

**PLANNING APPLICATIONS COMMITTEE**

**Late Representations – 16<sup>th</sup> February 2023**

FILE REF.	SITE AND DETAILS	PAGE NO.
<p><b>SMD/2022/0343</b></p> <p><b>Totmonslow, Tean - solar farm with ancillary infrastructure</b></p>	<p><u>Revised recommended conditions</u></p> <p>LPA recommended conditions in the event the application is approved:</p> <ol style="list-style-type: none"> <li>The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.</li> <li>The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings: <ul style="list-style-type: none"> <li>1107_01 Rev 2 (submitted 20/7/22) Site location plan</li> <li>1107_02 Rev 7 (submitted 2/12/22) General layout</li> <li>1107_03 Rev 1 (submitted 29/7/22) Panel elevations</li> <li>1107_04 Rev 1 (submitted 29/7/22) Inverter fixing details</li> <li>1107_05 Rev 1 (submitted 29/7/22) DNO substation</li> <li>1107_06 Rev 1 (submitted 29/7/22) Transformer station</li> <li>1107_07 Rev 2 (submitted 29/7/22) Customer sub-station</li> <li>1107_08 Rev 2 (submitted 29/7/22) Gate and fence details</li> <li>1107_09 Rev 1 (submitted 29/7/22) CCTV</li> <li>1107_10 Rev 2 (submitted 29/7/22) Road construction profiles</li> <li>1107_11 Rev 2 (submitted 2/12/22) Inverter positioning</li> <li>1107_12 Rev 4 (submitted 22/12/22) mitigations and enhancements</li> </ul>                     Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.                 </li> <li>The solar panel structures hereby approved shall at no position in the development have a top edge height exceeding 2.8m above ground level and the spacing between panel rows measured horizontally between top edge of any one row and the lower edge of the next adjacent row shall have a minimum separation of at least</li> </ol>	

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	<p>4.7m once installed. Reason: In the interests of the appearance of the development and to ensure light and space for grass to grow, for clarity and the avoidance of doubt.</p> <p>4. The permission hereby granted shall be limited to a period of 40 years from the date when electricity is first exported from the solar panels to the electricity network (The First Export Date). Written notification of the First Export Date shall be given to the Local Planning Authority within 14 days of the event occurring. Reason: To define the permission in the interests of proper planning and for the avoidance of doubt.</p> <p>Landscape/Visual Impact / Ecology</p> <p>5. Notwithstanding the submitted details and condition 2, no development including site clearance, site stripping and levelling shall take place until such time that a detailed landscape and ecology construction management scheme has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be based on the submitted Landscape and ecology mitigations and enhancements plans 1107_12 rev4 and 1107_12 rev 4 A and 1107_12 rev 4 B and shall specify for each field and each field boundary using written schedules and additional plans drawn to a scale of at least 1:500 or a scale agreed in writing with the LPA the work and sequencing including timing of operations in any calendar year. The scheme shall specify all further site survey work and long-term monitoring required including breeding bird survey and a one-day invertebrate survey and shall separately present: work to be undertaken prior to on-site construction activities such as tree and hedge pruning; landscape and ecology work including protection measures during construction; and landscape and ecology maintenance and management work post construction for the life of the development including any off-site management for ground nesting birds. The scheme shall take account of the submitted preliminary ecological appraisal; the submitted ecological enhancement, mitigation and management plan</p>	

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	<p>December 2022; the submitted Biodiversity Net Gain metric; the submitted tree and ecology surveys and the Nature-Space Great Crested Newt District Licence requirements. The development shall be implemented and managed and maintained in accordance with the landscape and ecology construction management scheme as approved in writing by the LPA.</p> <p>Reason: in order to carefully co-ordinate the development and provide a clear programme of delivery to ensure the development is carried out and managed and maintained in accordance with the details submitted subject to the conditions of this permission and in the interests of protected species, biodiversity and local landscape character.</p> <p>6. The breeding bird survey referred to in condition 5 above shall be carried out in accordance with details to be submitted to and agreed in writing by the LPA and shall take place in spring / summer season before any other site work begins with a minimum of three survey transect visits between mid-April and mid-June ensuring at least one visit in each of those months.</p> <p>Reason: to achieve an effective survey, for clarity and the avoidance of doubt.</p> <p>7. Notwithstanding the submitted details including drawings 1107_02 rev 7 (general layout), 1107_08 rev 2 (fence and gate details), 1107_09 Rev 1 (CCTV) and 1107_10 Rev 2 (road construction profiles), in order to clarify the nature of the fencing materials and minimise lengths of fencing, to clarify the nature of the road construction materials including permeability and the locations for the differing specifications, and to determine a protocol for the installation, distribution and operation of CCTV cameras no development including site clearance, site stripping and levelling shall take place until additional and / or amended specifications of materials, dimensions and site positioning and amounts have been agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the details as agreed.</p> <p>Reason: in the interests of the appearance of the</p>	

