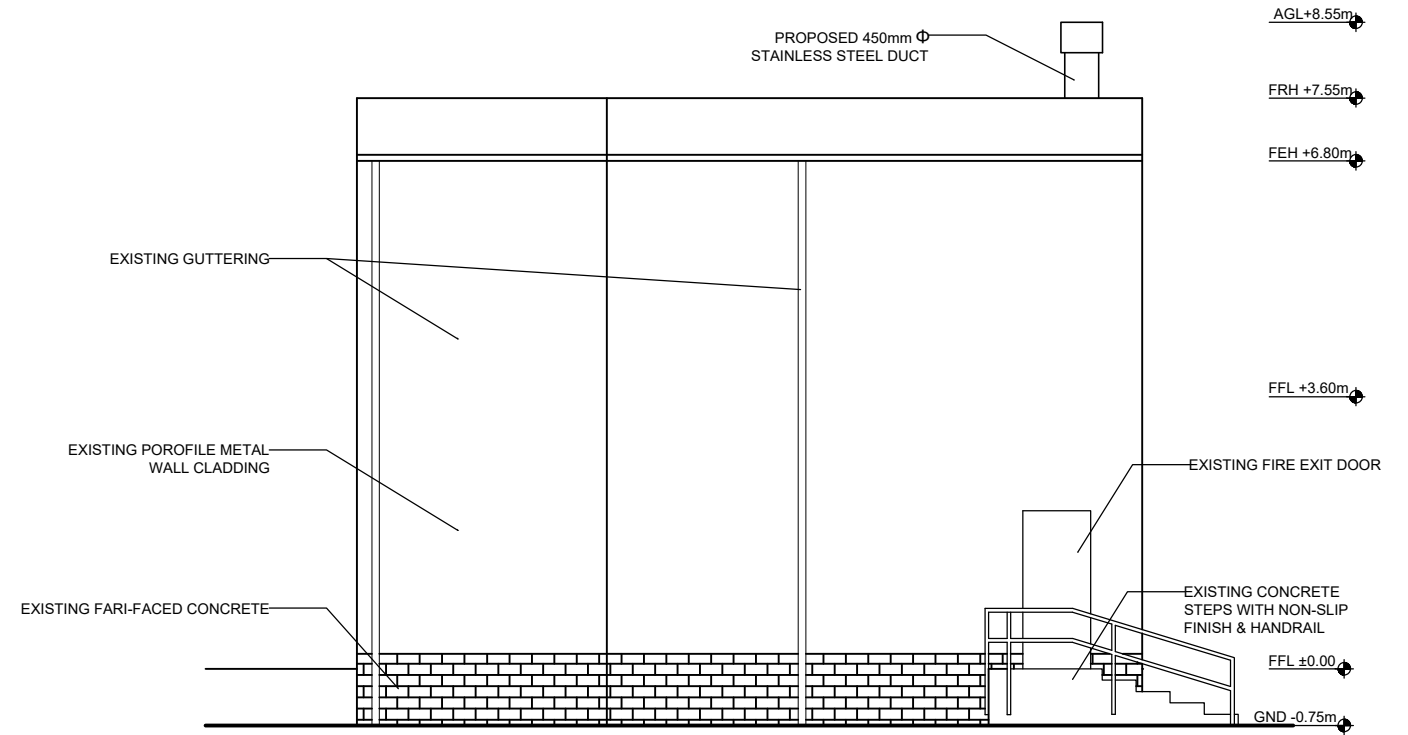
**EXISTING FRONT ELEVATION**  
SCALE 1:100



**PROPOSED FRONT ELEVATION**  
SCALE 1:100



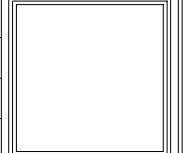
**EXISTING REAR ELEVATION**  
SCALE 1:100



