

Public Document Pack



PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 25 June 2020

Time: 2.00 pm

Venue: Virtual Meeting

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

PART 1

11. NOTE - A Late Representations Report will be circulated prior to the meeting i.e. any representations received since this agenda was published. **(Pages 3 - 8)**

MARK TRILLO
EXECUTIVE DIRECTOR & MONITORING OFFICER

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PLANNING APPLICATIONS COMMITTEE

Late Representations – 25th June 2020

FILE REF.	SITE AND DETAILS	PAGE NO.
TPO/2020/0006	<p>ITEM 6</p> <p><u>Application to fell protected trees – Oak House, Saltersford Lane, Alton</u></p> <p>No update</p>	
TPO/2020/0011	<p>ITEM 7</p> <p><u>Application to fell a protected tree – 121/123 Tunstall Road, Knypersley</u></p> <p>No update</p>	
SMD/2020/0046	<p>ITEM 8</p> <p><u>Park View Guest House, Cheadle</u></p> <p>2 additional objections making the following points:</p> <ul style="list-style-type: none"> • Concerns from our point of view are to the impact of the value of our home. Any damage to property as a result of the facility being located across from our property. • We also would like to raise our concerns on the clearing of any of the trees and plants currently giving privacy to us in our home. If these were to be cleared we would be overlooked, we have lived in the property for 12 years and this was a factor in us choosing this as our home. • We have noticed an increase in anti-social behaviour on Cheadle Road recreational ground in recent months. This was also highlighted in a report in the local newspaper on the damage in the changing facilities offered to the sports teams. We see this as a problem that could escalate as a result of the proposal. • Extra noise and traffic, including increased parking in Bramshaws Acre. • Also reading into the Halliwell Home company we note there have been poor OFSTED reports in 	

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	<p>2020 that have been documented in the Manchester Evening News. This leads to concerns about the management of the facility living so close to it.</p> <ul style="list-style-type: none"> • The application makes much of the children’s loss etc and clearly there are issues of concern for their wellbeing which I’m sure we understand, but there are concerns that the document has been carefully constructed to highlight their plight and that there are counter issues. For example their application highlights ages ‘on admission’ as 4-12 they will therefore be up-to 15 when they leave. It focuses on the ‘the vast majority’ fearing the outside. Of course our concern is with any minority which are likely to cause nuisance, why for example have fosters’ failed to meet their needs’. • I completed a quick search on the internet for “Halliwell homes” and there are immediate concerns over them as a business. A Manchester Evening News report from earlier this year (2020) came up with this link: https://www.manchestereveningnews.co.uk/news/greater-manchester-news/childrens-home-put-vulnerable-youngsters-17637922 • Stating that: <i>A children’s home put vulnerable youngsters’ at risk through its poor safeguarding practices, a damning report has found. The facility - which is run by Halliwell Homes and caters for children with behavioural and emotional problems- has been rated ‘inadequate’ following an Ofsted inspection. The findings of the report make for worrying reading, with officials identifying serious failings in how the home protects those in its care. It states: “Children’s safety and welfare are compromised by the home’s poor safeguarding practices and failure to follow child protection procedures. “Managers</i> 	

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	<p><i>and staff have failed to escalate concerns and refer disclosures to the appropriate statutory agency.” The report also notes that ‘physical interventions’ by staff were ‘not always appropriate - despite most having undergone the relevant training. It adds: “From a review of the home’s internal records, it is apparent that some children have been subject to prolonged and multiple restraints by staff. “For example, one child was held for 45 minutes and another child for a period of 30 minutes. “On one occasion, a child was removed from their bedroom via a physical intervention, so that staff could continue with the physical intervention in another room in the home.”</i></p> <ul style="list-style-type: none"> • The proposed site is right next to residential properties on Bramshaws acre and the children’s play facilities on the Park. There are concerns over the impact any antisocial behaviour could have on our local children using the park. • There have been problems with a site in Mobberley which has created a nightmare situation for at least one resident. • Park view had little winter business and therefore was a seasonal business to some extent. This application will turn the site into a 24/7 business and any ongoing anti-social issues could create real anxiety/issues for the local residents. • We are only just coming out of Covid-19 lockdown the nearby residents are unlikely to have had sufficient time to communicate and prepare a response. The application has not been presented to the Town Council for full public debate (only sent to councillors to comment in a ‘personal capacity’ via a an email 3rd April 2020). • Accountability and protecting our community. We 	

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	<p>have an existing community that we represent, including their health and wellbeing. Who will deal with any problems this may create for the community? I wouldn't be happy under any circumstance unless there was a 3 strikes policy (police reported incidents) applicable for any issues with the business or residents in a 5 year rolling timeframe which would revoke a licence to operate. I don't believe there are adequate safeguards for the community (an example being issues at Mobberley). A concern would be once permission is granted that it creates a problem for us for years to come.</p> <ul style="list-style-type: none">• Vision for Cheadle. Closing down a guest house next to the park and near the town centre doesn't bode well for our potential to secure future tourism for the town and doesn't sit with our plans or wider vision for the town.• The Community Infra-structure Document has a lot of yes/no questions that have not been answered as of 22nd June 2020 <p><u>Additional Information from the agent</u></p> <p>A 21-page Method and Environmental Method Statement and Risk Assessment in relation to the construction process has been submitted in response to the proposed Condition 5 requiring a CEMP before building works commence (in the event of planning permission being granted).</p> <p><u>Amended Plans submitted by the agent</u></p> <p>These were received via email on Monday 22nd June and involved changes to the rear extension and existing windows. The changes have been summarised by the agent as follows:</p> <p><i>“we have slightly reduced the rear extension in footprint to enable it to be screened from No 13 Mill Road by the existing shed and also changed all the first floor window</i></p>	

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	<p><i>glazing of the existing building facing 13 Mill Road with obscure glazing as well as some of the ground floor – whilst we appreciate that wasn't in your requirements it will upgrade the neighbours privacy over that as exists at present.</i></p> <p><i>I have also shown the fencing that we propose to put in. I would note that the wall between 13 and 15 Mill Rd measures at 1800mm high and in places exceeds that, so that already acts as a good sound barrier between the properties. Please note that the children do not have access to leave the property without guardians and permission from the care manager. It is Halliwell's intention that this house remains as a house as any other domestic property."</i></p>	
SMD/2019/0287	<p>ITEM 9 <u>Broad Oak Farm, Kingsley Moor</u></p> <p>Application withdrawn by the Applicant</p>	
SMD/2019/0150	<p>ITEM 10 <u>Raddle Inn Hollington</u></p> <p>No update</p>	

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