

FURTHER UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 26 JULY 2022**

B1 – 2021/0289 Land North of Chapel Villas, Todmorden Road, Bacup

One further objection has been made to the application raising the following issues:

The proposal does not comply with the Local Plan site specific policy H36 that the site should be developed as a comprehensive site.

Rossendale Borough Council, Lancashire County Council Highways Department and the Planning Inspectors (Local Plan) all agreed that the preferred access to the H36 allocation, would be from a single access point off Todmorden Road. The access being taken from a single access point from Todmorden Road was one of the main modifications of the Local Plan. A second access from Moorside Crescent and Moor View is not required.

As the Council owns part of the land at H36 they should use their influence to bring all owners/developers to an agreement on a single access.

Policy H36 requires a Masterplan for the site. It seems that the owners are not working together and are splitting the site to avoid having to produce a Master Plan.

OFFICER COMMENT:

This application and application 2020/0008 were both submitted and validated prior to the adoption of the Local Plan. The requirement for a Master Plan as specified in Policy H36 was not therefore adopted policy at that stage. It was not possible to seek a Master Plan retrospectively.

The application (2020/0008) for development of part of the site using an access from Moorside Crescent has already been approved subject to the prior completion of a Section 106 agreement. The access proposed for this application is the one from Todmorden Road. It would not be appropriate at this stage to request the applicant for this site also provides access to a site outside of their ownership.

As part of the reserved matters applications for both sites, Officers will have control over detail such as materials and house types, to ensure that the sites complement one another.

No changes are proposed to the recommendation contained in the Committee

report.

Mike Atherton
Head of Planning and Building Control
DATE: 25.07.2022