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PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 19 October 2023

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

6. Late Representations Report (circulated prior to the meeting i.e. any representations received since this agenda was published).

MARK TRILLO
EXECUTIVE DIRECTOR & MONITORING OFFICER

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Late Representations – 19th October 2023

FILE REF.	SITE AND DETAILS	PAGE NO.
SMD/2022/0592	<p><u>Oakamoor Road, Cheadle</u></p> <p>Late representations:</p> <p>New public comment setting out objection due to impact of the proposal on traffic in Cheadle.</p> <p>Updated feedback from consultees:</p> <p><u>Ecology</u> Staffordshire Wildlife Trust (SWT) have confirmed they are satisfied with the proposal subject to planning conditions securing long term management of the woodland and pond on site in addition to habitat creation. A condition requires that a Landscape Ecological Management Plan (LEMP) will be submitted with a reserved matters application setting out a strategy for protection of existing habitats, delivery of proposed habitat creation and management and monitoring of habitats and species on site. Amendments to conditions requested following updated biodiversity net gain metric and addition regarding Himalayan Balsam. The Biodiversity Net Gain metric has been updated and confirms a biodiversity net gain of 13.29%.</p> <p><u>Highways</u> No objection from highways subject to conditions. Alterations have been made to the proposed access and layout that have addressed highway issues. A new access is to be constructed with adequate visibility splays commensurate with measured speeds.</p> <p>Conditions requested:</p> <ul style="list-style-type: none"> - Prior to commencement full details of layout, parking, turning, surfacing, drainage and surfacing materials to be agreed. - No dwelling to be occupied until the access is constructed. - No dwelling occupied until the visibility splays are provided and kept clear in perpetuity. - Construction Environmental Management Plan <p>Informative to be added to decision notice.</p> <p>Town Council</p> <p>The Town Council was very concerned by the application on a</p>	

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	<p>number of grounds and wishes to raise the following objections and concerns:</p> <p><u>Development Site</u></p> <p>This is a greenfield site outside of the town development boundary. While the tilted balance applies, there are a number of other approved sites within the Local Plan which have not yet been brought forward. Therefore, development of this site is premature when alternative locations are available. This site was not brought forward as part of the SMDC Local Plan.</p> <p><u>Highways</u></p> <p>The proposed access to this development is on rising ground as you exit Cheadle along Oakamoor Road. While the road access is visible as you exit the town, it's concealed as you enter the town as it's over the brow of a hill, round a bend and on falling ground. As traffic may be a higher speed entering the town from the open countryside, the Town Council was concerned about the potential for accidents at this location.</p> <p>Any development of this site will only develop further Cheadle's unconnected radial road system. This places more and more pressure on the existing radial routes which all have to access the town centre in order to exit the town. These scheme will add further to that existing pressure.</p> <p>The Highways Authority have expressed concerns and advised the scheme is 'acceptable' – although they still want further work at any reserved matters stage. Therefore, this has not been given clear bill of health with the usual 'no objections' response. More detailed plans should be developed to ensure this development can adequately and safely access the highway network for the safety and protection of occupants and other road users.</p> <p><u>Transport – Cumulative Impact</u></p> <p>This development is on the same road as the current Bellway Homes development which is still under construction. This has already had an impact on highways volumes compared to former factory use of that site – which was closed for a number of years and only had limited parking when it was operational. The full effects of this development have not yet been realised before this proposal which could see a further 100 vehicles entering the highway.</p>	

