

FURTHER UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 17 JANUARY 2023**

B2 – 2022/0238 – Land at Former Spring Mill, Whitworth

Members are asked to note a typographical error in the update report below, and that this is corrected to read 'refuse' rather than 'approve' in relation to application 2022/0238.

Further to the publication of the Committee report for this item, correspondence has been received from the applicant's planning agent requesting that certain matters contained within the report are clarified for Members.

It is stated incorrectly in Section 4 of the report that the storage area / car park compound located upon the site of the proposed LEAP does not have approval. The compound is approved in that location as part of the wider Construction Management Plan for the site (as approved under 2020/0059 – approval of details reserved by condition 5). However, Condition 28 still requires that the LEAP is delivered on that part of the site prior to occupation of the 10th dwelling on site.

Another point of clarification is that application 2022/0223 (re-discharge of details reserved by condition 5 – currently pending) seeks only to amend the delivery times to the site and not to alter arrangements in relation to the site compound / LEAP (as stated in the report).

The applicant also wishes to bring the Members' attention that the LEAP will need to receive a post-completion inspection from a competent entity once it has been constructed.

It should also be noted that the Planning History section of the report in relation to application 2022/0206 states that an appeal against the refusal of that application is still pending. Members are asked to note that the appeal in question has now been allowed and is no longer pending.

Having regard to the above, there is no change in relation to the recommendation from officers on this application. The requirements of Condition 28 in relation to the 'trigger point' for delivery of the LEAP still stand and are considered necessary, and officers do not consider that the proposed amendment to the condition is acceptable for the reasons set out in the report.

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

Mike Atherton
Head of Planning and Building Control

DATE: 16/01/2023