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	<p>development in the landscape, in the interests of wildlife movements and to safeguard public and residents' amenities or living conditions.</p> <p>8. All tree, shrub and hedgerow pruning shall take place only in the period 1st September to 1st March in any year unless otherwise agreed in writing with the LPA. Reason: due to the extensive work required and in the interest of nesting birds.</p> <p>9. No development shall take place until arrangements for provision of a suitably experienced Arboricultural Clerk of Works (ACW) have been agreed in writing with the LPA and associated arboricultural supervision must be in place as detailed within the applicant's submitted Arboricultural Method Statement (AMS) (*Salopian Consultancy, Arboricultural Method Statement section 3 of the Arboricultural Appraisal Document and plans, Ref: SC:510 AA_V2,dated 10/11/2022). *Hereafter referred to as 'the submitted AMS'. Pursuant to the above, this will include a pre-commencement site meeting between the site manager(s), the ACW and Local Planning Authority (LPA) representative. Reason: to formalise the arrangements including ensuring an auditable documented process to demonstrate compliance through the development.</p> <p>10. Tree Protection Measures, Barriers / Fencing. No development shall take place (including preparatory work, site stripping, clearance or establishment) until protective barriers (fencing) temporary or otherwise and advisory notices, delineating Root Protection Areas (RPA) and / or Construction Exclusion Zones (CEZ) for the protection of the existing trees to be retained have been erected and installed in accordance with the guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and as set out in the submitted AMS. Protective Barriers and or fencing shall be retained in position for the duration of the period that development takes place, unless otherwise dictated by the submitted AMS or agreed by the ACW or in writing by the LPA.</p>	

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	<p>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 with ACW or in writing by the LPA.</p> <p>11. Works within RPA's and or CEZ shall proceed only in accordance with the arrangements specified in the submitted AMS including direct supervision by the ACW, unless otherwise agreed in writing with the LPA. In the case of the tree identified as T21 a tree and site specific approved (civil engineer/ manufacturer) design for the intended cellular confinement system must be provided for ACW and LPA representative approval in writing prior to installation.</p> <p>12. Development facilitation tree and hedge works shall proceed only in accordance with the specification and arrangements detailed within the submitted AMS. Works identified at section 3.6 as 'breach, erosion and removal' must be confined to the location and extent shown on the Tree Protection Plan accompanying the submitted AMS unless otherwise agreed in writing by the ACW or the LPA. Trees shown within hedgerows on the Tree Constraints and Tree Protection plan shall not be reduced in height, uprooted, or removed unless otherwise agreed in writing by the ACW or the LPA representative.</p> <p><u>Reasons Conditions 10-12</u> Reason: To satisfy the Local Planning Authority that retained trees and hedges will not be damaged either prior to or during construction, and to protect and enhance the appearance and character of the site and locality, in accordance with Staffordshire Moorlands Local Plan (adopted September 2020), Policy NE 2 Trees, Woodlands and Hedgerows and pursuant to section 197 of the Town and Country Planning Act 1990. For clarity and the avoidance of doubt.</p> <p>13. No development hereby permitted shall take place</p>	

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	<p>except in accordance with the terms and conditions of the Council’s organisational licence (WML-OR112) and with the proposals detailed on plan “Totmonslow: Impact Plan for great crested newt District Licensing (Version1)”, dated 16<sup>th</sup> December 2022.</p> <p>Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112.</p> <p>14. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112), confirming that all necessary measures in regard to great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the local planning authority and the local authority has provided authorisation for the development to proceed under the district newt licence. The Delivery Partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.</p> <p>Reason: In order to adequately compensate for negative impacts to great crested newts.</p> <p>15. No development hereby permitted shall take place except in accordance with Part 1 of the GCN Mitigation Principles, as set out in the District Licence WML-OR112 and in addition in compliance with the following:</p> <ul style="list-style-type: none"> <li>- Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the GCN Mitigation Principles.</li> <li>- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.</li> <li>- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e. hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).</li> <li>- Amphibian fencing and pitfall trapping to clear newts from the site prior to works (in this case this will apply to</li> </ul>	

