

Application Number:	2018/0535	Application Type:	Reserved Matters
Proposal:	Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 97 dwellings and associated infrastructure (pursuant to outline approval 2016/0267).	Location:	Reeds Holme Works Burnley Road Rawtenstall Rossendale Lancashire BB4 8LN
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	03/01/2019
Applicant(s):	Taylor Wimpey	Determination Expiry Date:	05/02/2019
Agent:	Jenny Fryer (Turley)		

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	✓ (Major Application)
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	

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 reserved matters are approved subject to the conditions set out in this report.

APPLICATION DETAILS

2. SITE

The site extends to 3.2 hectares (ha) and contains industrial buildings and associated plant, parking and areas of hardstanding. The northern half of the site contains buildings in active use for the manufacture of coated fabrics. The southern half comprised the site of a 19th century industrial building that has been demolished, with only the stone wall frontage remaining.

The site contains a historic “Reeds Holme Works” plaque situated in a landscaped area which faces Burnley Road on the corner of the site entrance. The site also contains a variety of vegetated habitats including broadleaved woodland, grassland, tall ruderal and perennial vegetation. Existing vehicular access is from two points along Burnley Road and a third secure access is located on the northern boundary onto Hollins Way. The site is relatively flat except along the eastern boundary where levels are elevated by around 10m. The raised area is predominantly undeveloped rough grassland with heavily wooded areas.

There is a small pond located in the far eastern corner of the site which feeds a partly culverted stream which runs along the southern boundary and discharges into Limey Water approximately 10m from the site to the west of Burnley Road. Located outside of the site, immediately to the west and adjacent to Burnley Road, lies a former graveyard which falls within the Council’s ownership.

The site is located approximately 1.3 km to the north of Rawtenstall Town Centre and approximately 700m to the south of Crawshawbooth. It is bounded to the north and east by Hollin Way which serves a number of residential properties, and to the south by a large retail unit along with open space and further residential development.

Immediately to the west of the site is Burnley Road. The majority of housing on Burnley Road is Victorian and of large proportions and constructed from natural stone and slate. The road is tree-lined and there are a number of natural stone boundary walls fronting the highway.

The site is shown on the Adopted Proposals Map as an ‘Employment Site’ however this policy was not saved by the adopted Core Strategy (2011). The site is within the Urban Boundary of Rawtenstall and is ‘brownfield’ in planning terms. It is not within a Conservation Area nor does it contain listed buildings or Tree Preservation Orders.

3. RELEVANT PLANNING HISTORY

2016/0267 - Outline application with all matters reserved except for access, for demolition of existing buildings and structures, and replacement with residential development of up to 107 units. Approved 22/09/2017.

2013/0503 - Installation of new exhaust ventilation and abatement system including 18m high replacement flue stack. Approved 23/12/2013.

2012/0290 – Screening Opinion for EIA for demolition of buildings. Approved 18/06/2012.

2012/0323 - Prior notification of proposed demolition of vacant industrial buildings. Approved 25/07/2012.

2010/0269 - Erection of a Regenerative Thermal Oxidiser Unit including a 16.5m high flue.
Approved 06/07/2010.

x/2005/417 - Erection of 6 chimneys. Approved 07/09/2005.

x/2001/312- Proposed single storey extension to form gatehouse. Approved 05/10/2001.

x/2001/042 - Use of ground floor for retail purposes up to a maximum of 1295m² of retail sales floor space for the retail sale of clothes and other specified items.
Approved 25/07/2001.

4. PROPOSAL

Following the approval of outline planning permission (ref: 2016/0267) for the development of up to 107 no. dwellings on the site, the applicant now seeks approval of the reserved matters of appearance, layout, scale and landscaping. The final scheme includes 97 no. dwellings, as opposed to the (up to) 107 units approved at outline stage.

Access

Access to the site would be directly off Burnley Road, as approved at outline stage. The development would be constructed around an internal estate road.

Appearance

The proposed dwellings (and apartment block) fronting Burnley Road would be constructed of natural coursed stone with natural slate roofs.

