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Chief Executive

PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 27 June 2019

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

10. NOTE - A Late Representations Report will be circulated prior to the meeting i.e. any representations received since this agenda was published. **(Pages 3 - 6)**

SIMON BAKER
CHIEF EXECUTIVE

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PLANNING APPLICATIONS COMMITTEE

Late Representations – 27th June 2019

FILE REF.	SITE AND DETAILS	PAGE NO.
SMD/2018/0528	<p><u>Lock Up Garages, Broad Street, Leek</u></p> <p><u>Conservation Officer:</u></p> <p>No comment at this stage. The entrance will fall within the setting of the Conservation Area and at the Reserved Matters stage I will need to see details of the site entrance. The site at the rear is likely to have limited or no impact on the setting of the Conservation Area but this will very much depend on the height, form and massing.</p> <p><u>Planning Officer:</u></p> <p><i>Conditions 16 and 17:</i> Commencement of development trigger to be added in respect of the required Landscape Ecological Management Plan condition and Lighting Strategy, which is to be submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Recommended informative:</i></p> <ol style="list-style-type: none"> 1. Notwithstanding the consent hereby granted, nor any indication on the plans submitted with the outline application, any subsequent reserved matters application for detailed approval of layout shall be accompanied by a tree survey/arboricultural impact assessment report in accordance with British Standard 5837:2012 <i>Trees in Relation to Design, Demolition and Construction – Recommendations</i>, and it is advised that the output from such a report be used to inform and guide the detailed layout design. 	
SMD/2019/0775	<p><u>Former camp 3 Anzio camp Thorncliffe Lane</u></p> <p>Confirmation that the applicant is Leek Co housing Ltd</p>	
SMD/2019/0052	<p><u>18 Essex Drive Biddulph</u></p> <p>The case officer would like to bring the attention of Members to an inaccuracy in the report. This states the proposed rear extension would project 5.05 metres. However, whilst this was the case with the original plans, the amended plans have reduced this projection to 4.2 metres from the existing rear wall of the house.</p> <p>One of the objectors, a resident of Portland Drive, wrote in response to the amended plans to continue to object.</p>	

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	<p>The other objector, an immediate neighbour, wrote in response to the amended plans as follows:</p> <p><i>First of all, we welcome the reduction in size and massing of the proposed development. We feel that this goes some way to reduce our concerns regarding loss of light and overbearing dominance. We still hold concerns regarding the loss of privacy due to the proposed window (now kitchen window) opposite our own principal kitchen window on the ground floor and landing window on the first floor; more so, now that we would overlook Mr and Mrs Mitchell's kitchen area. We aim to seek our own solution with regards to our landing window, disappointingly at cost to ourselves. We understand that the proposed window falls under permitted development, however this does not reduce its impact in the real world. We would therefore like to ensure that a permanent privacy screen remains in place to protect both our's and Mr and Mrs Mitchell's privacy on the ground floor. This currently stands as a mature conifer hedge, albeit gradually thinning on our side. Overall we welcome the compromises made in the revised plans and find them much more sympathetic moving forward.</i></p>	
<p>SMD/2019/0084</p>	<p><u>Highfield, Leek</u></p> <p>The owner of the site is not Cllr Gill Heath as stated in the report. The applicant's agent states the following:</p> <p><i>"The land belongs to a company of which she has no beneficial interest. The company directors are related to her."</i></p> <p>The Council's Conservation Officer has the following comments on the amended plans:</p> <p><i>"The scheme has been revised to reduce the overall scale of the proposed dwellings and to adopt a courtyard form of development which respects the kitchen garden. Overall the design, form and massing of the dwellings is more homogenous and legible.</i></p> <p><i>I cannot see any information which compares the scale of the proposed dwellings to existing buildings (especially the adjoining cottage). This would have been useful to ensure that the scheme will fit in with its context.</i></p> <p><i>Materials will be a mixture of red brick and stone, natural slate and Staffordshire blue clay tiles which is acceptable subject to samples.</i></p> <p><i>Boundaries are to be a mix of dry stone walling and red brick with conservation copings.</i></p>	

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	<p><i>A condition is required to identify and retain historic features on the site and conservation repairs to the kitchen garden wall.</i></p> <p><i>Condition the execution of the building details such as eaves and verges, chimneys, cills and lintels.”</i></p> <p><u>The Council’s Trees/Landscaping Officer</u> raised no objection and commented as follows:</p> <ul style="list-style-type: none">- <i>Plots 3 and 4 will have shaded outlooks but the nearby trees are protected by the TPO.</i>- <i>2 existing trees at western-most corner of Plot 2 are of poor structural condition and not appropriate for retention; therefore no concerns over any potential impact on these.</i>- <i>Shared access drive into the site between large mature protected trees noted on site plan as being cellular confinement load support system, which is appropriate and accords with comments/requirements at outline stage.</i>	

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