

The site is located within the urban boundary and is located within a residential estate.

2. Relevant Planning History

2001/511 - Demolition of 22 no dwellings and formation of landscaped area on completion of demolition at Hawthorn Road, Bacup. APPROVED

2004/308 - Creation of recreation area including installation of play equipment; lighting; seating areas with boundary fencing and formal planting areas on Land at Hawthorn Road, Bacup. APPROVED

3. Policy Context

Rossendale District Local Plan

Policy DS1
Policy DC1
Policy DC4

Joint Lancashire Structure Plan

Policy 1
Policy 2
Parking standards

Other Material Planning Considerations

PPG 13

4. CONSULTATIONS

LCC(Highways)

Comments will be reported at the meeting.

5. REPRESENTATIONS

Site notices were posted and to date, five responses have been received, which have raised the following points:

- The community raised over £400,000 to landscape this site and the Countryside Agency granted further money on the grounds that the land would be used for leisure purposes only
- The development has led to an increase in vandalism in the area as the people using the land cannot be seen
- The Countryside Agency (as Natural England then was) worked with the Pennine Road community & the Council to improve the area of land off Hawthorn Road, Bacup and create a green open space for everyone to use and enjoy.
- Under the Agency's Doorstep Greens Grant Contract, the Council executed a Deed of Covenant, preventing it from disposing of any part of

the Doorstep Green land without the prior written permission of the Agency. It also placed a restriction on the land's title with the Land Registry.

- The Grant Contract obliges the Council to maintain the use of the Green as open space and to keep the Green in good condition.
- The area of land in question has been transferred to Green Vale Homes, without the prior written consent of the Countryside Agency.
- There has been a lot of hard work and effort put in to transforming the site into a greenspace facility for the local community. Natural England (formerly the Countryside Agency) strongly opposes the use of the area covered by application 2006/506, being part of the Doorstep Green, as anything other than open green space.
- The compound causes problems for children, when playing in the locality.
- The compound has caused a blind spot and vehicles have almost collided.
- Lorries are visiting the site, to unload and are blocking the road on a fairly regular basis.
- The development is an eyesore.
- The area has turned from a quiet street to a dangerous place.

6. ASSESSMENT

The main issues to be considered in relation to this application include the principle of the proposed development, neighbour amenity, impact within the street scene and highway issues.

Principle

The location for the development is within the Urban Boundary and, therefore, the proposal is in accordance with Policy DS1 of the Rossendale District Local Plan.

Neighbour Amenity

The development will have an adverse impact upon the amenity of the neighbouring residents. The development has been sited on land that has been used previously as public open space and for recreational purposes. The erection of the site compound has led to an increase in traffic movements in the vicinity and noise, which will have a detrimental impact upon the amenity of the neighbouring residents. Therefore, the proposed development is contrary to Policy DC1 of the Rossendale District Local Plan.

Impact within the Street Scene

It is noted that the development will be in place for a temporary period of 18 months and will be used as a compound for housing stock repairs and improvements throughout estates in Bacup. The applicant has stated that after this period the site would be restored to an equal or improved condition.

However, It is considered that the development is not in character with the locality, which was previously used as open space for recreation. Therefore, the proposed development will look out of place within the locality and is not an appropriate development for the location. Therefore, the proposed development is contrary to Policies DC1 and DC4 of the Rossendale District Local Plan.

Highway Issues

The issue of highway safety is one that has been raised by local residents in association with this application. As stated previously, the development has lead to an increase in the number and size of vehicles in the vicinity. In some cases the only road in and out of the area has been blocked by lorries accessing the compound, which has an adverse impact upon highway safety. The development has effectively blocked sightlines across the site for vehicles. Coupled with the access point to the compound being situated on the road frontage, it is considered that the proposed development will have a significant adverse impact upon the sightlines and is detrimental to highway safety. Therefore, the proposed development is detrimental to existing conditions in the locality and is contrary to Policy DC1 of the Rossendale District Local Plan.

7. CONCLUSION

The development will have an adverse impact upon the amenity of the neighbouring residents and will look out of place within the street scene. The development will have a significant adverse impact upon highway safety in the locality. Therefore, the development is considered to be contrary to Policies DC1 and DC4 of the Rossendale District Local Plan.