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	<p>all suitable habitats within 250 metres of ponds) Reason: In order to adequately mitigate impacts on great crested newts.</p> <p>16. Archaeology. No development shall take place until: a scheme of archaeological site investigation work has been implemented in full in accordance with the written scheme of archaeological investigation submitted with the application; and post-fieldwork assessment has been completed in accordance with the approved written scheme of archaeological investigation and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured. Reason: To protect and record archaeological interests.</p> <p>SCC Highways / National Highways</p> <p>17. No development shall take place, until a Construction Traffic Management Plan (CTMP) for the development hereby approved has been submitted to, and approved in writing by the Local Planning Authority in consultation with National Highways and with the area Highways Authority. Development shall only take place in accordance with the Construction Traffic Management Plan as approved. The approved CTMP shall be adhered to throughout the construction period. The CTMP shall provide for:</p> <ul style="list-style-type: none"> <li>i) a site construction storage compound including any associated temporary buildings</li> <li>ii) the parking of vehicles of site operatives and visitors;</li> <li>iii) loading and unloading of plant and materials;</li> <li>iv) storage of plant and materials used in constructing the development;</li> <li>v) wheel wash facilities;</li> <li>vi) mechanical road sweeper for existing carriageway.</li> </ul> <p>Reason: To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC3; in the interests of highway safety and the efficient and reliable operation of the Strategic and local road network during construction.</p> <p>18. No mud, other debris or deleterious material shall be deposited on the highway. Any that is shall be immediately removed using mechanical means. Reason: To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC3; in the interests of highway safety.</p>	

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	<p>National highways</p> <p>19. The recommendations contained in the applicant's submitted Glint and Glare assessment shall be implemented subject to being accepted by National Highways along with any amendments or revisions required by National Highways which shall be notified to the developer in writing by the Local Planning Authority. Reason: To ensure the safe operation of the strategic road network (A50).</p> <p>20. No development shall take place until details of boundary treatment to the A50 have been approved in writing by the Local Planning Authority, in consultation with National Highways. No solar panels shall be erected until boundary treatments have been implemented in accordance with the approved details. Reason: To ensure the safe operation of the Strategic Road Network.</p> <p>21. No external lighting including temporary lighting shall be erected or installed on site during construction or during site operation unless the specific lighting details have first been submitted to and approved in writing by the local planning authority. All lighting shall be operated only in accordance with the approved details for the lifetime of the development. Reason: To protect the character and appearance of the area, residential amenity and in the interests of biodiversity.</p> <p>22. No development including site clearance, site stripping and levelling shall take place until such time that full details of a temporary site storage, turning and parking compound have been submitted to the Local Planning Authority for its written approval. The submitted details shall include amongst other matters levels information, hard surfacing details, means of enclosure, earthworks/bunding and a statement ('Statement of Condition') showing the condition of the site before works begin. The development shall be carried out strictly in accordance with the details as subsequently agreed in writing and the compound shall be provided</p>	



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	<p>before any other work on site commences including site clearance and stripping. The temporary use of the land for the compound shall be discontinued and the land restored to its former condition on completion of the construction of the development hereby approved in accordance with a scheme of work and timescale (which shall be based on the Statement of Condition) and which has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the character and appearance of the area and amenity of nearby residents including local traffic movements.</p> <p>Decommissioning</p> <p>23. If the solar farm hereby permitted ceases to operate for a continuous period of 12 months, then a scheme for the decommissioning and removal of the solar farm and all ancillary plant and equipment shall be submitted within 6 months of the end of the cessation period to the Local Planning Authority for its written approval. The scheme shall make provision for the removal of the solar panels, ancillary plant and equipment and associated above ground works approved under this permission. The scheme shall also include the management and timing of any works and a traffic management plan to address likely traffic impact issues during the decommissioning period, an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats, and details of site restoration measures.</p> <p>Reason:- For the avoidance of doubt and to define the permission; to protect the character and appearance of the area, residential amenity and highway safety.</p> <p>24. Within 6 months of the cessation of the export of electrical power from the site, or within a period of 39 years and 6 months following the first export date, a Scheme for the decommissioning of the solar farm, and all ancillary plant and equipment, and how the land is to be restored, to include a programme for the completion of the decommissioning and restoration works, shall be submitted to and agreed in writing by the local planning</p>	

