

## UPDATE REPORT



### FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 15<sup>th</sup> July 2025

#### **B1. 2025/0199 – Land at Meadow Way**

Comments have been received from the Council's contaminated land consultant advising that the site may be contaminated but this is unlikely to be a barrier to the development of the site and this issue can be satisfactorily addressed at the technical details stage.

There is no change in the proposed recommendation, which is to grant permission in principle.

#### **B3. 2025/0103 – Land at Fallbarn Road.**

The applicant has submitted drainage details to discharge Conditions 11 and 14. United Utilities are satisfied with the drainage details to discharge Condition 14.

In relation to Condition 11, following an email from the Case Officer inquiring whether Condition 11 could be discharged as part of this application LCC Highways commented as follows:

*The short answer is no. Elements of the drainage are discharging into the river which requires a licence from UU.*

*I will also need to check with our Section 278 officer as there is a culvert which will be under the footway and this has other implications.*

*We may later be able to discharge this as a by-product of the section 278.*

Therefore, it is confirmed that Condition 11 is not varied.

Further comments have been received from Rosendale Civic Trust in relation to the personal permission condition and the applicant not being the same on this application, and advising that a personal permission cannot be used for a commercial operation.

In respect of the application form, a revised application form has been submitted on 15.07.2025 to correct the applicant details, so that they conform with the personal restriction on the original planning permission.

With regard to the issue as to whether a personal permission can be used for a commercial operation, the Local Planning Authority is aware of several personal permissions being granted to a person operating a commercial business from a property, with a specific example being a farm shop.

Therefore, there is no change in the proposed recommendation, which is to approve the application subject to the conditions contained within the report.

**Mike Atherton**  
**Head of Planning**  
**15.07.2025**