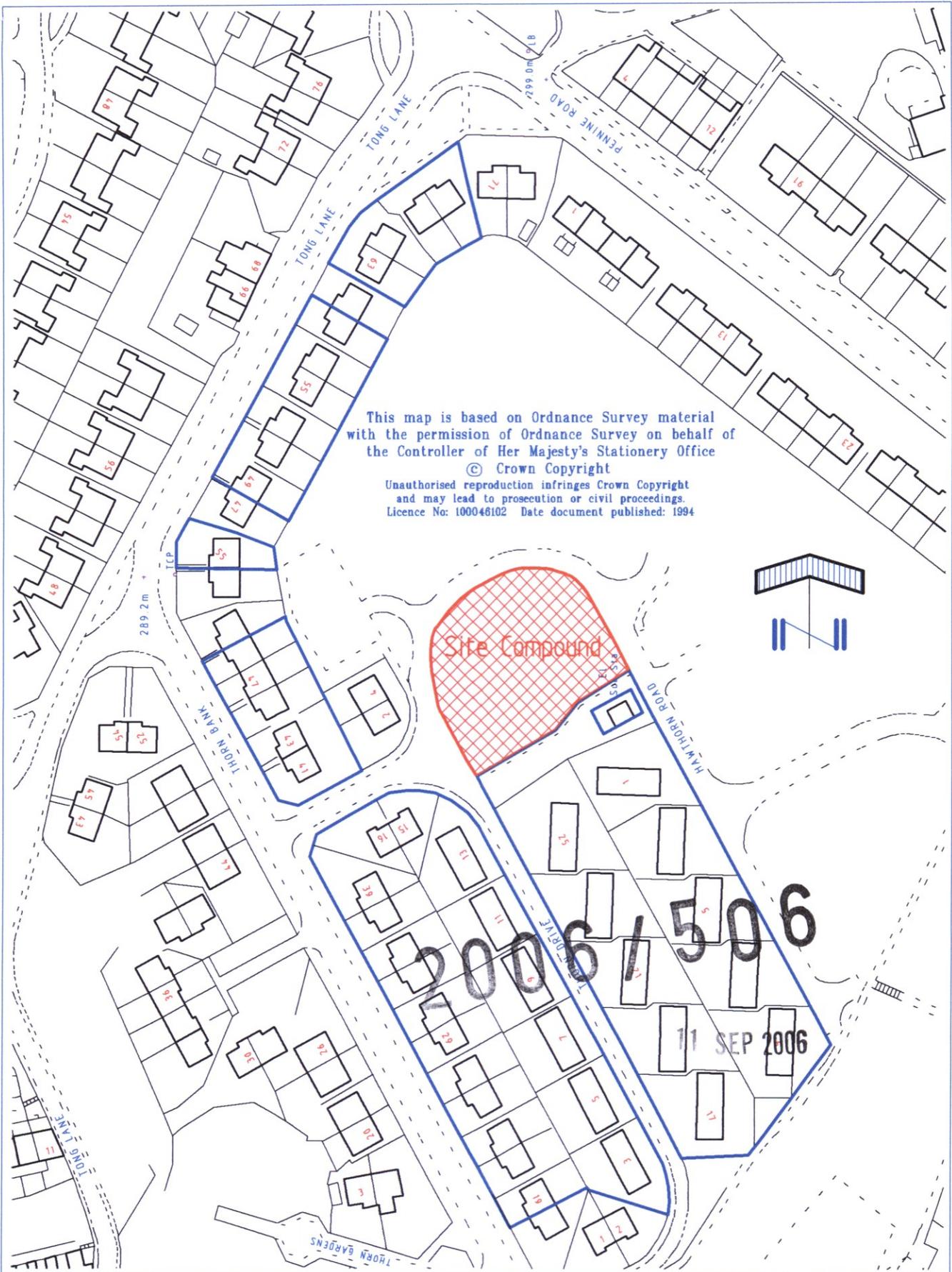
8. RECOMMENDATION

That planning permission should be refused for the following reasons:

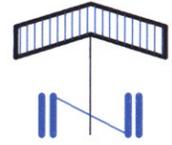
1. The development has blocked sightlines and will have a significant adverse impact upon highway safety in the locality. Therefore, it is considered that the development will have an adverse impact upon existing conditions in the locality and is contrary to the provision of Policy DC1 of the Rossendale District Local Plan.

2. The development is not in character with the locality and it is considered would represent a discordant and incongruous addition to the area, failing to accord with Policy DC1 of the Rossendale District Local Plan.

Contact Officer	
Name	Helen Longworth
Position	Planning Assistant
Service / Team	Development Control
Telephone	01706 217777
Email address	planning@rossendalebc.gov.uk



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2006/506

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contract **Planning Application for Site Compound**
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