

FROM: Keith Whatmough, Assistant to JC Building Design

TO: Caroline Callow, Planning Department, Rossendale Borough Council

REF: Land Adjacent 9 Pendle Avenue, Bacup - Application No. 2023/0290

DATE: 9th January 2024

Dear Caroline

Further to our telephone conversation in December, the revised documentation forming the second planning application regarding the land adjacent 9 Pendle Avenue, Bacup (Ref. 2023/0290) is enclosed.

As we discussed, there were two possible options which could find favour with the Planning Department. As you suggested Option A has been disregarded as moving the proposed building in front of the existing terraces would involve too much tree damage. Option B has therefore been adopted as the revised plans now show.

The site is designated 'land within the urban boundary', however the applicant is prepared to present a section of the site for public use and will enter formal agreements with the Council to maintain this area and keep land and trees in good order. New planting will be introduced to enhance both the public space and the development area (species and positions to be to your specification).

The concern with this piece of land sitting between dwellings is that it will become neglected and an eyesore. Fly tipping has already taken place adjacent to the northern boundary. To avoid further escalation the site must be secured using galvanised mesh fencing. Unfortunately this will prevent public access to what is private land until a planning decision is made. There are many small parcels of land throughout the borough, some left for good planning reasons, but sadly have deteriorated due to lack of care and maintenance. This proposal would prevent this and provide a space the residents could be proud of.

I hope you find the new application acceptable and if you have any questions do not hesitate to give me or Jordan of JC Building Design a call.

Happy New Year.

Keith Whatmough

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