

## UPDATE REPORT



### **FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 3<sup>rd</sup> March 2026**

#### **B1. 2025/0379 – Land at Lower Carr Farm**

1) A further objection has been received since the publication of the report. This raises the following concerns:

- Impact resulting from increased traffic
- Flood Risk and Drainage Concerns
- Loss of privacy through overlooking of existing dwellings
- Impact upon the landscape

These matters have been raised within previous objections and have been taken into account during the assessment of the application. The recommendation for the application remains the same.

#### **B3. 2025/0148 – Fisherman's Retreat, Riding Head Lane**

LCC Schools Planning Team have confirmed that the Education contribution is correct at the time of the committee meeting.

Correspondence with the agent has queried the need for Condition 8 stating as follows:

*There is just one item to identify which is the requirement in proposed Condition 8 to provide details of directional signage within three months from the date of the permission. That doesn't seem reasonable or necessary or relevant to this development here. It is appreciated that the second part of the condition relates effectively to pre-occupation, but to have established signage within three months of the date of the permission would seem to be unnecessary. The condition also appears to require the landowner/developer to erect signage on a highway (a main highway at that in the Rochdale Road), which I am not sure that it can do - that would be a matter for the relevant Highway Authority.*

This Condition was requested by LCC Highways on the original application for the extension that has been started, which this application will replace. I have consulted with LCC Highways but not as yet received a response.

The existing recommendation at paragraph 2 allows for amendments to conditions so there is no change to the recommendation.

**Mike Atherton  
Head of Planning**