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PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 29 February 2024

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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PLANNING APPLICATIONS COMMITTEE

Late Representations – 29th February 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
<u>SMD/2022/0076</u>	<p><u>Land off Bemersley Road</u></p> <p><u>Staffordshire Fire and Rescue Service</u></p> <p>SFRS have submitted a very lengthy consultation response. In summary they comment that Grid scale Battery Energy Storage Systems (BESS) are a fundamental part of the UK's move toward a sustainable energy system. In support of this Staffordshire Fire and Rescue Service (SFRS) will work with both the Local Authority Planning departments and the site operators to ensure that safety is prioritised.</p> <p>There have already been a number of high-profile incidents involving BESS sites and learning from these incidents continues to emerge.</p> <p>SFRS's expectation is that a comprehensive risk management process must be undertaken by operators to identify hazards and risks specific to the facility and develop, implement, maintain and review risk controls. From this process a robust Emergency Response Plan and Risk Management Plan should be developed.</p> <p>Of particular relevance to the planning application they comment on adequate access , provision of water supply, signage and spacing of equipment.</p>	
<u>SMD/2023/0059</u>	<p><u>Lower Tean Leys Farm near Lower Tean</u></p> <p>Application deferred</p>	
<u>SMD/2023/0454</u>	<p><u>Land on NE side of Rivendell Lane, Leek</u></p> <p>None</p>	
<u>SMD/2024/0028</u>	<p><u>Ball Green Farm, Woodhouse Lane, Brown Edge</u></p> <p>Application deferred</p>	
<u>SMD/2023/0622</u>	<p><u>Harplow Farm, Harplow Lane, Cheadle</u></p> <p><u>Cheadle Town Council</u></p> <p>Mr Alex Haywood and Miss Louise Fresson from Serenity Childrens Care Homes came to speak on the Application, and provided Councillors with a detailed overview of its work with children and its facilities. Councillors were advised that this</p>	

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	<p>would be an Ofsted regulated facility for up to 3 children on a 1 to 1 care basis, which centred round equine therapy and assisted learning. On this basis, Cheadle Town Council have no objections to this Application, and would support the proposed Application in principle.</p> <p><u>Staffordshire Police – Designing Out Crime Officer</u></p> <p>I've taken a look at the planning application and discussed it with the Local Policing Team Inspector. We would have no objection to this on policing, disorder or anti-social behaviour grounds. The rural setting should be a quiet one and potentially a pleasant setting for residents of a care home with no obvious external human factors close by, which might adversely impact upon/influence care home residents nor whom care home residents might link up with. Yes, there is a rural lane at the bottom of the drive, but the dangers associated with this one could argue might be not dissimilar to a conventional family living at this location. The same might be said for the industrial sites in reasonable proximity, which one would hope have suitable security measures in place anyway to seek to counter standard criminality that might be directed at those sites given the quiet, semi-remote locality. The Planning Statement indicates typical staff supervision arrangements of the home and Ofsted registration is indicated, Ofsted being the appropriate regulatory body. All in all, there does not appear to be anything about the locality that would substantiate a police objection to this application. Whether it would in time generate any police demand will of course depend upon a whole range of factors including, the quality and professionalism of staff, and nature of children to be placed there etc, but these are unknown and unknowable at this stage.</p>	
<u>SMD/2023/0490</u>	<p><u>Marsh House, Uttoxeter Road, Draycott</u></p> <p><u>Correction to Officer Report</u></p> <p>The site is in the Checkley Ward and the Parish of Draycott in the Moors. It is Draycott in the Moors Parish Council that had been consulted and, at the time the report was written, their comments that were awaited.</p> <p><u>Comments from Draycott in the Moors Parish Council</u></p> <p><i>No Objection</i></p> <p>Point of clarification</p>	

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	<p>Consultation comments from Sport England relative to a different application and site had mistakenly been linked to and were showing on Public Access under the application at Marsh House. They have now been removed.</p>	
<p><u>SMD/2023/0368</u></p>	<p><u>Land at Uttoxeter Road, Blythe Bridge</u></p> <p><u>Amended Description of Development</u></p> <p>The applicant has requested to amend the application to a “hybrid” (part full & part outline) application and to change the description of development to include the proposed community building.</p> <p>The Revised description is as follows:</p> <p><i>Demolition of all existing buildings and (a) full planning permission for the erection of 12 self-contained flats for the elderly along with car parking, landscaping and associated private amenity space, a new public car park to serve the village centre; and (b) outline planning permission with all matters reserved for the erection of a new community building.</i></p> <p>The revised description will need to be subject to public consultation but does not change the officer conclusions on the application.</p> <p><u>Amended Recommendation</u></p> <p>It is therefore recommended that the committee grant Delegated Authority to the Head of Development Services in consultation with the Chairman to approve the application subject to the re-consultation being carried out and no new substantive planning issues being raised and subject to the s106 agreement and conditions as outlined in the officer report.</p>	<p><u>141 -164</u></p>
<p><u>SMD/2023/0607</u></p>	<p><u>Park View Farm, Stoney Lane, Caudon</u></p> <p>Application deferred</p>	
<p><u>SMD/2023/0543</u></p>	<p><u>Birchendale Farm, Hollington</u></p> <p>Application Deferred</p>	
<p><u>SMD/2023/0476</u></p>	<p><u>The Dairy, Hollington Road, Freehay</u></p>	

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	No updates	
SMD/2023/0310 & 0311	<u>Booths Hall Farm, Belmont Road, Ipstones</u> Applications Deferred	
SMD/2023/0303	<u>A&C Stores, Froghall Road, Cheadle</u> No updates	
SM.328	<u>Tree Preservation Order, Rudyard Memorial Institute</u> No updates	