

B2 – Appendix B

UPDATE REPORT

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 9 OCTOBER 2013

B1. 2013/0256 : Land Opp 1001-1007 Burnley Road, Loveclough

Since publication of the Officer Report :

RBC (Property Services) has advised that whilst the proposed car park will be on RBC land, the existing garage colony is not, also that some of the existing garages are still in use.

The Applicant has stated that they would be willing to provide affordable housing on the site. However, they have not stated specifically which units this would be or what tenure.

The Applicant has also provided a “Horticultural Report on Proposals for Loveclough Community Garden Facility”, which provides further advice and guidance on such things as site layout, soils, undercover growing facilities, the community education building, fencing and management.

They state that “Were the application to be approved and a condition be provided that the allotments and facilities have to be completed, then this document fully describes in detail what would be provided and we would be bound by it.”

I am not convinced that the report provides the necessary clarity and certainty to ensure what the applicant would provide should the application be approved.

I do not consider that the additional information provided by the Applicant is sufficient to overcome the ‘in principle’ objection to construction of housing in the Countryside, or other matters referred to in the recommended Reason for Refusal.