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PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 25 April 2024

Time: 2.00 pm

Venue: The Council Chamber, Moorlands House, Stockwell Street, Leek

Please find below an additional report which was unavailable when the agenda was published.

PART 1

6. Late Representations Report (circulated prior to the meeting i.e. any representations received since this agenda was published).

MARK TRILLO
EXECUTIVE DIRECTOR & MONITORING OFFICER

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PLANNING APPLICATIONS COMMITTEE

Late Representations – 25th April 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
<p><u>SMD/2024/0031</u></p> <p>(Item 7)</p>	<p><u>Tenford Lane, Upper Tean</u></p> <p><u>Clarification of the number of houses following Parish Council comments</u></p> <p>The number of houses remains at 40.</p> <p><u>Clarification of Flood Authority consultation responses</u></p> <p>Then final consultation response, removing earlier objections, was made on 10.4.24 but was not posted on the website until 12.4.24. This has been clarified on the website.</p> <p><u>Landscaping Comments</u></p> <p>No comments have been received from the Trees and Landscaping Officer. However, the planting scheme is the largely the same as the previous landscaping scheme in which he raised no objection to (Revs E and F submitted with SMD/2023/0240). The landscaping scheme submitted with this new application, Rev H, has been revised to take into account that Plot 38 has been moved back into its previously approved position further to the east (as per SMD/2021/0491). The only other change is that hedgerows have been added to the side boundaries of plots 38 and 39 facing the green open space. The Case Officer therefore considers that the latest landscaping scheme, submitted with this new application, is acceptable.</p> <p><u>Further Letters of objection</u></p> <p>No further letters have been received from those previously objecting to the application or who have submitted other representations. There are four new objectors who submitted letters/emails on 18.4.24, 19.4.24 and 20.4.24. The comments raised are as follows:</p> <ul style="list-style-type: none"> • Height of dormer bungalows will have a negative impact and a traditional bungalow instead would be a compromise; • Additional traffic on a narrow lane; • No further development should take place in the Tean Valley until Severn Trent water have upgraded the sewage system to cope with the current and future populations; • Houses built on elevated ground way too high; • Removal of a drainage basin will cause flooding problems; 	

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	<ul style="list-style-type: none"> Road should be improved or number of houses reduced to address the traffic problems. <p><u>Consultation Responses</u></p> <p>No comments have been received from Cheadle Town Council.</p>	
<p><u>SMD/2024/0094</u> (Item 8)</p>	<p>Sylvester Farm, Land off Rownall Road, Wetley Rocks</p> <p>The applicant's agent has on 24th April 2024 submitted a 16 page letter that contains additional evidence and a further statutory declaration from the applicant. He has also provided, in full, Counsel advice that he has received. These documents were received by the Council on Wednesday afternoon and there has not been the time and opportunity for officers to consider and understand the additional information so that Members can be advised accordingly.</p> <p>Officers recommend that the application be DEFERRED in these circumstances.</p> <p>Two of the objectors have made additional comments that will be reported in full with the presentation of a revised report and officer advice.</p>	
<p><u>SMD/2021/0113</u> (Item 9)</p>	<p>Bridge End, Leek</p> <p>No Updates</p>	
<p><u>SMD/2023/0598</u> (Item 10)</p>	<p>54 Froghall Road, Ipstones</p> <p><u>Further Representations</u></p> <p>No letters were received from the previous objectors in response to the consultation on the amended plans. However, one letter from a new objector has been received, on 13.4.24, a resident of Froghall Road and which raises the following points:</p> <ul style="list-style-type: none"> Ipstones does not need more 4-bed houses. There is a shortage of affordable housing for younger people. It is understood there is a covenant on the land preventing the removal of the existing house. 	
<p><u>SMD/2024/0041</u> (Item 11)</p>	<p>Bradda Farm</p> <p>No Updates</p>	

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<p><u>DET/2023/0044</u> (Item 12)</p>	<p><u>Lady Green Farm, Denford</u></p> <p><u>Change of Use of Agricultural Buildings to 2 Dwelling houses (Class Q prior notice)</u></p> <p><u>Case officer</u></p> <ul style="list-style-type: none"> - External materials: As referenced in the LPA committee report at 3.2 the submitted design and access statement says - “The existing cladding will be retained, as will the existing blockwork, with new window openings throughout both barns.” A later submitted structural report (received 20th Feb 2024) however assumes these will be replaced and this is discussed at paras 7.15 to 7.17 of the LPA committee report. - Removed trees: large mature broad-leaved trees present on the site probably as recently as summer 2022 or 2023 had been removed prior to the application submission. - Permitted changes to agricultural buildings: Class Q compared to Class R and Class S – the legislation is constructed with significant differences. <p>The permitted development for agricultural buildings under Class Q is for both a change of use and ‘conversion’ – to dwellings.</p> <p>Class R provides simply for ‘change of use’ – to a flexible commercial use. There is then separate provision for planning consent to be granted on application for any building work reasonably necessary to ‘use’ the building and its defined curtilage land. Class S is also worded similarly, providing for change of use to a state-funded school (in principle), but then needing to be followed with a planning application for operational development reasonably necessary to ‘use’ the building and its defined curtilage land.</p> <p>With Class R and Class S there is no initial presumption that the building must be capable of ‘conversion’ – there is instead a requirement that separate planning consent be obtained if building operations would be needed in order to ‘use’ the building.</p>	
<p><u>SMD/2024/0103</u> (Item 13)</p>	<p><u>Nicholson Institute, Leek</u></p> <p><u>Additional condition</u></p> <p>Prior to any works of restoration to the internal fixtures and fittings (Item 4.9 of Heritage Statement) a full schedule of cabinets to be retained shall be agreed in writing with the Local</p>	

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	<p>Planning Authority to include the original worktops together with details for their careful removal during works, safe storage and re positioning thereafter together with an implementation timescale. The development shall thereafter be carried out strictly in accordance with the agreed details and timescale</p> <p><u>Reason:-</u> To protect the fabric of the Listed building and safeguard its legible history and character</p>	
<p><u>SMD/2023/0651</u> (Item 14)</p>	<p>John Hall Gardens, Leek</p> <p>No updates</p>	
<p><u>TPO SM.331</u> (Item 15)</p>	<p>Tree Preservation Order, Wetley Rocks</p> <p><u>Further representation</u></p> <p>A further representation of support for the TPO and its confirmation has been received from a resident of Rockfields Farm, Cheadle Road, Wetley Rocks.</p>	