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	<p>There have been no off-site highways amendments as a result of either of these proposals and further consideration should be given to this as this route is one of the principle routes to Alton Towers and is heavily used when the theme park is open.</p> <p>In addition to this proposed development, Cheadle North East has seen Turners Pasture, Cecilly Mills and Donkey Lane developments with a further scheme recently declined on Froghall Road. These all place pressure on the main A-route highway network at the Leek Road and Queen Street junctions which have two mini roundabouts, two puffin crossings and a zebra crossing in close succession.</p> <p><u>Transport – Bus Route</u></p> <p>The officers report advises that the development is on a bus route. However, this is for the 32A service to Alton Towers which is infrequent and essentially takes people to the theme park and back. Anyone wishing to catch the main 32 route towards Hanley or Uttoxeter would still need to come into Cheadle which the report advises is over half a mile away. This raises issues about sustainability.</p> <p><u>Trees & Hedgerows</u></p> <p>The Town Council expressed concern about the loss of hedgerow bordering the roadside to create the required visibility splay and access.</p> <p>We welcome the retention of other trees and hedgerows across the site. We welcome the retention of all boundary trees and roadside hedges – but will need careful conditions to ensure they're retained (at height due to screening) and managed.</p> <p><u>Hales Hall Pool – Environmental Impact</u></p> <p>In many ways Hales Hall is an open landscape. The development to the west of the site is below the dam and can't be seen from the pool area – and this gives open views into the site and back towards the town and the church spire and tower. Only the northern side is developed with larger houses on generous plots which helps to maintain the openness of the setting. Development on this southern side is for a longer length and would enclose the lake with higher density housing. Any wildlife coming to the pool area can currently exit the site to the open countryside on the long southern boundary or the eastern</p>	

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	<p>boundary. Developing the southern boundary will restrict wildlife access.</p> <p>The creation of a buffer zone bordering the pool is welcome – but it can't remotely replace the wildlife and diversity currently provided by no development and unrestricted access to the open countryside beyond.</p> <p>There have been proposals in previous years to replace the yew trees along the sothern elevation of the pool to mirror those on the northern boundary. This should form part of any landscaping condition if the proposals are approved.</p> <p><u>Leisure & Tourism Impact</u></p> <p>Hales Hall pool is a popular tourism spot for walkers and anglers from Cheadle Angling Club as part of this Local Nature Reserve. The physical presence of further development and associated noise will impact this use of the pool. The pool site is maintained through Staffordshire Wildlife Trust ably assisted by a number of active volunteers as part of the group also looking after the nearby Cecilly Brook Local Nature Reserve. Development of any sort can only have an adverse impact on the setting of the pool and the open views of the town and surroundings it currently affords.</p> <p><u>Housing Design & Density</u></p> <p>Although this is an outline application, the developer has submitted an illustrative design and layout for the site. This is a higher density to that of existing development around the pool and will have an urbanising impact around the pool which is currently open. The length of development on the southern boundary is slightly longer than that on the northern boundary. Bala Grove has 12 detached properties in generous plots curving away from the pool. The proposed development has 12 buildings all directly fronting the pool comprising 22 units – so the impact is far greater and will create a more solid developed urbanised boundary. Notably the proposal has more housing located where the pool boundary hedge is less dense and more exposed. As there will be 22 back gardens bordering the pool, the usual domestic clutter of sheds, washing lines etc will have a detrimental and adverse impact on the setting of Hales Hall Pool.</p> <p>The proposed housing types aren't wholly reflective of this area or of Cheadle and propose mainsonettes as well as the more</p>	

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	<p>regular terrace, semi-detached and detached properties. Queen Street and Oakamoor Road form one of Cheadle's seven radial routes and are characterised by all properties facing the roadside – whereas the development proposes gable ends fronting the highway.</p> <p>As this is elevated land on the periphery of the town it is conspicuous from numerous locations in and around the town. Therefore, there should be no three-storey development on this site.</p> <p><u>Housing Heights</u></p> <p>Given the issues elsewhere in Cheadle careful consideration should be given to the heights of these properties draining to attenuation ponds. This site is undulating with the centre of the site higher than the western and eastern boundaries. This may require filling on site which should be avoided given the height of the land and extended views into and out of the site. This should be carefully conditioned if approval is granted.</p> <p>As the land rises, this may have an overbearing impact of residents bordering the application site.</p> <p><u>S106 Contributions</u></p> <p>Consideration should be given to offsite highway works given the additional impact this development will have on this radial road which has already seen substantial recent development.</p> <p>Officer comments</p> <p>As this is an outline application, it is considered that matters of ecology and highways have been sufficiently addressed to demonstrate no objection to the principle of up to 48 units on the application site.</p>	
SMD/2023/0326	<p><u>The Royal Oak, Dilhorne</u></p> <p><u>Environmental Health Consultation Response received 13.10.23</u></p> <p>No objection subject to conditions.</p> <p>The EH Officer commented as follows:</p> <p><i>Noise: There are residential properties in close proximity which</i></p>	