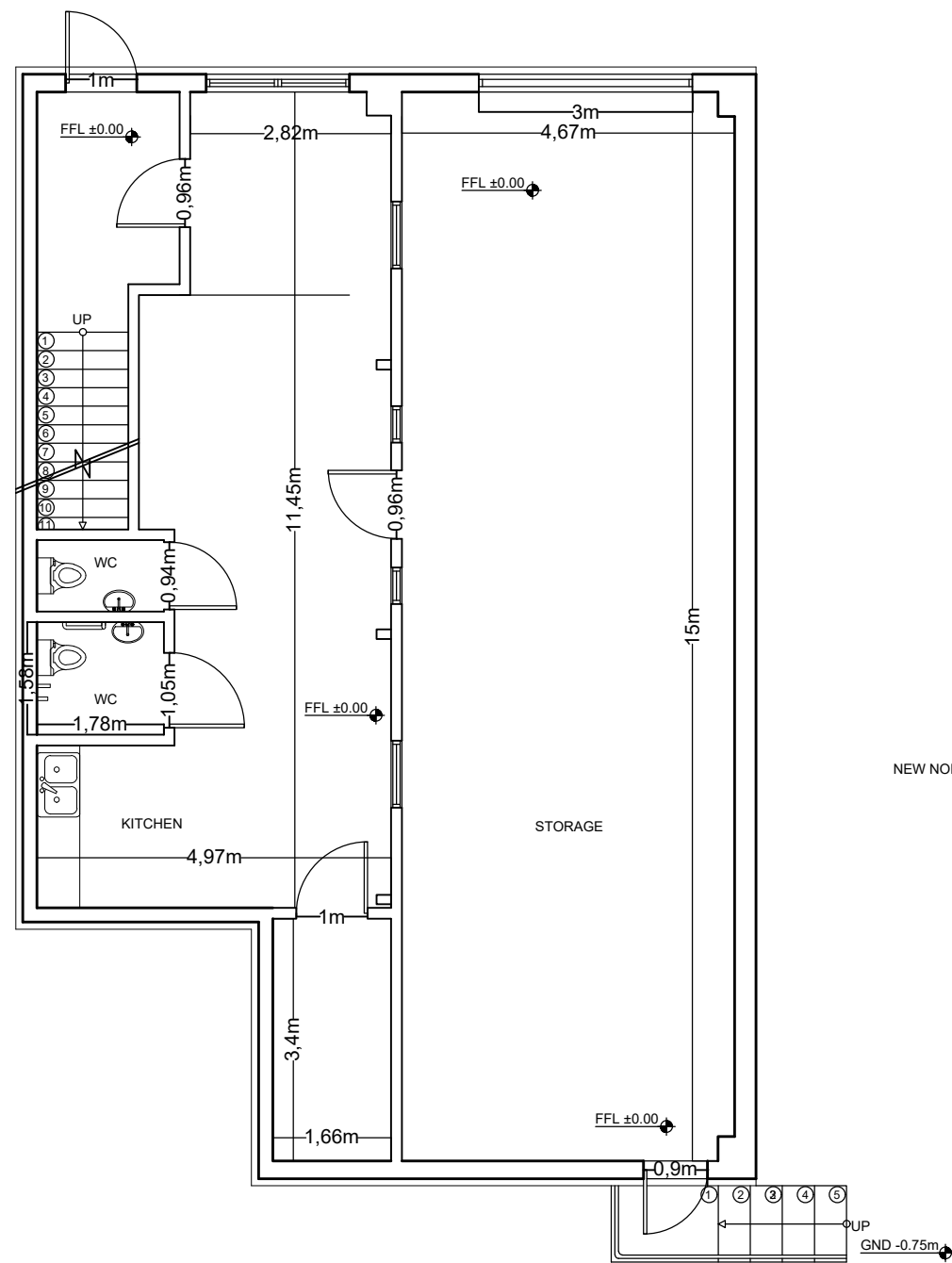
**PROPOSED REAR ELEVATION**  
SCALE 1:100

