

# Public Document Pack



## PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

**Date:** Thursday, 20 May 2021

**Time:** 2.00 pm

**Venue:** Council Chamber - Moorlands House, 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)**

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

This page is intentionally left blank

## PLANNING APPLICATIONS COMMITTEE

### Late Representations – 20<sup>th</sup> May 2021

FILE REF.	SITE AND DETAILS	ITEM
SMD/2020/0091	<p><u>Change of use of a redundant warehouse/joiners workshop to a children’s indoor play area.</u> <u>Local Resident Letters</u></p> <p>Correction re Highways – please note the highways commentary in the report has been inserted in error. No consultation was made with SCC Highways in relation to this application.</p> <p><u>Two further representations against – 13<sup>th</sup> and 14<sup>th</sup> May 2021</u> Should this development go ahead it will cause nothing but chaos with the extra traffic and noise pollution in the area.</p> <ul style="list-style-type: none"> <li>- Parking very challenging as it is and would be made worse</li> <li>- The business would only serve a very small demographic</li> </ul> <p><u>One further representation for – 14<sup>th</sup> May 2021</u></p> <ul style="list-style-type: none"> <li>- looks brilliant for children</li> <li>- we don’t have anything like this proposal on our doorstep</li> <li>- with its themed areas it will encourage play with others and social skills</li> </ul>	Agenda Item 6
SMD/2021/0133	<p><u>Land east of Sandfields, Kingsley Road, Cellarhead</u></p> <p>None</p>	Agenda Item 7
SMD/2021/0153	<p><u>Land to the rear of 70 Toll Bar Cottage, High Street, Ipstones</u></p> <p>A qualified ecologist from ‘Elite Ecology’ has surveyed the garage building and submitted a report on behalf of the applicant. They conclude that the garage building has negligible potential as a bat roost and could be demolished without harming protected species. The Council’s internal ecologist has verified the report and recommends the following conditions be attached to a planning permission:</p> <p><i>X.The development shall take place incorporating a minimum of two purpose-made bat roost boxes on or integral to the building walls and positioned in accordance with the guidance specific to the product. The bat boxes shall be installed prior to the first coming into use of the converted building .</i></p> <p><i>Reason: to safeguard the population of European Protected Species.</i></p> <p><i>Y.At any time during and following the completion of the development all exterior lighting installations shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and the Bat Conservation Trust’s “Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting”</i></p>	Agenda Item 8

**PLANNING APPLICATIONS COMMITTEE**

**Late Representations – 20<sup>th</sup> May 2021**

FILE REF.	SITE AND DETAILS	ITEM
	<p>(2014).</p> <p>5 additional objections were all received on the 17<sup>th</sup> May, a summary of all points raised is provided below:</p> <ul style="list-style-type: none"><li>• <i>The 3 storey , 5 bedroom house would be much too large for this site, it would not be in keeping with its surroundings, which consist of bungalows and cottages. It would be more appropriate in a town or city not a narrow country Lane, a low level smaller dwelling would be more suitable.</i></li><li>• <i>Detrimental to a beautiful green area in the Moorlands used by many people for country walks , adjacent to a very old natural brook.</i></li><li>• <i>A three storey building would be imposing, overpowering and look down on people, it would impact on the right to light enjoyed by surrounding properties and negatively affect views enjoyed on the approach in to Ipstones.</i></li><li>• <i>The access into Park Lane, a narrow country lane, and even off High street is not ideal, it is a very busy road and construction vehicles would cause issues for existing residents.</i></li><li>• <i>As lifelong residents of Ipstones, who care about the village character, there is a feeling that the open spaces are being filled in just to make money, with no care or protection for our open countryside.</i></li><li>• <i>This garden on the proposed site was outside the village boundary until November 2020. How can the village boundary be moved for one person's personal gain to the detriment of the surrounding area.</i></li><li>• <i>Local people would not be able to afford the house and it would be of no advantage to the village</i></li><li>• <i>There is an example of a low-level new build home on Belmont Road, which would be much more fitting with the location.</i></li><li>• <i>It encroaches the boundary of the next door home by</i></li></ul>	

**PLANNING APPLICATIONS COMMITTEE**

**Late Representations – 20<sup>th</sup> May 2021**

FILE REF.	SITE AND DETAILS	ITEM
	<p><i>approx. 1 meter, could it be moved nearer to 70 High Street?</i></p> <ul style="list-style-type: none"><li><i>This site off Park Lane has no access to main sewers and am unable to see any proposal for a septic tank.</i></li></ul>	
SMD/2020/0577	<p><u>Retrospective application for garden summer house</u> None</p>	Agenda Item 9

This page is intentionally left blank