

# Public Document Pack



## PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

**Date:** Thursday, 11 February 2021

**Time:** 2.00 pm

**Venue:** Virtual Meeting

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 - 4)**

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

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## PLANNING APPLICATIONS COMMITTEE

### Late Representations – 11 February 2021

FILE REF.	SITE AND DETAILS	PAGE NO.
SMD/2020/0645	<p><u>Greywoods, Cheddleton Road, Leek</u></p> <p><u>Local Resident Letters</u></p> <p>Two more objection letters were received from residents who have previously submitted objections to the application and both letters respond to and contest several points made in the Committee Report. The points of objection are as follows:</p> <ul style="list-style-type: none"> <li>-Harm to appearance of area including loss of hedgerow and trees</li> <li>-Orientation of houses not in keeping with area</li> <li>-Loss of privacy and light to rear sunroom of neighbouring property</li> <li>-Harm to the surface and verges of Birchall Lane</li> <li>-Harm to the special historic and architectural interests of the existing dwelling and its garden setting</li> <li>-Overcramped and overbearing form of development harming visual amenities of the area</li> </ul> <p><u>Case Officer Response to Above Points</u></p> <p>As mentioned in the report, this is an outline application with details of siting, scale, design/appearance and landscaping left as reserved matters to be determined in the event that an outline approval is given. The exact impact on the visual and residential amenities of the area (which include for example, any loss of trees or hedges or the impact on the neighbouring sunroom) cannot be fully assessed until the Reserved Matters stage. The main issue at outline stage is the principle of housing development in this location and whether or not there is the <u>potential</u> to accommodate additional dwellings without harming visual and residential amenities due to the shape and size of the plot which is considerably larger than the neighbouring plots in the area. It is considered the principle of the proposal is acceptable and there is the potential for further development on the site, for the reasons outlined in the report.</p> <p>It is accepted that the house is an attractive property displaying arts and crafts features, similar to other examples in the Birchall area. However, there is no specific evidence which identifies this property as being of significant historic interest and value to suggest that it would be considered as a non-designated heritage asset. Therefore, officers conclude that the existing property and its grounds would not be adversely affected by new buildings in its grounds.</p>	Pages 11 – 24

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	<p>Finally, Birchall Lane is a private road and therefore damage to any verges or surface is not a material planning consideration. In any case, there is no evidence that the construction of new buildings on plots served by this road would lead to inevitable damage.</p> <p>Amendment to report:</p> <p>Paragraph 6.2 should read Leek Town Council and not Cheddleton Parish Council.</p>	
SMD/2020/0201	<p><u>Land adjacent Marsh Villa, Macclesfield Road, Rushton Spencer</u></p> <p>Officer note – to confirm for the avoidance of doubt that the application description is for outline planning permission for a residential development of up to 9 dwellings with all matters reserved.</p>	Pages 25 – 48
SMD/2020/0575	<p><u>Stanhopea, Mill Lane, Wetley Rocks</u></p> <p>Nothing to report.</p>	Pages 49 – 58
SMD/2020/0441	<p><u>Plots 12-15 Victoria Business Park, Prospect Way, Knypersley, ST8 7PL</u></p> <p>The applicant submits a supplementary comment:</p> <p><i>We can confirm that no excavated material will leave the site, the excess material will be spread and leveled throughout evenly and also to create landscaped areas between the plateaus.</i></p> <p><i>Due to the topography of the land regrading is inevitable and unavoidable. A cut and fill exercise will need to be undertaken with all spoil reused throughout the site area.</i></p>	Pages 59 – 74