The dwellings would be of relatively traditional design, but with some modern glazed features. All dwellings would feature pitched roof designs, some with additional projecting bays. Some house types would feature full width canopies to their front elevations, whilst others would have smaller pitched canopies over their front doors.

Layout

The dwellings would be arranged around an internal estate access road which would enter the site at the approved access point at the north western end of the site. The dwellings would be in the form of detached, semi-detached and terraced / mews properties. Each dwelling would have an enclosed private garden area, and would feature driveways and parking to the front or side. Some of the dwellings would be provided with garages. The proposed apartment block would be located adjacent to a substantial area of public open space at the northern end of the development, and would front Burnley Road on its west side.

Scale

The proposed houses would be 2 and 2.5 storeys in height, and would be a mix of three, four and five-bedroom properties. The apartment block would be 3 storeys high.

Landscaping

A detailed scheme of landscaping has been submitted, which provides for the planting of a variety of trees and shrubs across the site. Trees would be planted to the front of most dwellings, and there would be grassed areas of soft landscaping fronting the access road. A line of new trees would be planted along the Burnley Road edge of the site. Areas of woodland and open space to the south and east of the site are to be retained. A large number of new trees would be planted around the proposed area of open space at the northern end of the site.

Boundary treatments to the site would include the retention and lowering of the existing stone factory wall fronting Burnley Road, new 600mm high natural stone walling along the Burnley Road elevation of the site (forming an entrance to the development and incorporating the decorative plaque from the former works), 1.8m high close boarded timber fencing to bound rear gardens and 1.2m high post and rail fencing in the vicinity of the proposed area of public open space.

5. POLICY CONTEXT

National

National Planning Policy Framework (2018)

- Section 2 Achieving Sustainable Development
- Section 4 Decision Making
- Section 5 Delivering a Sufficient Supply of Homes
- Section 6 Building a Strong, Competitive Economy
- Section 8 Promoting Healthy and Safe Communities
- Section 9 Promoting Sustainable Transport
- Section 11 Making Effective Use of Land
- Section 12 Achieving Well Designed Places
- Section 15 Conserving and Enhancing the Natural Environment
- Section 16 Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- AVP 4 Rawtenstall, Crawshawbooth, Goodshaw and Loveclough
- Policy 1 General Development Locations and Principles
- Policy 2 Meeting Rossendale's Housing Requirement
- Policy 3 Distribution of Additional Housing
- Policy 4 Affordable and Supported Housing
- Policy 8 Transport

Policy 9	Accessibility
Policy 10	Provision for Employment
Policy 16	Preserving and Enhancing the Built Environment
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low and Zero Carbon Sources of Energy
Policy 22	Planning Contributions
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements
Appendix 1	Parking Standards

Other Material Planning Considerations

National Planning Practice Guidance

Alterations and Extensions to Residential Properties SPD

Open Space and Play Equipment Contributions SPD

6. CONSULTATION RESPONSES

Consultee	Response
Fire Brigade	No objection
RBC Conservation Officer	No objection
RBC Operations	No comments have been received
RBC Forward Planning	No comments have been received
United Utilities	No objection subject to condition
Environment Agency	No objection
Ecology	No objection subject to conditions
Land Contamination	No objection subject to conditions
LCC Lead Local Flood Authority	No comments have been received
LCC Planning Contributions	No objection
LCC Highways	No objection
Cadent	No comments have been received

Consultee	Response
LCC Public Rights of Way	No comments have been received
RBC Tree Officer	No objection
RBC Economic Development	Supports the application
RBC Strategic Housing	No comments have been received
Rossendale Civic Trust	No comments have been received

7. REPRESENTATIONS

To accord with the General Development Procedure Order site notices were posted on 09/11/2018 and 77 neighbour letters were sent out on 13/11/2018. A notice was also published in the Rossendale Free Press on 16/11/2018.

No comments have been received.