PROJECT: UNIT 21, THREE POINT BUSINESS PARK  
 ADDRESS: CHARLES LN, HASLINGDEN, ROSSENDALE, BB4 5EH  
 CLIENT: PERSIAN HEAT AND EAT LTD  
 DRAWING TITLE: EXISTING AND PROPOSED FRONTAND REAR ELEVATION

DATE: 19/02/2026  
 SCALE: 1:100 @A3  
 REVISION: REV A  
 DRAWING NO: EP-21-05

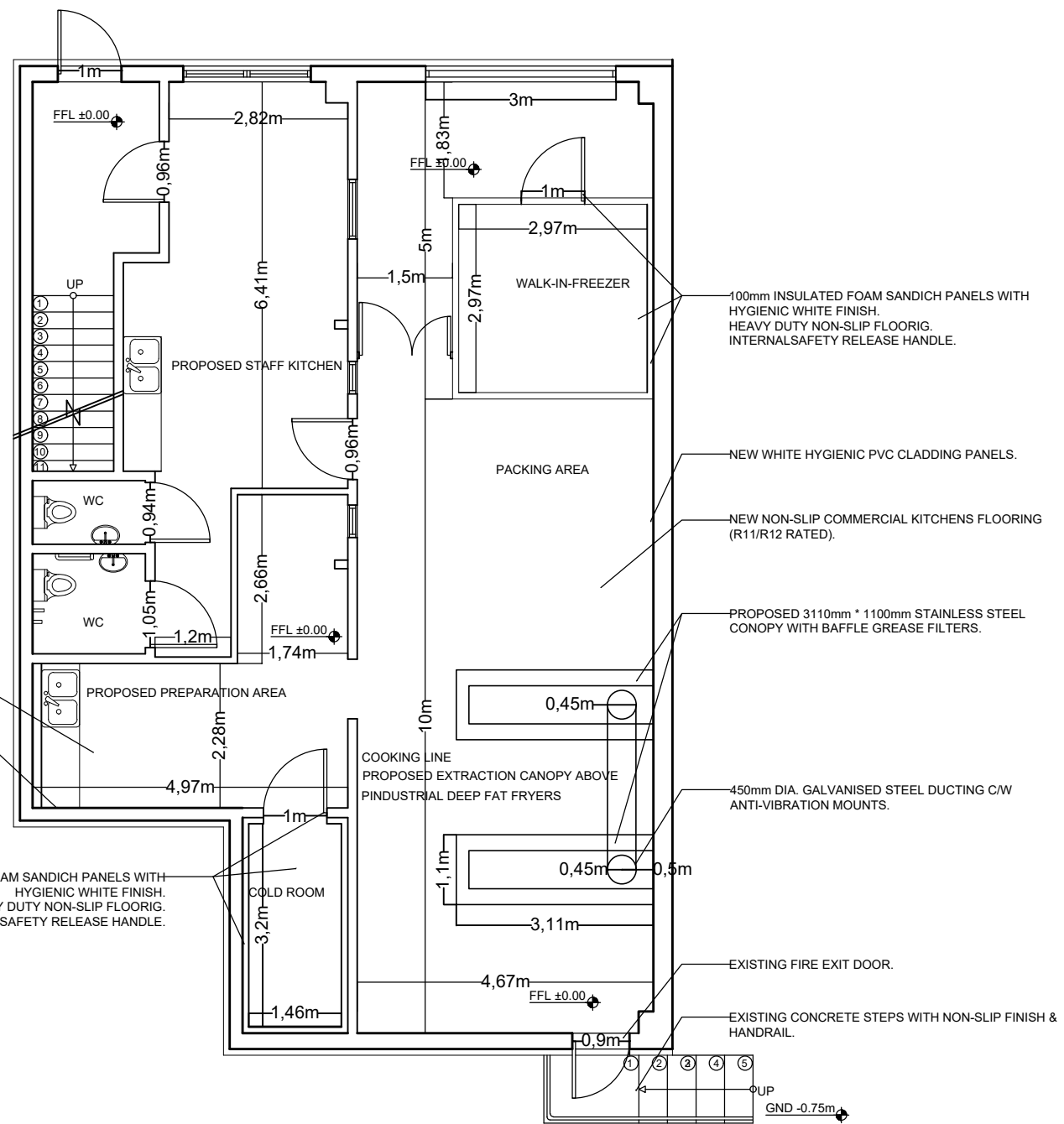


\* THE EXISTING EXTRACTION VENT ON THE REAR ELEVATION IS TO BE DECOMMISSIONED AND REMOVED IN ITS ENTIRETY IMMEDIATELY FOLLOWING THE INSTALLATION OF THE NEW INTERNAL EXTRACTION CANOPY AND ROOF DISCHARGE UNIT.



NEW NON-SLIP COMMERCIAL KITCHENS FLOORING (R11/R12 RATED).  
NEW WHITE HYGIENIC PVC CLADDING PANELS.

