

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 2nd September 2025

B6. 2024/0501 – Land at Rochdale Road/Bamford Road

- 1) A further 5 objections have been received since the publication of the report. 3 of these were additions to original comments made therefore the total number of objections is now 30. The majority of the material planning considerations raised within these objections have previously been raised and addressed within the report. These include the fire risk from lithium batteries, the location of the site within the green belt and environmental concerns. An additional concern has been raised regarding the proposed route of the construction traffic. This route has been assessed as part of a consultee request with Rochdale MBC who have advised they have no objection to the proposed route. The additional comments received do not change the recommendation for the application.

- 2) One letter in support of the application has been received from Net Zero North West. This supports the application with the comments stating as follows:

“The proposed 85MW facility will provide vital flexibility to the electricity network, storing surplus renewable energy, including from the nearby Scout Moor Wind Farm, and discharging it when demand is high. This capability is essential to meeting the UK’s legally binding net zero targets and aligns directly with NZNW’s priorities...”

- 3) Section 1 of the recommendation has been updated to remove reference to the need for a financial contribution to be made towards green belt compensation. The additional biodiversity gains above the mandatory 10% increase are sufficient to compensate for the loss of the green belt.

Section 1 of the recommendation now therefore reads as follows:

“(1) To complete a suitable Section 106 Agreement to secure:

- The significant on-site enhancements to biodiversity”*

- 4) Correspondence has been received on the morning of 2nd September 2025 from the Ministry of Housing Communities and Local Government to advise that ‘call-in’ requests for this application have been received by the Secretary of State. A Holding Direction is therefore in place under Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 preventing an approval of the application being issued until such time that a decision has been made by the Secretary of State as to whether to ‘call-in’ the application or not. This does not prevent the application being

discussed by members at the Development Control committee meeting or prevent members from formulating a view as to the merits of the scheme. The recommendation for the application however requires updating to take account of the Holding Direction. Section 1 of the recommendation has therefore been updated to read as follows:

“That Members resolve that they would be minded to grant planning permission subject to the conditions contained in this report and the decision from the Secretary of State as to whether to call-in the application. Should the Secretary of State decide not to call-in the application, the determination of the application shall hereafter be delegated to the Head of Planning as follows:

(1) To complete a suitable Section 106 Agreement to secure:

- The significant on-site enhancements to biodiversity*

(2) To carry out drafting amendments to, or delete, any planning condition, insert any other required planning conditions, and to carry out any further amendments, variations or alterations to the S.106 Agreement as required.

(3) To have discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within six months of the resolution to grant planning permission.

(4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by (2) above.”

For clarity, the letter and E-Mail received from the Ministry of Housing Communities and Local Government have been attached to this update report under Appendix A & B. The E-Mail states the following:

“This Holding Direction does not prevent you from taking the application to committee tonight.

Your options then would be to either refuse it, which you would not need our permission for. But if the resolution this evening is to grant permission, you will not be able to do that until such times as you hear back from us, with a decision on the call in.”

B7. 2025/0183 – Land to the North of Doals Farm

Clarification regarding the Housing Allocation Site (H38) and the density of dwellings proposed for the site.

The application site forms part of the H38 Housing Allocation Site contained within the Rossendale Local Plan 2029-2036. A map showing the allocation site is provided below:

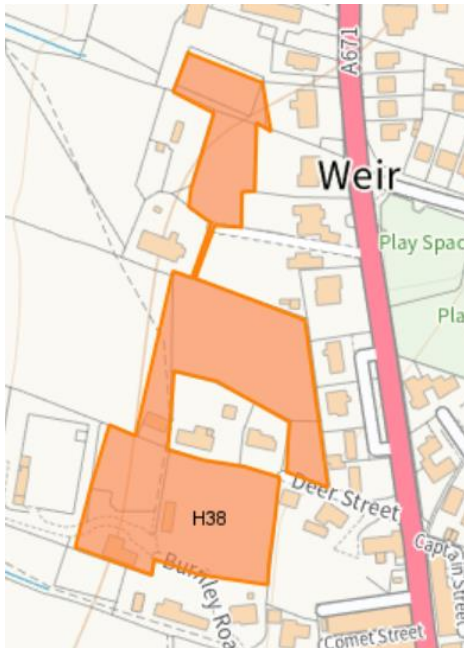


Figure 1: Map showing H38 Housing Allocation Site

The site area as a whole for H38 is 1.23ha. It is understood that during the allocation of the site it was only considered that 0.46ha of the site would likely be developable owing to matters such as land ownership. The local plan designates the site for 10 dwellings with the density being 22 dwellings per hectare.