8. ASSESSMENT

Principle

The acceptability of the proposed development of up to 107 no. dwellings on the site has already been established by outline planning approval 2016/0267.

Visual Amenity

Policy 1 of the Core Strategy seeks to ensure that new developments complement and enhance the surrounding area through the use of inclusive design and locally distinctive materials. Policy 23 of the Core Strategy requires that new developments respect and respond to local context, distinctiveness and character.

The proposed scheme would replace the existing factory units on the site and it is considered that the development would result in an improvement to the general appearance of the site. The proposed plans (as amended) show that the dwellings and apartment block will be of a high standard of design, and that measures such as the use of natural materials (along the Burnley Road elevation of the site) and sensitive boundary treatments have been incorporated into the scheme to secure a high quality appearance to the scheme particularly when viewed from the main road.

The proposed facing materials are considered acceptable and the scale and massing of the proposed units would not be excessive in the context of the site.

The Council's Conservation Officer has raised no objection to the proposed scheme, and several amendments have been incorporated into the development as a result of his comments. In particular these include a slight re-design of the proposed apartment block (to incorporate a full upper storey rather than dormers) and the use of natural coursed stone boundary walling along the front elevation of the site adjacent to Burnley Road.

The Council's Tree Officer has no objection to the proposed scheme, and considers that the proposed scheme of landscaping is appropriate.

The scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

No objections have been received from local residents.

The submitted plans demonstrate that up the proposed scheme will maintain adequate separation distances between the proposed dwelling elevations and existing neighbouring properties. It is not considered that residential use of the site will necessarily cause any greater impact on neighbour amenity than the existing lawful industrial use of the site.

Given the siting, orientation and massing of the proposed dwellings, it is not considered that the scheme will result in an unacceptable loss of privacy, daylight or outlook for the occupiers of any nearby residential properties.

A condition requiring the submission of a construction method statement (including details of hours of work on site) prior to development commencing has already been included on the outline approval.

The scheme is considered acceptable in terms of neighbour amenity.

Access, Parking and Highway Safety

The Local Highway Authority has raised no objection to the proposed scheme, but requested several amendments to the originally submitted plans – which have now been largely incorporated.

The outline approval already includes conditions requested by the Local Highway Authority which would continue to apply to the current scheme if approved.

Having regard to the above, the scheme is considered acceptable in terms of access, parking and highway safety.

Land Contamination

The outline approval already includes conditions requested by the Council's Land Contamination consultant which would continue to apply to the current scheme if approved. The Council's consultant has raised no objection to the current scheme in light of the existing condition (which requires the submission of further site investigation prior to commencement of development).

9. SUMMARY REASON FOR APPROVAL

The proposed scheme is appropriate in principle, and subject to conditions is acceptable in terms of visual and neighbour amenity, ecology and highway safety. Accordingly, the scheme is considered to accord with the National Planning Policy Framework and Policies AVP4, 1, 8, 9, 16, 17, 18, 19, 23 and 24 of the Council's Core Strategy DPD (2011).

10. CONDITIONS

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

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in strict accordance with the following unless otherwise required by the conditions below:

- Application form received 06/11/2018
- 'Burnley Road Frontage' details by Urban Green received 06/11/2018
- Main Drainage Strategy (Betts Associates Drawing Number 002 REV. A) received 06/11/2018
- Flood Risk Assessment and Drainage Management Strategy (Betts Ref: HYD350_ALLIED.TEXTILES.RAWTENSTALL_FRA&DMS) received 06/11/2018
- 'Bin Store Details' (Drawing Number 18030) received 06/11/2018
- 'Site Sections' (Drawing Number 18030_04) received 06/11/2018
- House Type Dadford Brick (Drawing Number PA30) received 06/11/2018
- House Type Gosford Brick (Drawing Number PA34) received 06/11/2018
- House Type Gosford Stone (Drawing Number PA34) received 06/11/2018
- House Type Alton G Brick (Drawing Number PA35) received 06/11/2018
- House Type Lydford Brick (Drawing Number PA42) received 06/11/2018
- House Type Lydford Stone (Drawing Number PA42) received 06/11/2018
- House Type Alton G Stone (Drawing Number PB35) received 06/11/2018
- House Type Aldenham Brick (Drawing Number PD32) received 06/11/2018
- House Type Downham Brick (Drawing Number PD49) received 06/11/2018
- House Type Downham Stone (Drawing Number PD49) received 06/11/2018
- House Type Milldale Brick (Drawing Number PT310) received 06/11/2018
- House Type Milldale Stone (Drawing Number PT310) received 06/11/2018
- House Type Eskdale Brick (Drawing Number PT41) received 06/11/2018
- House Type Kentdale Brick (Drawing Number PT42) received 06/11/2018
- House Type Kentdale Stone (Drawing Number PT42) received 06/11/2018
- 2 Bedroom Apartments (Wensum) Proposed Elevations received 21/12/2018
- Boundary Treatment Layout (drawing ref: 18030_03 Rev D) received 16/11/2018
- Landscape Supporting Notes (Drawing Number UG_11822_LAN_LSN_DRW_07 REV. P01) received 06/11/2018
- Planting Plan (1 of 2) (Drawing Number UG_11822_LAN_SL_DRW_05 Rev. P04) received 28/11/2018
- Planting Plan (2 of 2) (Drawing Number UG_11822_LAN_SL_DRW_06 Rev. P04) received 28/11/2018
- Site Layout (Drawing Number 18030 06 Rev. M) received 21/12/2018
- Landscape Management and Maintenance Plan (Rev. E November 2018) received 28/11/2018
- Hard & Soft Landscape General Arrangement Sheet 1 of 2 (Drawing Number UG_11822_LAN_GA_DRW_01 Rev. P05) received 28/11/2018
- Hard & Soft Landscape General Arrangement Sheet 2 of 2 (Drawing Number UG_11822_LAN_GA_DRW_02 Rev. P05) received 28/11/2018

- Hard Landscape Plan Sheet 1 of 2 (Drawing Number UG_11822_LAN_HL_DRW_03 Rev. P05) received 28/11/2018
- Hard Landscape Plan Sheet 2 of 2 (Drawing Number Hard Landscape Plan Sheet 1 of 2 (Drawing Number UG_11822_LAN_HL_DRW_03 Rev. P05) received 28/11/2018
- Construction Environmental Management Plan received 06/11/2018
- Arboricultural Impact Assessment (11822 ISSUE 03) received 06/11/2018
- Interim Residential Travel Plan (October 2018) received 06/11/2018

Reason: For the avoidance of doubt.

3. Notwithstanding what is shown on the approved plans, all boundary walls fronting Burnley Road shall be constructed of natural coursed stone.

Reason: In the interests of visual amenity.

4. The drainage scheme for the development hereby approved shall be carried out in accordance with the principles set out in the submitted Foul & Surface Water Drainage Design Drawing TAY77/002/A.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

5. The approved scheme of landscaping and planting shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

Reason: In the interest of the appearance of the locality and to enhance biodiversity.

6. The demolition of 'building 8 as identified in the Habitat Map by Urban Green (drawing number 11822.BSM1) shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence.

Reason: In the interests of conserving biodiversity.

7. Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Himalayan balsam, rhododendron and variegated yellow archangel on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: In the interests of controlling the spread of invasive species.

8. If any badger setts on the site are found to be active, and / or if any further active setts are discovered on the site; no development shall commence until the Local Planning Authority has been provided with a detailed mitigation strategy and a license issued by Natural England pursuant to section 10(d) of the Protection of Badgers Act 1992 authorising the closure of the setts.

Reason: In the interests of conserving biodiversity.

INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. If, during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales in agreement with the Local Planning Authority.

3. It has already been established that that an existing adopted highway runs through the development site and as such this will require the applicant to enter into a Section 247 Agreement with the Local Highway Authority for the stopping up the adopted highway.

4. The developer must obtain permission and approval from Royal Mail for the relocation of the existing post box on site.