100mm INSULATED FOAM SANDICH PANELS WITH HYGIENIC WHITE FINISH. HEAVY DUTY NON-SLIP FLOORING. INTERNAL SAFETY RELEASE HANDLE.



100mm INSULATED FOAM SANDICH PANELS WITH HYGIENIC WHITE FINISH. HEAVY DUTY NON-SLIP FLOORING. INTERNAL SAFETY RELEASE HANDLE.

NEW WHITE HYGIENIC PVC CLADDING PANELS.

NEW NON-SLIP COMMERCIAL KITCHENS FLOORING (R11/R12 RATED).

PROPOSED 3110mm \* 1100mm STAINLESS STEEL CONOPY WITH BAFFLE GREASE FILTERS.

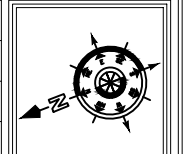
450mm DIA. GALVANISED STEEL DUCTING C/W ANTI-VIBRATION MOUNTS.

EXISTING FIRE EXIT DOOR.

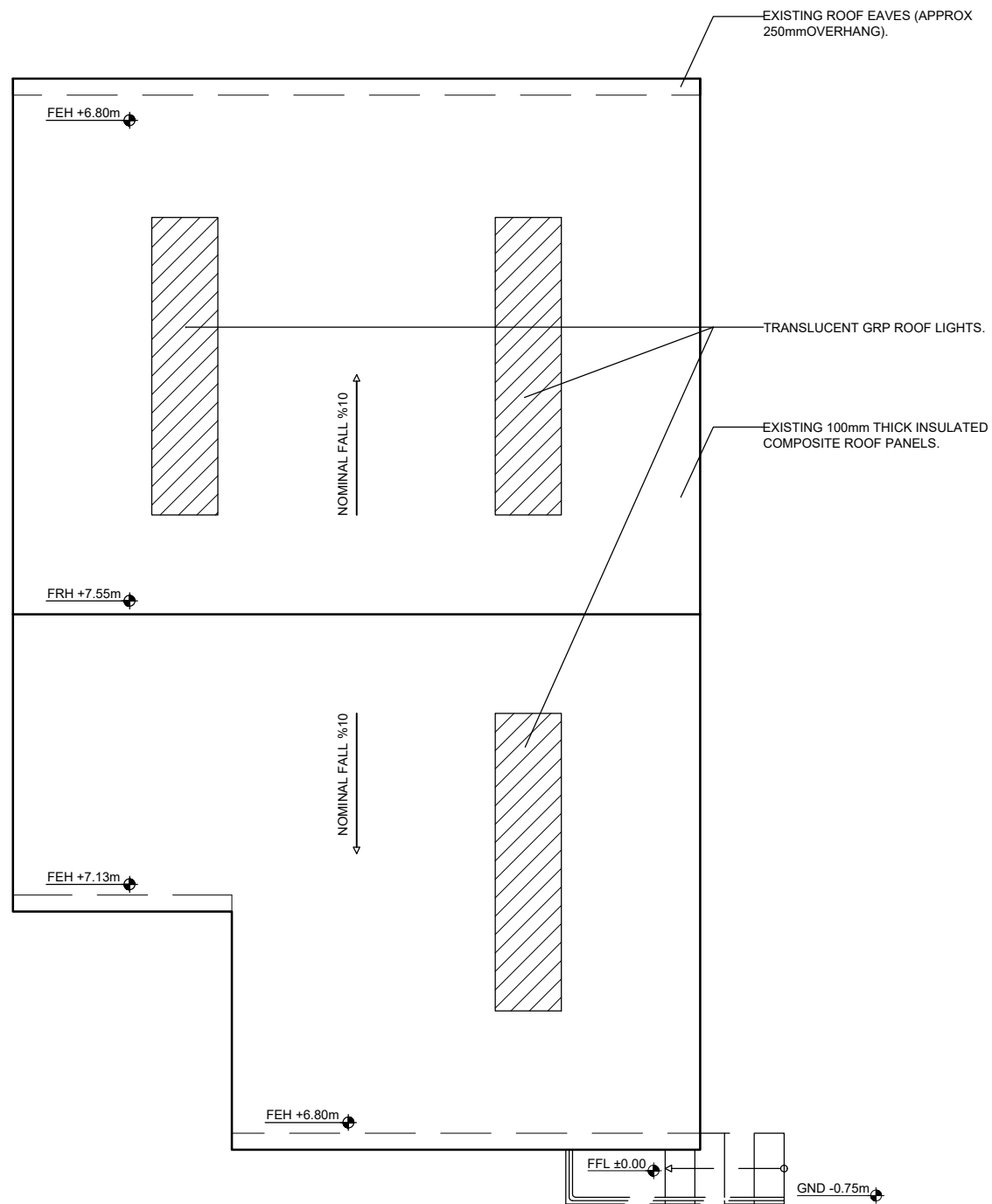
EXISTING CONCRETE STEPS WITH NON-SLIP FINISH & HANDRAIL.

