

FURTHER UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 21 MARCH 2023**

B3 – 2022/0489 – Land to the rear of 41 Highfield Park, Haslingden

Further to the publication of the Committee report for this item appeal decisions have been received in respect of applications:

2022/0374 - Approval of Details Reserved by Condition 18 (Drainage)

2022/0320 - Discharge of conditions 12 (Investigation & Risk Assessment) and 13 (Gas remediation).

2022/0287- Approval of Details Reserved by Condition 15 (stability of the site and the surrounding land).

All three appeals were dismissed. Having regard to the above, there is no change in relation to the recommendation from officers on this application.

For the reasons above, the officer's recommendation to approve the application remains unchanged.

**Mike Atherton
Head of Planning and Building Control
DATE: 12/03/2023**

B10 – 2023/0095 - Land Next To The River Irwell, Hill End Lane, Cloughfold.

Further to the publication of the Committee report for this item, amended plans have been received. The amended plans include raising the height of the compound fencing from 1.2m to 1.8m, anti-weed matting has been included within the compound, and the area in front of the kiosk has increased.

The amendments do not raise any new issues.

For the reasons above, the officer's recommendation to approve the application remains unchanged.

Condition 2 will be amended as follows:

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

Application form signed and dated 27/02/2023
Drawing No 2022s0364 -EXD-JBAU-00-HL-DR-C-0001 C03 received
10/03/2023
Drawing No 2022s0364 -EXD-JBAU-00-HL-DR-C-0002 received 10/03/2023
Location Plan received 28/02/2023

Reason: To define the permission and in the interests of the proper development of the site.

Mike Atherton
Head of Planning and Building Control
DATE: 14/03/2023

B7 2023/0018 – Deerplay Rest Home, 10 Heald Lane

The applicant has confirmed that the repair of the drystone wall along the access is to be repaired. This is one of the first items of work should permission be granted.

In terms of the access and parking, the existing Sunday School building will be reduced in width resulting in the access having a width of 3 metres at this point. LCC Highways are satisfied with the access and the level of parking provided.

The applicants have indicated that it is their intention to provide high quality private accommodation which will be available solely to private tenants. It will be managed exclusively by the applicants and their letting agent.

For the reasons above, the officer's recommendation to approve the application remains unchanged.

Mike Atherton
Head of Planning and Building Control
DATE: 20/03/2023

B3 – 2022/0489 – Land to the rear of 41 Highfield Park, Haslingden

The discharge of pre-commencement conditions in respect of Drainage, stability of the site and surrounding land and gas investigation and remediation remain outstanding from the original application 2019/0343.

United Utilities have advised that they now consider the information submitted acceptable in respect of drainage. The Council's consultant regarding land stability is also satisfied with the retaining wall and ground floor slab construction proposed.

There are outstanding issues regarding the ground gas assessment and mitigation measures and the applicant remains in discussion with the Council's contamination advisor. Condition 8 is recommended reflecting this.

A landscaping scheme was submitted and approved as part of the original application 2019/0343. The scheme has been amended in part to reflect the erection of the retaining wall. There are outstanding issues regarding the proposed scheme and

Condition 4 requires a landscaping scheme to be submitted and agreed prior to further works being undertaken on the site.

The officer's recommendation remains unchanged.

Mike Atherton
Head of Planning and Building Control
DATE: 20/03/2023

B7 2023/0018 – Deerplay Rest Home, 10 Heald Lane

An additional condition is to be included as follows in relation to the obscure glazing of the first floor windows on the rear as follows:

15. The first floor windows on the north elevation shall be obscurely glazed up to a height of 1.5 metres. The obscure glazing in these windows shall be retained/replace as obscure glazing in perpetuity.

Reason: In the interests of the amenity of neighbouring occupiers.

The officer's recommendation remains unchanged subject to the additional condition.

Mike Atherton
Head of Planning and Building Control
DATE: 21/03/2023