

Report to Planning and Licensing Committee



Date of Meeting	18 March 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
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Public/Private Document	Public

Application: 17/00070/FUL	Township: Pennines	Ward: Milnrow
Appeal Reference: APP/P4225/W/20/3249726		Decision level: Delegated
Site Address: Site of former New Ladyhouse Mill, land off Stone Street, Milnrow, Rochdale OL16 4JD		
Proposal: Erection of 40 new dwellings and conversion of the mill building into 6 apartments together with the formation of a new access and bridge from Stone Street, landscaping, improvements to the bank of the River Beal and other associated works and infrastructure		
Applicant: Drum Developments (North West) Ltd		Agent: Mr Justin Austin - Paul Butler Associates
Planning Inspectorate Decision: Appeal Dismissed		
<ul style="list-style-type: none"> - The appeal resulted from the Council's failure to determine the planning application within the prescribed period. - The Inspector found that the Flood Risk Sequential Test for the proposed development had not been passed as it had not been demonstrated that there were no other reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. In reaching this view the Inspector considered that the search area should be borough wide as the Core Strategy sets a borough wide housing target. - The Inspector also found that despite the submission of a viability assessment the proposal would have a harmful impact and further exacerbate existing deficiencies and severe pressures on primary school capacity and deficits in secondary school places as no financial contribution was proposed to be paid to mitigate the impacts of the development. In line with the National Planning Policy Framework, she placed great weight on the need to create, expand and alter schools. - The Inspector had no objections in respect of the effect of the proposal on the character and appearance of the area, the acoustic boundary treatment, noise and disturbance and biodiversity and ecology. However, they did not consider these matters to outweigh the harm that the proposal would cause in respect of flood risk and school capacity in the area. - The Inspector did however find that a partial award of costs to the appellant was justified on the basis of deficiencies in consistency, collaboration, communication and timeliness at the planning application stage. 		