

PLANNING APPLICATIONS COMMITTEE

Late Representations – 8th June 2023

FILE REF.	SITE AND DETAILS	PAGE NO.
SMD/2023/0085 Land at Rivendell Lane	No updates	
SMD/2022/0548 Land adj to Cellarhead substation, Rownall Road	<u>Update to Recommendation</u> No decision to be issued until the expiry of the Site Notice on the 28 th June 2023. In the event of any new and substantive issues being raised the application to be brought back to the next available Committee	
SMD/2022/0574 Land adjacent to Armshead Farm, Armshead Road, Werrington, Staffordshire	<u>Landscape Comments</u> Being mindful of the assessment carried out for other similar proposals in the area close to Cellarhead substation, consultation comments were sought from a qualified landscape architect. These comments were provided by the same landscape architect who has reviewed SMD/2022/0548 also on this agenda. Given the relatively more limited landscape impacts arising from this proposal, given the significant separation from Cellarhead and extensive proposed landscaping, the review was high-level. The assessment comprised an assessment of the proposed landscaping plan; digital mapping; and, familiarity with the wider area from other similar assessments. The full response is recorded on the planning file. The key matters arising from the response are suggested amendments and conditions. Those amendments and conditions which are not already captured within the conditions within the committee report are: <ul style="list-style-type: none"> • Additional tree planting in roadside hedges along Armshead Road as these are closer to one of the potential visual receptors groups; • Updated species choice for hedgerow trees that lead to larger, longer lived native trees in the hedgerows; and, • Field corner copse planting to the east of the transformer to assist in screening its presence from FP Cheddleton 49. Additionally, Condition 4 which relates to the submission of a hard and soft landscaping scheme should be amended to include specific reference to details of the proposed low bunds, as follows:	

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	<p>4. No development, including any site clearance, site stripping, site establishment and formation or improvement of site access, shall take place until a detailed hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be in full accordance with and include all the indicative landscape plan and proposals measures set out in Section 9.4 and Figure 34 of the submitted Landscape and Visual Appraisal and Green Belt Statement (dated September 2022), subject to the amendment to include new woodland planting and woodland edge planting along the full length of the northern boundary of the field in which the energy infrastructure is to be located, unless otherwise agreed in writing by the Local Planning Authority. 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, <u>as well as sections through any earthworks including details of fencing.</u></p> <p>The landscaping 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.</p> <p>The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of five 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>Reason: To protect the character, appearance and biodiversity of the area in accordance with Local Plan Policies DC3, NE1 and NE2, and the National Planning Policy Framework.</p> <p>Reason for pre-commencement condition: The suitability of the proposals relies heavily upon the suitability of the landscape impact on the development and therefore, full details must be agreed prior to commencement to ensure that the development will be carried out in accordance with the general principles upon which the</p>	

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	<p align="center">decision has been based.</p> <p><u>Update to Recommendation</u> No decision to be issued until the expiry of the Site Notice on the 28th June 2023. In the event of any new and substantive issues being raised the application to be brought back to the next available Committee</p>	
<p>SMD/2023/0106 Land North of New House, Foxt Road</p>	<p><u>Further comments received from applicant</u> Having spoken to Mark Weston popular ecologist for the Foxt area who is quite specialised in the area and going down to the Thomas Bolton site, he has advised that he has never seen any grey crested newts. He has also explained that due to the timescale a phase 1 ecology report would be impossible to do before the 8th June. Having told him about the plot and area and the surrounding area of land my dad owns that biodiversity wise we would be able to build this plot but also put back into the land as well, such as planting trees etc to start. Also he has told me that even if any of the animals that people have commented and said are there even if they are it would not stop a development going ahead. Due to other areas I am able to contribute too as part of the profitable gains the land could be put back in to make up for the small area in which the development would be sited.</p> <p><u>Comments from the Highway Authority</u> Site would use an existing access serving an existing dwelling and a field. The photo on the website titled 'Public Comment Mike and Jan Birch Third Photo' helpfully shows a vehicle at the access. Viewed from the south west, the vehicle protrudes into the carriageway. However immediately past the access, the road narrows and the front of the vehicle is behind the channel line to the north east of the access. A vehicle approaching would see the narrowing carriageway. Speed limit at this point is 60mph, though it is unlikely that the majority of vehicles travel at that speed. Visibility at the access commensurate with the speed limit does not appear achievable but on the face of it, the access doesn't appear unsafe. Foxt Road is the classified C89.</p> <p>There is a long access drive leading to a parking and turning area. There are no dimensions stated on any of the drawings. Between the red lines this scales initially at approx. 8m (continuously varying). The track may be approx. 3.5m wide but at 1:1250 scale it's not clear or precise. Strictly speaking, the track should be 4.2m wide for multiple dwellings, but it's questionable as to how often two vehicles would meet in this access.</p>	

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	<p>Access would benefit from surfacing in a bound material for a minimum distance of 5m rear of the carriageway edge. From streetview, it looks partially surfaced but would benefit from maintenance.</p> <p>The garage seems to scale at 4.7m x 4.7 which is too small to count towards parking provision (3m x 6m for single garage; 6m x 6 for double are required under parking standards). Turning area is 5m. Taken together, current area shown for parking and turning doesn't meet standards, but there is adequate space for usable parking and turning area to be provided under a condition. There are no recorded personal injury collisions on foxt Road within 215m of the access in the previous 5 years.</p> <p><u>Further representation from the neighbour at 'New House'</u> [NB. Letter was attached with photographs showing a considerable flow of flood water running off the field and through the boundary onto the neighbour's patio]</p> <p>We commented on the likely impact of flooding from the field where the proposed development is to be sited further up the slope from our New House property. We are now providing evidence of the flooding incidents.</p> <ol style="list-style-type: none"> 1. Our initial photograph (attached xxx8063) showed the standing water on the field. 2. This is a problem because our New House property is approximately 700mm to 450mm lower than the surface of the field for a measured distance of 24 meters, this height difference can be seen on photograph (attached xxx3531). 3. The next two photographs (xxx0514 and xxx0515) show a flooding incident where the water runs from the field where the proposed development is to be sited. The water not only floods the slabbed area but also floods over the floor height of the wooden building to the east of New House. There is uncertainty if the flooding incidents would be more or less frequent as a result of the proposed development and the incorporated rain water drainage design. However we request that property flooding is a risk that should be acknowledged as part of this proposal. 	
<p>SMD/2023/0105 Land adj. Sunny View, Foxt Road, Foxt</p>	<p>None</p>	
<p>SMD/2022/0372 Land at Double Gates Nursery,</p>	<p><u>Cllr Joe Porter</u> In support of local residents and Brown Edge Parish Council's</p>	

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Sytch Road Brown Edge	objections, I have called in this application on the grounds of overdevelopment in the green belt creating an extension of the village boundary and the inappropriate layout and density of the plan.	
SMD/2023/0132 The Orchard, Leek	Item withdrawn by officers for further resident notification.	
SMD/2021/0607 and 0608 Parkfields Farm, Cheadle	None	