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	<p><i>should be considered by the site operator during its construction and operational phases. We would recommend the applicant submit for approval a noise and smoke mitigation scheme which they enforce to ensure existing residential amenity is protected. This would be expected to be similar to that of the Camping and Caravanning Club's Site Policies – https://www.campingandcaravanningclub.co.uk/policies/uk-camping/club-sites/#:~:text=2.2%20%2D%20Our%20camp%20sites%20are,p%20mission%20of%20the%20Site%20team</i></p> <p><i>It would be expected it would address issues such as music, conduct of guests, fires, generators etc.</i></p> <p><i>Lighting: Condition recommended.</i></p> <p><i>Caravan/Camping Licensing – The use should be specifically restricted to vacation stays. Tents, pods and other mobile residential units should be clearly prohibited. There should be a close down break when no use should be allowed (approx. 2 months) and permanent residential stays should be prohibited. If permission is granted then there will be a requirement that the use would be subject to the Local Authority's licence requirements and conditions. The developer should contact Environmental Health if permission is granted and the site should not be used until a licence is approved.</i></p> <p><i>Contamination – where there is no known contamination history associated with site (based on available records) the site is within a high risk coal mining development area, so the risk of ground gas to the proposed development needs to be evaluated, and a condition is recommended (if permission is granted).</i></p> <p>The Section recommended conditions to restrict construction hours of operation, require a noise and smoke mitigation scheme to be submitted and approved, request details of lighting for approval, require a ground gas risk assessment be undertaken and approved, mitigate any unexpected ground contamination and to test any imported soil.</p> <p><u>Office Comment</u></p> <p>In the event of planning permission being granted for the application, it is considered necessary to impose all of the conditions recommended by the Environmental Health section in order to protect the residential amenities of existing nearby neighbours (from noise and disturbance) and the guests of the</p>	

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	<p>holiday lodges.</p> <p><u>Further representations</u></p> <p>Seven further letters of support have been received.</p> <p>One further letter of objection has been received on the grounds of overdevelopment.</p>	
SMD/2021/0113	<p><u>Bridge End, Leek</u></p> <p>ERRATUM</p> <p>The report title incorrectly refers to the development as being for the erection of 5 dwellings whereas the application is for 12.</p> <p>Conditions List</p> <ol style="list-style-type: none"> 1. Standard Time Limit 2. Approved Plans Conditions 3. Details of materials to be submitted and agreed 4. Detailed landscaping, habitat enhancement, species mitigation measures including replacement features for reptiles, birds, bats and invertebrates. Updated biodiversity metric 4.0 with revised baseline and proposed habitat maps. 5. 30 year Landscape and Ecology Management and Monitoring plan to be submitted and agreed 6. Pre commencement badger check, and bat checks of trees to be felled 7. Reptile/ amphibian and nesting bird precautions method statement 8. Detailed surface water drainage scheme to be submitted and agreed 9. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds. 10. Notwithstanding the provisions of Condition 9, all existing hedgerows to the boundaries of the application site shall 	