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	<p>authority. Reason:- For the avoidance of doubt and to define the permission; to protect the character and appearance of the area, residential amenity and highway safety.</p> <p>25. The solar farm and its ancillary equipment shall be dismantled and removed from the site and the land restored in accordance with the approved Scheme and, in any event shall be removed within a period of 40 years and 6 months following the first export date. Reason:- For the avoidance of doubt and to define the permission; to protect the character and appearance of the area.</p> <p>26. Construction and Demolition Works: Time of operations: Unless otherwise agreed in writing by the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.</p> <ul style="list-style-type: none"> <li>• 08:00 - 18:00 hours (Monday to Friday);</li> <li>• 08:00 - 13:00 hours (Saturday)</li> <li>• No working is permitted on Sundays or Bank Holidays.</li> </ul> <p>In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary. Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours</p> <p>Construction and demolition: Pollution Control</p> <p>27. During the construction phase the following must be adhered to at all times:</p> <ol style="list-style-type: none"> <li>a) any waste material associated with the construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment;</li> <li>b) all waste transfer records shall be retained for inspection by officers of the Local Planning Authority upon request;</li> <li>c) no activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely impact adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has</li> </ol>	

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	<p>been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority. Reason: To protect the amenities of the area during construction</p> <p>Report of Unexpected Contamination</p> <p>28. In the event that contamination, including any suspected asbestos containing material (e.g. bonded cement), is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority. Reason To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.</p> <p>Plant and Machinery Noise</p> <p>29. Within three months of the solar farm becoming operational a noise assessment shall be undertaken and submitted to the local planning authority for approval. The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5 dB(A) between the hours of 07.00–23.00 (taken as a 15 minute LA90 at the nearest sound-sensitive premises)</p>	

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	<p>and shall not exceed the background sound level between 23.00–07.00 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed upon in writing with the local planning authority. Reason: To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.</p> <p>Protection of public footpaths</p> <p>30. Prior to the commencement of development including site clearance and stripping a public footpath protection scheme (the scheme) shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out strictly in accordance with the footpath protection scheme as approved which shall in particular provide measures to protect the public footpaths of Draycott Parish no. 15, no. 27 and no. 32 and Checkley Parish no. 4 for walkers both during construction and for the life of the development by including measures to control vegetation which may otherwise grow unchecked. Reason: To protect and keep safe the local public footpath network for users.</p> <p><u>LPA Officer additional note</u> One of the landowning parties to the application land, Mr S J Robinson is a former employee of the council and as such is known to officers and members.</p>	
<p><b>SMD/2021/0536</b></p> <p><b>Land at Barnfields Industrial Estate</b></p>	<p><u>Further conditions recommended</u></p> <p>1.No development above slab level shall be commenced until full details of the path to be provided through the reserved link</p>	

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<b>Sunnyhills Road</b>	<p>road land with steps up to link to the existing path on the railway line have been submitted to and approved in writing by the LPA. The development must subsequently be carried out strictly in accordance with the agreed details and the path installed and made available for use prior to first occupation of any dwelling hereby approved.</p> <p>Reason:- In the interest of connectivity, to encourage healthy and active lifestyles and to facilitate walking</p> <p>2.The Landscaping plans hereby approved shall be implemented before the end of the first planting season (November to February inclusive) following completion of the final dwelling of each phase agreed under Condition 6 of SMD/2014/0750. All planting shall be maintained for a minimum period of 5 years following planting and any which are removed, become diseased, die or otherwise fail to establish within this period shall be replaced with similar species and the replacements themselves shall be properly maintained for 5 years .</p> <p>Reason:-In order to secure an appropriate landscape design and to protect the visual</p> <p>3. The development hereby approved shall be carried out fully in accordance with the recommendations at section 4.11 of the submitted Arboricultural Impact Assessment by Urban Green dated January 2023</p> <p>Reason:- To protect trees and hedges in the interests of the character and appearance of the area</p>	
<p><b>SMD/2021/0491</b></p> <p><b>Land off Tenford Lane, Upper Tean</b></p>	<p><u>Public Comments:</u></p> <p><i>“I am a resident at 66 Tenford Lane, Tean ST10 4EN. My name is Kimberley Oliver.</i></p> <p><i>I would like to request that today’s meeting is postponed due to not having sufficient time or notice to enable me to attend the meeting today.</i></p> <p><i>I strongly object to the revised plans due to many reasons already set out in my public comments.”</i></p> <p><u>Officer Comment:</u></p> <p>The Agenda for the meeting was published with 5 working days notice as per normal Council procedure.</p>	