PROJECT: UNIT 21, THREE POINT BUSINESS PARK  
ADDRESS: CHARLES LN, HASLINGDEN, ROSSENDALE, BB4 5EH  
CLIENT: PERSIAN HEAT AND EAT LTD  
DRAWING TITLE: EXISTING AND PROPOSED GROUND FLOOR PLAN

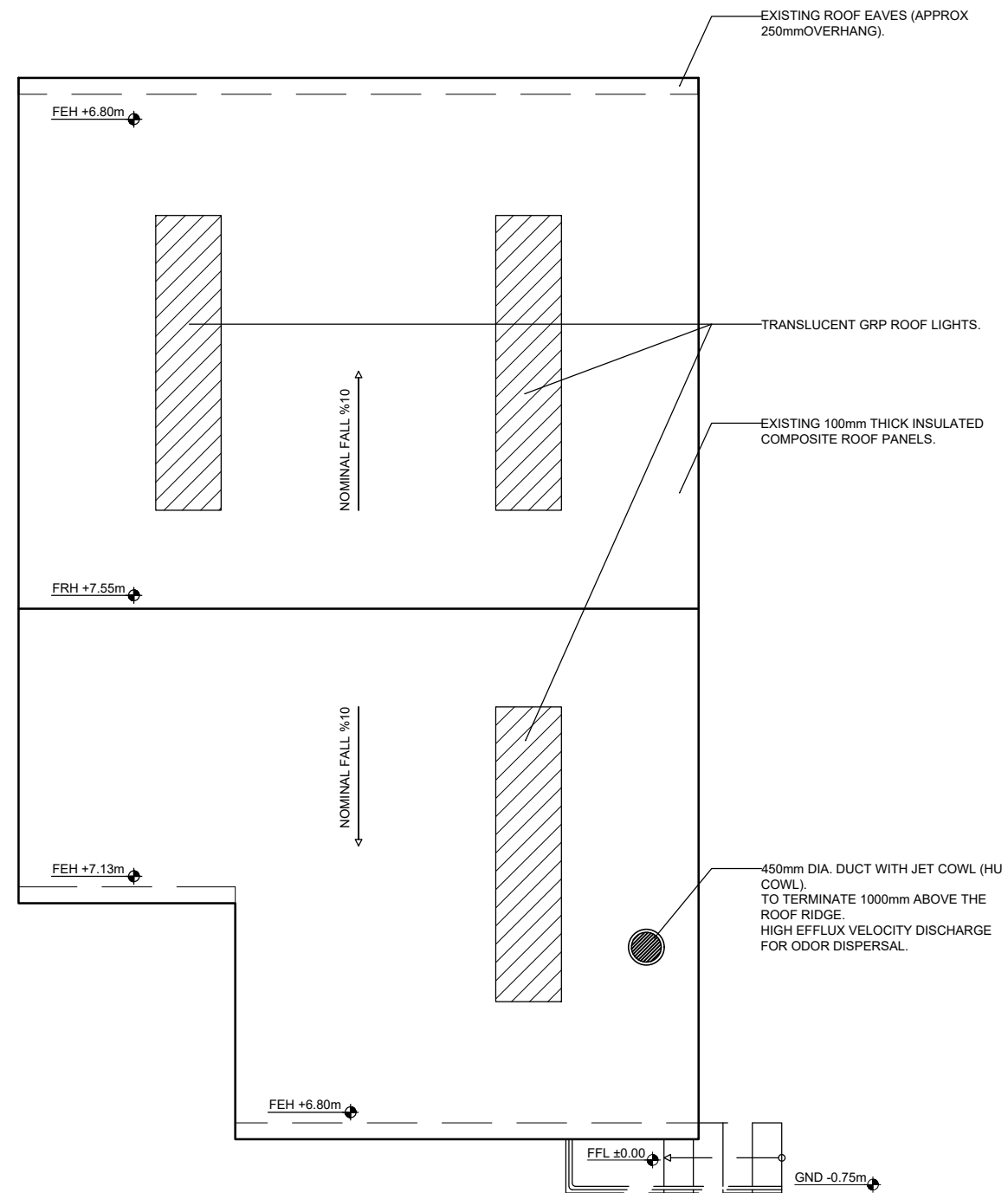
DATE: 19/02/2026  
SCALE: 1:100 @A3  
REVISION: REV A  
DRAWING NO: EP-21-02



\*ALL PLANT ITEMS TO BE INSTALLED WITH ANTI-VIBRATION MOUNTS AS PER MANUFACTURER'S RECOMMENDATION.  
\*SYSTEM DESIGNED TO COMPLY WITH BS STANDARDS, ACHIEVING 10db BELOW BACKGROUND NOISE LEVELS.



