

**Cabinet Meeting: Monday, 04 August 2025**

**Question from: George Pickles**

**Question to: Councillor Durrans, Cabinet Member with responsibility for Public Services and Communities**

**QUESTION**

Regarding Calder Valley Skip Hire Belmont Industrial Estate Rochdale Road Triangle Sowerby Bridge West Yorkshire

Planning Approval 17/00114/VAR Variation of Conditions 5 (to allow 24 hour use within the building Monday to Friday inclusive) and 12 (to allow use of heat and energy recovery plant) of Planning Application 04/02712

According to the Development Manager Richard Seaman, the applicant has failed to submit information required to satisfy conditions confirmed by the Government appointed Planning Inspector within the statutory period allowed and hence the approval 17/00114/VAR is now invalid.

The 'Important Notice' issued by CMBC with planning approvals strongly advises:-

'the site owner/operator/developer to ensure all details on the decision notice are complied with. Failure to comply with the approved plans may result in FORMAL ACTION in the form of a Breach of Condition Notice or Enforcement Notice...'

When will CMBC serve a Breach of Condition notice or Enforcement Notice on the owner/operator/developer?

If CMBC does not intend to serve such notices can the Cabinet please explain to the public why they are not taking action on this important matter?

**Response**

At the current time, in advance of the SWIP being operated, there is no breach of Planning control. Planning enforcement action obviously cannot be taken in the absence of a breach.

Any alleged breaches once the development is operational will be investigated and enforcement action would be taken if a breach that conflicts with the Local Plan and/or national Planning policy is identified.