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<p><b>SMD/2022/0556</b></p> <p><b>Alton Towers</b></p>	<p><u>3<sup>rd</sup> Party Representations</u></p> <p>This application should be refused on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Impact of noise on local residents - music played in the queuing / outdoor areas and guest noise will negatively impact the area. The officers report states that this can be mitigated by restricting this to park operating hours, however, there is a further problem here; the operating hours keep extending to more weekends during the typical off-season, and later at night. All of this causes increased negative impact on the local community through increased noise pollution.</li> <li>2. Inadequate noise impact assessment - this does not take into account the nearest residential property (Wildwood, Farley Lane).</li> <li>3. Visual impact - the information provided by the applicants agents clearly shows the proposed building to appear above the tree line from multiple prominent view points, this is plainly unacceptable and will cause a significantly detrimental visual impact. This assessment is also prior to any trees being removed from Abbey wood which will only add to the prominence of the building. This will do irreparable harm to the character of the Churnet Valley landscape.</li> <li>4. Impact on the conservation area and historic / listed buildings - due to its proximity the site will negatively impact both the flagtower, Bunbury Hill fort and the wider Alton and Farley conservation area, where any development should be strictly controlled.</li> <li>5. Impact on traffic generation and carbon emissions - the applicant states there will be no impact on increased traffic, this is totally misleading. In all years after a major attraction has opened at Alton Towers there has been increased footfall, and hence increased traffic. This attraction will be no different, therefore the impact of the increased traffic, and the emissions it generates should be assessed properly.</li> <li>6. Economic impact - the applicant has grossly over exaggerated the benefit to the local economy. Local spend outside of the Alton Towers estate will be minimal, and any jobs created will be seasonal and very low paid.</li> </ol>	

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	<p>Points 1,2,3 and 4 could be addressed by locating the development elsewhere on the Alton Towers estate.</p> <p>In its current state, for the reasons above, this application should be refused.</p> <p>Furthermore, the recommendation from the planning department is concerning given the amount of material objections raised regarding this application from residents and conservation / heritage officers - if not refused, at the very least a decision on this application should be deferred until further information is available.</p> <p><u>Further comment from the agent:</u></p> <p>As noted at paragraph 6.38 there are 44 trees to be removed as a direct result of the application proposals. There are 13 other trees in the wider area which have been identified in the tree survey as being dead or dying (class U) and are recommended for removal as part of general woodland management, unconnected to the proposed development. To mitigate for the tree loss there is a comprehensive landscaping scheme and a commitment to extend the Woodland Management Plan for a further 10 year period and a BNG that is well in excess of the 10% target. It would be helpful if this clarification can be provided or for paragraph 3.6 to be updated to cross reference to paragraph 6.38.</p> <p>We welcome the recognition of the local and wider economic benefits of the proposed development, including the creation of 143 part time seasonal jobs and 36 permanent full time jobs. As the committee report acknowledges the principle of development is in accordance with the Churnet Valley masterplan which sets the planning policy guidance, for decision making at Alton Towers. This guidance was prepared following consideration of a package of long term plan background reports submitted by Alton Towers.</p> <p><u>Amendment to conditions:</u></p> <p>Condition 2 - the following documents are to be added to the list of approved drawings:</p> <ul style="list-style-type: none"> <li>• Landscape Plan as Proposed (373/104/4 Rev A)</li> <li>• Woodland Planting Outside Red Line (373/104/11 rev A)</li> </ul> <p>Condition 3 – The applicant requests that an alternative trigger</p>	

