

# Public Document Pack



## PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

**Date:** Thursday, 12 November 2020

**Time:** 2.00 pm

**Venue:** Virtual Meeting

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

### PART 1

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

**MARK TRILLO**  
**EXECUTIVE DIRECTOR & MONITORING OFFICER**

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## PLANNING APPLICATIONS COMMITTEE

### Late Representations – 12<sup>th</sup> November 2020

FILE REF.	SITE AND DETAILS	PAGE NO.
SMD/2020/0226	<p><u>Land Adj. Sunny View, Foxt Road, Foxt, ST10 2HN</u></p> <p>The applicant has sent a letter for the attention of the Planning Committee. Its content is copied here:</p> <p><i>Firstly, I would like to pick up on the points raised by a former resident of Foxt in respect of 2 successful planning applications that were passed in my name, neither of which have been built. Only one application for a new dwelling in my name has been submitted. An outline application in 2002, and a reserved Matters application on the same site in 2007.</i></p> <p><i>This dwelling is for my son and his family, who wishes to relocate into the village. Surely this need for a former resident to return to the village is what we all should be pushing for. All too often young people who have been brought up in a small village, but due to lack of suitable dwellings in their village, locate to larger towns, never to return, and therefore have a negative impact on the sustainability of smaller villages.</i></p> <p><i>As discussed with my agent, should you require the dwelling to be built in brickwork, rather than natural stone, I am quite prepared to change this.</i></p>	
SMD/2020/0349	<p><u>Land adjacent to Big Southlowe Farm, Leek Road, Cellarhead</u></p> <p><u>Affordable Housing Officer Comments:</u></p> <p>The new LP policy states ‘where a demonstrable need exists within the local area which cannot otherwise be met by means of provision in the plan’.</p> <p>As you note there are affordable homes currently being delivered at the Old School site (6 units), the Staffs Farmers site in Cheddleton (SMD/2016/0434) which would deliver potentially 7 affordable units. In addition there is also the Werrington allocation for 75 units which could potentially deliver 25 affordable units if a 33% contribution is secured. Although Werrington is not in the same parish as the site, the site adjoins the village of Werrington/ Cellarhead.</p> <p>Although the site is located within the Parish of Cheddleton it relates more to the village of Werrington and Wetley Rocks which is how I’ve assessed at the housing need.</p> <p>Our Home Options system give applicants to ability to give 3 preferences of where they would like to live;</p> <ul style="list-style-type: none"> <li>• 12 applicants listed Wetley Rocks or Werrington as their first choice</li> </ul>	

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	<ul style="list-style-type: none"><li>• 10 applicants listed Wetley Rocks or Werrington as their second choice</li><li>• And 13 applicants listed them as their third choice.</li></ul> <p>Totalling 35 applicants registered on Home Options.</p> <p>Looking at the need for Cheddleton village, 12 applicants listed this as their first choice area, 48 for their second preference and 10 as their third. It is worth noting that the majority of those who selected Cheddleton as their first, second or third priority area were looking for accommodation in Leek rather than towards the more rural settlements of Wetley Rocks or Werrington.</p> <p>Based on this information I would suggest that provision in the local plan would adequately meet the housing needs of Werrington/ Cellarhead.</p> <p>Furthermore, the emerging local plan states that unless circumstances dictate otherwise, 60% all homes will be affordable rent, and the remaining 40% shared ownership. Policy H3 would not consider Discount Market Sale to be appropriate affordable provision and therefore I am unable to support this application.</p> <p><u>Highway Authority:</u></p> <p>Current records show that there were not any Personal Injury Collisions on High Leek Road within 160 metres either side of the property access for the previous five years.</p> <p>The proposed development is located on Leek Road which is an A classified road (Road No. A520) with a speed limit of 30 mph and 50mph, benefits from street lighting. Safety cameras are installed on the A520.</p> <p>The proposal is the erection of 8 affordable 2-3 bedroom properties and will have the benefit of off highway parking which it is considered can accommodate 2 vehicles and is in accordance with Staffordshire Moorlands Parking Standards which states; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space).</p> <p>The plan Drg. No. 2019-2404-06 Rev B proposed 3 substandard accesses onto the A520 of 3.4m width and was considered insufficient to permit vehicles accessing and egressing the shared access simultaneously. Plot number 1 did not have a facility for turning. Details of a splay taken from a point 2.4m rear of the highway boundary for 130m were required.</p>	

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	<p>A revised plan 2019-2404-06 Rev C – June 2020 was submitted which addressed the substandard accesses, they reduced to 2 access onto the A520 and were increased to 5m wide, a turning facility for plot 1 was proposed and visibility splay details provided. On the basis of the available level of visibility at the access to plots 6 and 8 measured on the above site visit and taking into consideration the nature of the road (entering into a 30mph) and the absence of PICs on the road network in the vicinity, the proposal is acceptable to the Highways Authority.</p> <p>Given the above, it is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD2020/0349) subject to the following being conditioned.</p> <p>1 The development hereby permitted shall not be brought into use until the access drives rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m from the highway boundary, and shall thereafter be retained for the lifetime of the development.</p> <p>2 The development hereby permitted shall not be brought into use until the access, parking and turning areas have been provided in accordance with the approved plans Drg. No. 2019-2404-06 Rev C and shall thereafter be retained for the lifetime of the development.</p> <p>3 The development hereby permitted shall not be brought into use until the visibility splays for the two proposed accesses and the existing field access shown on plan ref. no. 2019-2404-06 Rev C have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.</p> <p>4 The hedge on the frontage of the site shall be maintained behind the footway such that it does not grow over the footway.</p> <p>5 The access shall remain ungated.</p> <p>REASONS ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.</p> <p>To provide and maintain adequate visibility splays for the two proposed accesses and the existing field access.</p> <p><b>IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE</b></p> <p>The dropped crossings shall be constructed in accordance with the submitted drawing 2019-2404-06 Rev. C. Please note that prior to the access being constructed you require</p>	

