

UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 28 JUNE 2022**

B1 – 2022/0047 6 Milner Street Whitworth

The applicant has advised that the Men's shed is available to its members 7 days a week without any regulations. They indicate that realistically occupation and use is likely to be limited to Monday-Friday and Saturday mornings. Activities are typically session based and take place 09:00-12:00 and 13:00 to 17:00 although there is some overlap between sessions. At the moment no evening or Sunday sessions are anticipated. Specifically, if the Shed is being used then access to the container might, though not always, be required although since its principal intended use is for storage of equipment and materials then visits to the container, which could be multiple within a session, are likely to be transitory. If necessary, they could live with some form of process restrictions (e.g. hours of use etc., for processing wood within the container) being placed upon the container's use.

The above is provided for the Members' information only, and no changes are proposed to the recommendation contained in the Committee report.

B2 – 2022/0208 3 Halfway House

Following the submission of the revised plans currently before the Committee two representations have been received and the following comments made:

Previous concerns still stand.

The fields behind the properties 222-228 Burnley Road have always been open and unobstructed views.

The lower part of the field in discussion has never been cultivated for agricultural purposes due to the contaminants left in the field by the previous owner.

The lower end of the field has never been touched by the previous owner or the current incumbent.

Having strimmed the local area in the lower field in the past there is a manhole which is not shown on any drawings submitted with this application.

The planting in the field of a hedge 2m from our boundary wall to hide the poly tunnel will still cast shadows into our gardens.

There is a tree line already established at the end of the garden of 220 Burnley Road which would hide the poly tunnel and is far enough away from all the neighbouring properties.

The poly tunnel will still cast shadows as it is opaque.

The ecology of the land has already been affected by the change in the use of the land. We used to enjoy the foxes which are no longer found in their den in the field.

Where do the applicants intend to store their by-products from the production of the fruit and veg.

No ongoing commitment that there will be no further expansion of this nature.

The planting of a hedge 2m away will take light and obstruct outlook. The rear of the properties look out onto this natural part of the field from a lower level.

OFFICER COMMENT: The use of the field for agriculture is the permitted use and the applicant does not need to demonstrate how they will store any by-products as part of this application.

Any subsequent application for additional polytunnels will be considered on their own merits.

The proposed hedge was sought to provide screening of the polytunnel from the residential properties and to enhance biodiversity of the site.

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B3 – 2022/0227 St. John's Stonefold

The applicant has confirmed that they have specified a mesh type fence within the application. They consider this fence is much better visually than standard railings compared to solid board timber which completely cuts out the daylight and natural surveillance and solid bar railings that have more visual interruptions. The type of fence proposed is utilised around schools throughout the country and often is installed in conjunction with a CCTV installation as this allows for clear visibility through the open mesh. There are many examples of the same type of fencing installed to school perimeters throughout Lancashire.

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B6 – 2022/0226 – 21-23 Market Street, Whitworth

Further to the preparation of the Committee report additional representations have been received in support of the proposal. In total there are approximately 16 representations in support of the proposal and 8 objecting to it. They raise no new issues from those previously detailed in the Committee report. It is however noted that one has been received from the immediate neighbour in Market Street indicating that

they trust their neighbour's intentions in managing the use so as not to cause problems for residents on the street. They do not believe that the license will be used every night until 10pm but for special events and will not therefore impact on neighbouring residents.

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Mike Atherton
Head of Planning and Building Control
DATE: 28.06.2022