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	<p>for this condition is agreed. The condition currently requires materials to be agreed prior to the development commencing. The agent suggests this is amended to 'prior to installation' or 'prior to above ground works (excluding demolition and site preparation)'. This is considered reasonable by the case officer.</p> <p>Condition 5 – The applicant submitted a draft Written Scheme of Investigation (WSI) on the 8<sup>th</sup> February. SCC Archaeology have not provided feedback on it. If positive feedback is received prior to this decision being issued then condition 5 may be updated to reflect that and require compliance with rather than submission of the WSI.</p> <p>Condition 6 – The committee report makes reference to a heritage project that is yet to be formally agreed. The applicant has proposed an alternative to the Scalloped Wall and Orangery project as described within the committee report. This condition can be amended to reflect that the heritage project needs to be agreed otherwise if agreed prior to this decision being issued the condition can be updated accordingly.</p> <p>Condition 7 – document reference to be updated to CEMP Alton Towers Horizon V9.0 submitted 13.02.23</p> <p>Condition 10 – The agent has requested that the last sentence of this condition is amended to read as follows: <i>During construction/demolition phases amplified music and/or radios within the application site boundary shall not increase ambient sound levels beyond the resort boundary.</i> The current wording is as follows: <i>During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.</i> This is the wording suggested by the Environmental Health officer and due to its simpler language is preferred by the case officer. The agent also notes that this sentence is repeated within Condition 10 and Condition 11c and the duplication should be removed.</p> <p>Condition 16 – This condition should be amended to remove reference to a 'ride'. Additional amendments have been suggested by the agent that in the case officer's view reduce the effectiveness of the condition and its control over potential noise pollution.</p> <p>Condition 17 - document references to be updated to Tree Heritage Ltd Arboricultural Method Statement, reference THL-R22-86-AMS dated 10 February 2023 and CEMP Alton Towers Horizon V9.0 submitted 13.02.23</p>	



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	<p>Condition 21 - document references to be updated to 373/104/11 rev A and 373/104/12 rev A</p> <p>Condition 25 – Condition wording to be updated to reflect that the CEMP has now been updated to address bat measures and measures for amphibians and reptiles. The correct reference for the approved CEMP will be CEMP Alton Towers Horizon V9.0 submitted 13.02.23.</p> <p><u>Officer comments:</u></p> <p>The amendments to planning conditions as set out above are considered appropriate in the main. Those that seek changes to conditions relating to biodiversity and archaeology should be subject to responses from the relevant consultees. SCC Archaeology and Staffordshire Wildlife Trust have both been consulted.</p> <p>Condition 6 relates to the proposed heritage project which still needs to be agreed between the LPA and applicant.</p> <p>Condition 10 will remain written as originally suggested by the Environmental Health Officer and that duplication relating to noise during construction within condition 11c should be removed.</p> <p>Condition 10 in conjunction with the original wording suggested for condition 16 are considered to sufficiently manage potential noise pollution during construction and operation in order to protect the amenity of nearby residents. The agent’s suggested rewordings are noted but not made.</p>	
<p><b>SMD/2022/0617</b></p> <p><b>Far Lakes Farm, Whiston</b></p>	<p><u>Objection:</u></p> <p>I find that the need for the temporary dwelling permission not to be needed and seems only a backway of trying for planning for a full planning permission.</p> <p>There seems no need for people to live on site when there has been numerous accommodation for sale in the village of Foxt which is close enough to the site to conduct good animal welfare and care.</p> <p>In the notes from the applicant of owning suckler cows and</p>	

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	<p>increasing stocking levels, I would suggest that no animals of this nature have been seen at the site. Also to increase stocking levels brings with it extra manure which could be an issue as the site is so very close to a brook. The brook in question has been known to flood over the years, with the problems of global warming and higher rain fall, could potentially cause pollution in the brook leading into the River Churnet.</p> <p>At the east side of entrance of the site is a well used footpath which crosses the site, I would like to bring this to the attention of the council.</p> <p>To justify the expansion on a greater grazing area when a large proportion is rented ground is unjustified, no financial agricultural business can be based on this.</p> <p>To allow this would be a travesty as the council will be allowing anybody to buy up plots of land with the sole intention of building where ever they want and spoiling the surrounding area.</p> <p>The temporary permission came to an end in Nov 2022 when the site should have been cleared back to how it was before the mobile home was put there, why didn't the council enforce this order.</p> <p><u>Support:</u></p> <p>Foxt is an area that I walk through on a regular basis. I have watched the family build and improve this farm land, I have noted how they have cut the roadside verges, making a vast improvement. I fully support their application and truly hope and wish their application is passed</p>	
<p><b>SMD/2021/0679</b></p> <p><b>Holmwood, Ramshorn Road, Oakamoor</b></p>	<p>None</p>	