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	<p>Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to <a href="mailto:nmu@staffordshire.gov.uk">nmu@staffordshire.gov.uk</a>)  <a href="http://www.staffordshire.gov.uk/transport/staffshighways/licenses/">http://www.staffordshire.gov.uk/transport/staffshighways/licenses/</a></p> <p><b>NOTES TO PLANNING OFFICER</b>            This revised response is based on submitted drawing titled Planning Proposal Site Plan 2019-2404-06 Rev C – June 2020</p>	
SMD/2020/0049	<p><u>The Biddulph Arms, Congleton Road, Biddulph</u></p> <p>The number of units provided has been reduced to nine. Flat 4, which was to become a flat in the rear projection on the ground floor of the building is instead to become storage for the landlord. There are no changes to any of the other units as a result of this. Amended floor plans have been received. As a result of the reduction in units, there is no requirement to provide affordable units either within the development or via an off-site financial contribution, which was calculated by the Council's Housing Officer as being £115,500 and would have been secured via a S106 Agreement. The reduction in the number of units was confirmed by the agent via email on 11.11.20.</p> <p>An additional condition is recommended to ensure that this remains the case.</p> <p><u>Case Officer Recommendation</u></p> <p>To approve the amended scheme for nine units of accommodation comprising eight flats in the main pub building and one dwelling in the coach house subject to the conditions set out in the report and as described below.</p> <p><u>Staffordshire Wildlife Trust</u></p> <p>A revised Bat Activity Survey was submitted by the agent on 10.11 and confirms that bats would be able to enter the remaining and existing loft void on the second floor where bats were found to be roosting. SWT removes its holding</p>	

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	<p>objection to the application on the basis of the amended reports and recommends conditions relating to landscaping, surface drainage, outline bat mitigation, lighting and provision of bird nesting features along with a Bat Mitigation Method Statement.</p> <p><u>SMDC Waste Collection Services</u></p> <p>The service is satisfied with the size of the bin collection area to serve the development. A condition is recommended to be added requiring details of its particular design/elevational details as this would be adjacent to the road.</p> <p><u>Conservation Officer</u></p> <p>No objection to the final amended plans but further specific details will be needed of the windows, doors, fanlights, Rainwater goods, Vents and ducts, boundary treatments and removal of PD rights relating to further householder works and satellite dishes.</p> <p><u>Biddulph Town Council</u></p> <p>It was agreed to recommend approval with considerations given to the footpath, listed building status and access.</p> <p><u>SMDC Environmental Health</u></p> <p>The Section approves of the Noise Report and Construction and Environmental Management Plan submitted and recommends conditions to ensure works are carried out in accordance with the reports and also recommends standard conditions relating to construction times, construction waste management, discovery of any unexpected contamination, lighting and bin storage.</p> <p><u>Trees and Landscape Officer</u></p> <p>No objection to the proposed landscaping in front of the building next to the road junction but considers further improvements could be made and recommends a condition requiring a more detailed landscaping scheme with both hard and soft landscaping.</p> <p><u>Local Highways Authority</u></p> <p>No objection to final amended plans subject to conditions to retain the parking and turning areas and to block the Halls Road access for vehicles but retain the proposed pedestrian</p>	

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	<p>access.</p> <p><u>Further conditions</u></p> <p>The case officer recommends a further condition to restrict the use of the former Unit 4 as a storage area for the landlord.</p> <p><u>Representations</u></p> <p>No further representations</p> <p><u>Other Points</u></p> <p>The agent also clarified that the windows of the main building would have off-white frames and not black as mentioned in the report. The black frames are proposed only for the coach house conversion.</p> <p><b>Amended Recommendation</b></p> <p><b>The S106 Agreement is no longer required but an additional condition is recommended stating that the maximum number of residential units on the site shall be 9 and the area shown as storage for the landlord shall not be used as residential accommodation at any time.</b></p>	
SMD/2020/0565	<p><u>152 Park Lane, Knypersley, ST8 7BQ</u></p> <p>3 additional objections have been received. The comments and points raised are similar to those summarised in the report, they include:</p> <ul style="list-style-type: none"> <li>• <i>The property is in an established residential area surrounded by retired persons.</i></li> <li>• <i>The dwelling has not been designed to provide care for persons with varying needs. Grab handles, already fitted to the front of the dwelling, negatively affect its character and appearance.</i></li> <li>• <i>Roadside parking would have adverse impact on a busy road</i></li> <li>• <i>There is a fear of anti-social behaviour and disturbance affecting retired people</i></li> <li>• <i>Property prices would be devalued</i></li> </ul>	

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	The site notice consultation expires on 12 <sup>th</sup> November (being the day of the committee). A delegated authority is sought from the committee to determine the application in accordance with the committee's resolution, subject to no new substantive issues being raised between the meeting and the close of the consultation period.	
SMD/2020/0222	<u>Hillswood Drive, Endon</u>  No updates.	
SMD/2020/0463	<u>Springhill Bungalow, Breach Lane, Upper Tean, ST10 4JL</u>  No Update	

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