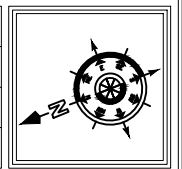
**EXISTING ROOF PLAN**  
SCALE 1:100



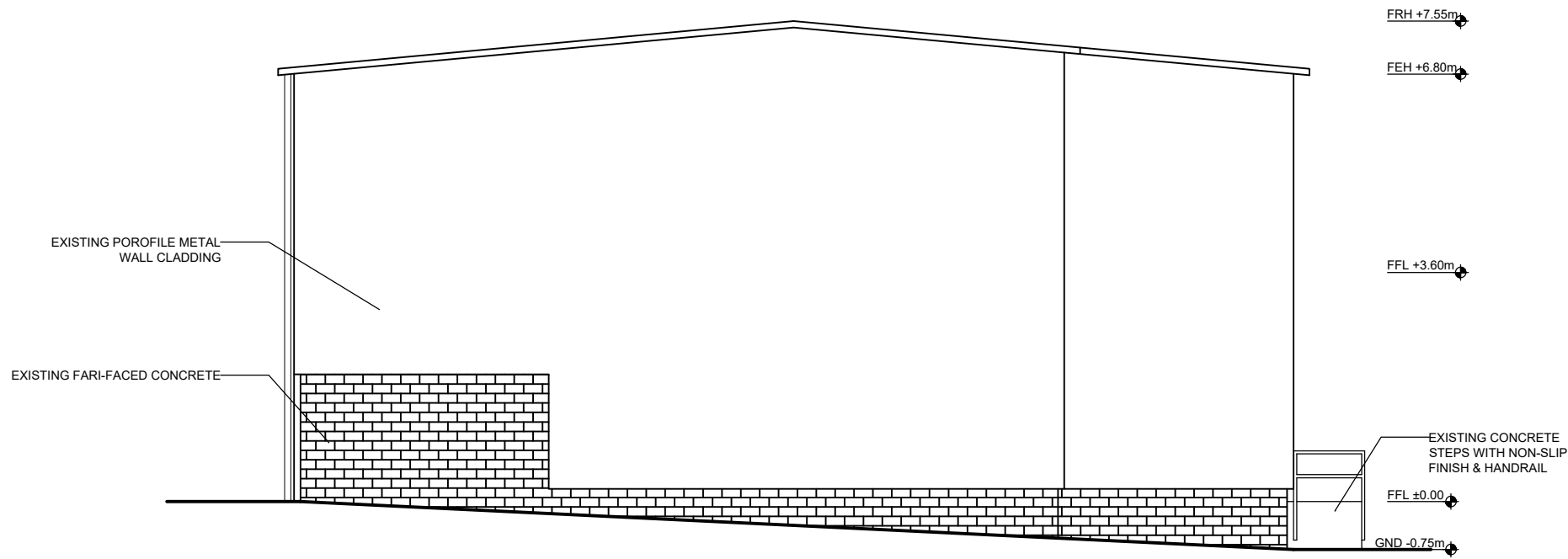
**PROPOSED ROOF PLAN**  
SCALE 1:100

PROJECT: UNIT 21, THREE POINT BUSINESS PARK  
 ADDRESS: CHARLES LN, HASLINGDEN, ROSSENDALE, BB4 5EH  