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	<p>be permanently retained.</p> <p>11. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees and hedgerows to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and as set out in the Tree Heritage Ltd arboricultural report reference THL-R21-42 dated 1st April 2021 submitted in support of the application hereby approved, and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA</p> <p>12. Before the first occupation of the development hereby approved, the existing chainlink fencing to the north-east and south-east boundaries of the housing development part of the site shall be carefully removed using hand tools only so as to avoid causing any significant damage to the existing hedgerows along these same boundaries</p> <p>13. Notwithstanding any indication on the plans hereby approved, before the commencement of development (including any site clearance, site stripping, site establishment and formation or improvement of site access) a comprehensive, fully specified landscaping scheme shall be submitted to and approved by the LPA, relating to both the main residential development area and the proposed “nature reserve” to the east. Such a scheme shall in particular provide, inter alia, for the planting of several hedgerow trees of suitable native species within the existing hedgerow along the south-eastern half of the north-eastern boundary of the residential development area and within the proposed new native hedgerows along the footpath link from the turning head, together with substantial groups of new trees at the eastern end of Plots 5 and 6. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping</p>	

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	<p>scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season</p> <p>14. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Statement and Surface Water Management Report (Rev D, July 2023) which includes the following documents: • Drawing No. 12553/31 (Rev P4, 18/07/2023) – Surface Water Management Layout Sheet 1 of 2. • Drawing No. 12553/32 (Rev P4, 18/07/2023) – Surface Water Management Layout Sheet 2 of 2. • Drawing No. 12553/33 (Rev P3, 24/04/2023) – Surface Water Management Details. This should include the following mitigation measures as outlined in the Flood Risk Statement and Surface Water Management Report (Rev D, July 2023): • Limiting the discharge rate into the River Churnet to the runoff rate of 3.1 l/s for all storms up to and including the 1 in 100 year +40% Climate Change. • Provision of attenuation pond with attenuation volume 367m³ , to store surface water for all storms up to and including the 1 in 100 year +40% climate change storm event with 300mm freeboard. • Provision of a granular trench around the perimeter of the site as shown on Drawing No's Drawing No. 12553/31 (Rev P4, 18/07/2023) and 12553/32 (Rev P4, 18/07/2023) to intercept overland flow routes from outside of the development boundary and convey around the site to prevent overland flows discharging into the site and to reduce flood risk to the existing track. • Finished floor levels to be set higher than the external level. • Ensure residential development is located outside of areas of significant flooding. Page 3 Thereafter the drainage scheme shall be maintained in accordance with the submitted maintenance plan as detailed in Section 13 of the Flood Risk Statement and Surface Water Management Report (Rev D, July 2023). Details of the body appointed to maintain the surface water system over the lifetime of the development should be provided to the Lead Local Flood Authority (LLFA).</p> <p>15. The development hereby permitted shall not be brought</p>	

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	<p>into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.</p> <p>16. The development hereby permitted shall not be brought into use until the access road from A523 to the site has been resurfaced/reconstructed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access road shall thereafter be reconstructed in accordance with the approved details.</p> <p>17. No development shall take place, including any demolition works, until a Construction Vehicle Management Plan (CVMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall include: - Suitability of access route for largest anticipated vehicles. To: Staffordshire Moorlands Staffordshire Moorlands District Council Moorlands House Stockwell Street Leek ST13 6HQ Applicant: Mr M Banjo, Mr Rob Duncan Land At Bridge End, Macclesfield Road, Leek, Staffordshire, ST13 8LG Application Type: FULL Officer: David Plant Our Reference: SMD20210113 District Reference: SMD/2021/0113 Date Received: 21-Dec-2021 Date Responded: 13-Jan-2022 Form X Staffordshire County Council Town and Country Planning Act, 1990 Development Management Procedure Order 2015 - Arrangements for the parking of site operatives. - Loading and unloading of plant and materials. - Storage of plant and materials used in constructing the development - Construction & delivery hours - wheel wash and means to prevent mud being deposited on the highway; - arrangements for mechanical road sweeper in the event mud is deposited on the highway</p> <p>18. Prior to commencement of site operations wheel cleaning/washing facilities shall be provided within the site in accordance with details to be first submitted to and approved in writing by the local planning authority. The approved facility shall be utilised by all vehicles leaving the site</p>	
SMD/2023/0133	<p><u>Adderley Mill, Cheadle</u></p> <p>No updates</p>	

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SMD/2023/0284	<u>Launders Bank Farm</u> No updates	

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