



UPDATE REPORT

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 27th June 2023

B1 - Fold Head Farm, Whitworth

Further to the publication of the Committee report the applicant's planning agent has submitted a pre-construction survey of the access track to satisfy the pre-commencement element of condition 3.

Officers are satisfied that the submitted survey details are sufficient and that condition 3 can be removed. In addition, condition 4 can be amended to read as follows:

4. Once the development has been substantially completed, but prior to the first use of the building hereby permitted, a post-construction survey of the condition of Hall Street/bridleway ref. BW1405112 shall be submitted to and approved in writing by the Local Planning Authority. The survey must consist of:

- *A plan showing the location of all defects identified;*
- *A written and (clearly dated) photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.*

Prior to first use of the building, Hall Street/bridleway ref. BW1405112 shall be reinstated to a condition no worse than it was immediately prior to the commencement of works to the satisfaction of the Local Planning Authority. The condition of Hall Street/bridleway ref. BW1405112 has been shown in the approved photographic record comprising 14 photos and plan ref. MH220623.B.

Reason: To ensure that any damage to the highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

In summary, officers recommend that the application is approved subject to the conditions in the Committee report, amended so that condition 3 is deleted, and that condition 4 is worded as set out above.

Mike Atherton
Head of Planning and Building Control
DATE: 23/06/2023