



Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

Planning Application Ref. 143413/FO/2025 – Request for Confirmation of Timetable

Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

29 July 2026 at 16:25

To: Tom.Stannard@manchester.gov.uk

Cc: Rebecca Heron <Rebecca.Heron@manchester.gov.uk>, Julie Roscoe <julie.roscoe@manchester.gov.uk>, Mark Dickens <Mark.Dickens@manchester.gov.uk>, Robert Griffin <robert.griffin@manchester.gov.uk>, jeff.smith.mp@parliament.uk, Chantal Kerr-Sheppard <cllr.Chantal.Kerr-Sheppard@manchester.gov.uk>, Bob Phillips <bob@urbanimprint.co.uk>

Dear Mr Stannard,

I write further to our letter of 17 July 2026, to which we have not yet received a response.

As you will be aware, Ryebank Fields Community Group's planning application (Ref. 143413/FO/2025) was submitted more than a year ago and has been awaiting determination since its validation in September 2025. In correspondence sent on your behalf on 16 July, Becca Heron advised that the Council was working towards reporting the application to Planning Committee before the end of the summer.

We have now noted that the application does not appear on the agenda for the Planning Committee meeting on 6 August 2026. Our letter of 17 July requested confirmation of the intended committee date. Despite this being the ninth occasion on which we have sought an update regarding the timetable for determination, no substantive response has been received.

As the only remaining scheduled Planning Committee meeting in August is 27 August 2026, we should be grateful if you would confirm, as a matter of urgency, whether that is the meeting at which the application is intended to be reported for determination. If that is not the Council's intention, please explain the reasons for the further delay and provide the Council's anticipated timetable for determination.

As previously explained, Ryebank Fields Community Group has responded promptly to every request for additional information throughout the determination process. The agreed Extension of Time expired on 29 May 2026, since when no further information has been requested from us and no further Extension of Time has been sought or agreed. We also note that the case officer advised in February of this year that the application was being prepared for presentation to Planning Committee.

In these circumstances, after repeated requests for information over many months, we consider it reasonable to expect a clear explanation for the continuing delay together with a firm commitment as to when the application will be reported to Members. We should therefore be grateful to receive your substantive response as soon as possible.

Yours sincerely,

Tom Butler

Secretary, Ryebank Fields Community Group