The application currently under consideration relates to the central portion of the site only. The applicant seeks permission in principle for the development of between 3 and 9 houses on this section of land. The site area is 0.4ha therefore should the maximum number of dwellings (9) be constructed on the land, the density of houses would be 22.5 dwellings per hectare. This is only slightly above the density levels as designated within the SPD. Owing to this and based solely on the site area, it is considered that the site would be able to accommodate a maximum of 9 dwellings in principle without resulting in the overdevelopment of the plot.

The recommendation that the application should be approved therefore remains the same.

B8. 2024/0087 – North Point, Burnley Road, Bacup

Following publication of the agenda, Members raised concern regarding highway safety and the potential conflict between vehicular traffic and other users of the highway/public footpath, and asked whether signage could be placed on Burnley Road to warn drivers. In response the local highway authority have commented:

“We wouldn’t place a junction warning sign for a private road junction. If we thought that the junction was safety concern we would have raised that as an issue during the application process. The junction provides adequate visibility for the speed of vehicles approaching on Bacup Road, the speed data was collected by the applicant for the purpose of advising this.

Bacup Road is high speed and conflict with vehicles and horse riders would be high. There are already horse rider warning signs on Bacup Road and existing horse

yards in close proximity to this one so additional signage is not anticipated to be required.”

In light of the above, it is not considered reasonable or necessary to impose a condition requiring signage to be placed on Burnley Road to warn drivers about the access.

Mike Atherton
Head of Planning

Appendix A – Contents of E-Mail received from Ministry of Housing Communities and Local Government.

Hi Chris

I see that you are the case officer for this application:

Application by Cubico UK Development Ltd for Construction, management and operation of a Battery Energy Storage System with associated infrastructure, including access, drainage, security measures and landscaping and provision of a connecting cable along Croston Close Road on Land at Rochdale Road and Bamford Road, Turn Village (application no: 2024/0501).

We have received requests for the Secretary of State to call this application in.

In these circumstances, here today, and given I note you are taking this case to committee later on this evening, we are issuing your authority with an Article 31 Holding Direction, preventing you from issuing permission.

This letter is attached above and requires immediate acknowledgement. For which, I thank you.

This Holding Direction does not prevent you from taking the application to committee tonight.

Your options then would be to either refuse it, which you would not need our permission for. But if the resolution this evening is to grant permission, you will not be able to do that until such times as you hear back from us, with a decision on the call in.

I hope this is completely clear and please telephone me if you have any queries.

Appendix B – Letter Received from Ministry of Housing Communities and Local Government.



Ministry of Housing,
Communities &
Local Government

Chris Dobson
Rossendale Borough Council
By email to:

Please ask for: Karen Partridge

Tel:

Email:

Your ref: 2024/0501

Our ref:

Date: 2 September 2025

Dear Chris Dobson

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application by Cubico UK Development Ltd for Construction, management and operation of a Battery Energy Storage System with associated infrastructure, including access, drainage, security measures and landscaping and provision of a connecting cable along Croston Close Road on Land at Rochdale Road and Bamford Road, Turn Village (application no: 2024/0501).

1. I am directed by the Secretary of State to refer to the above planning application.
2. In exercise of her powers under Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Secretary of State hereby directs your Council not to grant permission on this application without specific authorisation. This direction is issued to enable her to consider whether she should direct under Section 77 of the Town and Country Planning Act 1990 that the application should be referred to her for determination.
3. This direction does not, of course, prevent your Council from considering the application, forming a view as to the merits or, if they are so minded, refusing permission.

4. This letter is for procedural purposes and should not be read as any indication of the Secretary of State's attitude towards the application scheme.

5. I would be grateful for acknowledgement of your receipt of this letter. Please contact the case officer if you have any queries.

Yours sincerely

Mike Hale
Head of Environmental casework
Planning Casework Unit

Authorised by the Secretary of State to sign on their behalf

This direction was issued by officials on behalf of the Secretary of State under delegated powers.