 CLIENT: PERSIAN HEAT AND EAT LTD  
 DRAWING TITLE: EXISTING AND PROPOSED ROOF PLAN

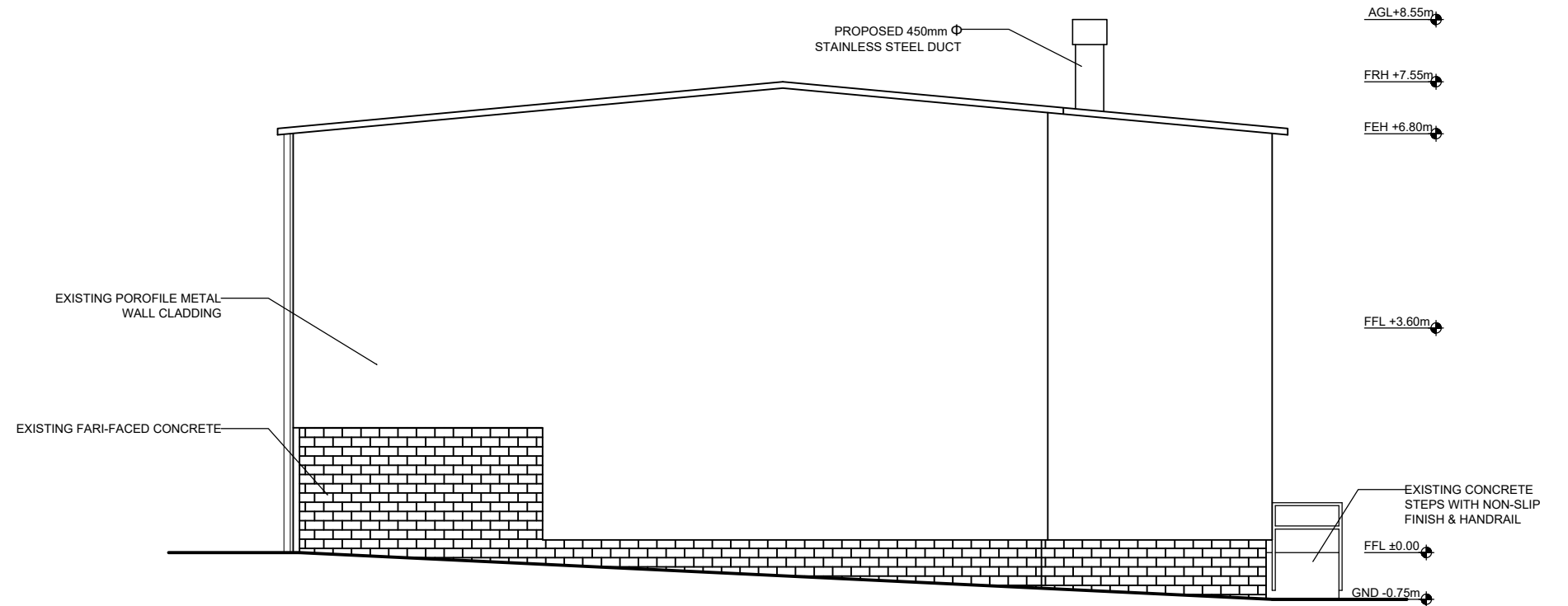
DATE: 19/02/2026  
 SCALE: 1:100 @A3  
 REVISION: REV A  
 DRAWING NO: EP-21-04



