

UPDATE REPORT OF 28 AUGUST 2020

**FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 01 SEPTEMBER
2020**

ITEM B1 - 2019/0405 Irwell Vale Mill, Irwell Vale

Since publication of the Committee report, a further representation has been received from an anonymous member of the public raising the following points:

- A supporting letter has been submitted by Councillor Janice Johnson with the title residents' views, however there has been no residents meeting to gain feedback and no official collection of all residents' views. I understand that as this is therefore a personal view and the opinions of select residents - and request that this is highlighted clearly to avoid any confusion or misunderstanding that this is an official feedback of residents views.
- Trees have been cut down / reduced in height already on site, concerns over increased impact on neighbour amenity owing to this.
- War memorial from the site has been removed and is being stored by a village resident until it is re-located. Feels that the memorial should be made available again for people to visit.

In relation to the above, no additional matters have been raised that would cause officers to change the recommendation contained in the Committee report. Matters relating to neighbour amenity would be reviewed in detail at Reserved Matters stage if the outline application is approved.

Item B2 - 2020/0203 Former Anacapri Restaurant, Helmshore

Since publication of the Committee report, the applicant's agent has supplied a comparison of the proposed room sizes in the new dwellings with the Nationally Described Space Standards, at the request of officers.

The details demonstrate that the proposed dwellings will have floor space which exceeds the nationally described standards (Plots 1-3 exceed the standards by 61.1m², Plot 4 exceeds the standards by 54.8m², Plot 5 exceeds the standards by 33.0m²).

As such, there is no change proposed to the recommendation contained within the Committee report.

Item B4 – 2020/0259 Land North of Booth Road, Stacksteads

Further to the publication of the Committee report, the applicant's agent has provided details of the proposed window / door frames, sills, paths / paving and driveway surfacing. The submitted details are considered to be appropriate, and as such it is proposed to omit condition 5, and amend condition 2 as follows to include the submitted details:

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

- *Application form*
- *Landscaping and Boundary Treatment (IA.160629.B – received as amended on 10/08/2020)*
- *Plans and Elevations (TA-21-04-20-DETAIL)*
- *Proposed Site Plan (TA-03-08-17)*
- *Details of window and door designs and materials and external floor surfaces (received 27/08/2020)*
- *Details of Hydropave Tegula 'Bracken' block paving (received 27/08/2020)*

Reason: For the avoidance of doubt."

**Lauren Ashworth
Principal Planning Officer
28/08/2020**