

Report of the Visiting Team
Monday, 17 December 2024

PRESENT

Councillor Mark Jones (Chair) in the chair; Councillor Rachel Wise (Vice-Chair);
Councillors Liz Crix, Sue Glithero, Graham Greenhalgh, Ian Hunter, Micheala Meikle,
Wendy Meikle, Mike Newman and John Taylor.

1. DECLARATIONS OF INTEREST

There were no declarations of interest.

2. SITE VISIT

Councillors visited the following sites and made a recommendation for consideration by the Planning & Highways Regulation Committee. Councillors were requested to refer to the plans list for a full report on the applications and details of objections and observations received. The Visiting Team recommendation was made without prejudice to the formal consideration of the application by the Committee

(i) DC/091912 - Stables on Land to Rear of Longhurst Lane and Knowle Road, Mellor

Proposed demolition of existing stables and tack room buildings and erection of 1 no. single storey self-build dwellinghouse with associated access, parking and landscaping.

Members conducted a thorough site visit and considered the impact of the proposed development on highway use, use of the surrounding land, and utility provision on the new site.

The following comments were made/issues raised:

- It was noted that whilst it was established that the proposed development would have no greater impact on the green belt than the current development, the land would still change in use from a stables to being for residential property.
- The development would not obscure the land anymore than the existing structure on the land.
- Members enquired as to what utilities the land already had and whether it would need installation of utilities. In response, members were advised that utilities would need to be installed. Members noted that there were existing solar panels on the site.
- Members further enquired about necessary infrastructure for internet connection. In response, members were advised that this may not be necessary as there were other options for internet connection which did not require large-scale installation and that this was also not a material planning consideration.
- It was queried whether the applicants could pave or tarmac the road as part of the proposed plans. In response, members were advised that planning permission would be required should they need to use a non-permeable surface.

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- Concern was expressed that the stables that currently occupied the land could be moved to an adjacent field and pave the way for further developments on the site. In response, members were advised that this was not a material concern as they could only make their decision based on the information provided and that planning permission would be required for stables.
- The feasibility of a fire engine being able to access the site was raised. In response, members were advised that the applicant had proposed a sprinkler system.

RESOLVED – That no recommendation be made.

The visit ended at 10.50 am