- \*DUCT TO TERMINATE MIN. 1.0m ABOVE ROOF RIDGE LEVEL TO COMPLY WITH DEFRA/LOCAL AUTHORITY REQUIREMENTS.
- \*DUCT TO BE POSITIONED TO CLEAR ALL EXISTING STRUCTURAL ROOF MEMBERS (PURLINS). NO STRUCTURAL STEEL TO BE CUT OR ALTERED.
- \*NEW EXTRACT DUCK TO BE INSTALLED WITH WEATHER-TIGHT ROOF FLASHING (DEKTITE).
- \*EXISTING ROOF CONSISTS OF INSUIATED PROFILED METAL CLADDING (APPROX.100mm THICK).
- \*INTEGRATED GRP ROOF LIGHTS TO REMAIN UNOBSTRUCTED.



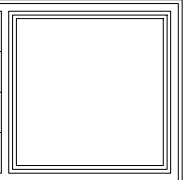
**EXISTING SIDE ELEVATION (RIGHT)**  
SCALE 1:100



**PROPOSED SIDE ELEVATION (RIGHT)**  
SCALE 1:100

PROJECT: UNIT 21, THREE POINT BUSINESS PARK  
 ADDRESS: CHARLES LN, HASLINGDEN, ROSSENDALE, BB4 5EH  
 CLIENT: PERSIAN HEAT AND EAT LTD  
 DRAWING TITLE: EXISTING AND PROPOSED SIDE ELEVATION (RIGHT)

DATE: 19/02/2026  
 SCALE: 1:100 @A3  
 REVISION: REV A  
 DRAWING NO: EP-21-06





PROJECT: UNIT 21, THREE POINT BUSINESS PARK

ADDRESS: CHARLES LN, HASLINGDEN, ROSSENDALE, BB4 5EH

CLIENT: PERSIAN HEAT AND EAT LTD

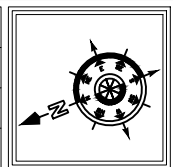
DRAWING TITLE: PORPOSED SITE PLAN

DATE: 19/02/2026

SCALE: 1:500 @A3

REVISION: REV A

DRAWING NO: P-21-01

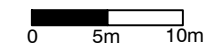


\* NO EXTERNAL CHANGES.

\* FOR ILLUSTRATIVE PURPOSES ONLY.

\* DO NOT SCALE FROM THIS DRAWING.

\* USE FIGURED DIMENSION ONLY.





20

21



4

5

WELTWOOD  
THREE POINT BUSINESS PARK

LEANTHWAITE

