



UPDATE REPORT
FURTHER UPDATE IN RED 22/01/2024

FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 16th January 2024

B1 – 2022/0603 – 2 Hawthorn House, Goodshaw Lane, Crawshawbooth BB4 8DJ

Further to publication of the Committee report, the applicant has amended the Arboricultural Method Statement to include a section that states:

At the commencement of and during the construction of the parking spaces in order to ensure that any tree roots which might be affected are suitably trimmed or treated so as to maintain the health of any tree the affected the work will be undertaken with qualified arboricultural supervision.

It is therefore recommended that condition 10 be amended to read:

No construction shall be started until all the retained trees within the site as shown on the Tree Protection Plan, have been protected. Such protection shall be installed in accordance with the specification described in the updated AIA and AMS TRE/HHC/Rev C, in the positions as shown on the Tree Protection Plan, and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing. The development hereby approved shall be carried out in accordance with the updated submitted Arboricultural Impact Assessment and Arboricultural Method Statement TRE/HHC/Rev C received 10th January 2024.

Reason: To ensure the protection of trees on the site.

There is no change to any other aspect of the officer recommendation.

B3 – 2021/0500 – Land off Blackwood Road, Stacksteads

Since publication of the Committee Report, a representation has been received from a local resident, stating as follows:

“We feel one hundred percent affordable housing will devalue properties up Blackwood. We have seen it happen on Anderson close, Anderson Drive in the Rockcliffe area of Bacup. My mother has lived on Bold Street for 20 years and there is a lots of anti-social behaviour from the tenants since the development was completed. We moved up here 3 years ago because of the open space, quietness, wildlife i.e. deer, badgers, foxes and owls. Since moving here, two big chunks of land have been sold for development, ruining the whole area. We feel one hundred percent affordable houses will make the situation worse.”

In this case, as the item concerns only a deed of variation in respect of the original S.106 Agreement, it is not the appropriate stage for re-consideration of the merits of the development (which has already been approved under 2021/0500). In any case, issues of property value and assumptions regarding the behaviour of future occupants of the development are not material planning considerations. Other developments within the area are not matters for consideration at this stage.

The officer recommendation in respect of Item B3 remains unchanged.

Mike Atherton
Head of Planning and Building Control