

PLANNING APPLICATIONS COMMITTEE

Late Representations – 13th July 2023

FILE REF.	SITE AND DETAILS	PAGE NO.
<p>SMD/2023/0132 The Orchard, Leek</p>	<p>No updates.</p>	
<p>SMD/2023/0458 Woodland View, Tean</p>	<p><u>Further letters/emails from local residents</u></p> <p>One of the objectors has requested that the full planning history of the site is added to the report, as follows:</p> <p><i>SMD/1979/1406 Site for dwelling Refused</i></p> <p><i>SMD/2002/1370 Outline application for residential development (one dwelling) Refused</i></p> <p><i>SMD/2004/0297 Conversion of redundant barn to dwelling Refused</i></p> <p><i>SMD/2010/0587 Conversion of redundant agricultural building to one dwelling Withdrawn</i></p> <p><i>SMD/2010/1108 Conversion of redundant agricultural building to one dwelling Refused</i></p> <p><u>Further amendment</u></p> <p>A revised site plan was received on 10.7.23 to show a slight alteration to the indicative position of the package treatment plant. This was added to the website on 11.7.23 but it was not deemed necessary to renotify and reconsult. The agent clarifies the alteration as follows:</p> <p><i>“The only changes shown are the relocation of the foul water drainage arrangements from outside of the land where the ownership is being contested by one of the neighbours. As the plans confirm, the drainage scheme is shown for indicative purposes only and will ultimately be subject to a drainage engineers investigation and design pursuant to Condition 8 of the outline consent.”</i></p> <p><u>Case Officer Comment</u></p> <p>12.7.23: The other adjacent resident has complained that the revised siting of the package treatment plant is now closer to her property. However, the purpose of the relocation of the indicative position of the plant by the applicant was to ensure no infringement of contested legal boundaries. The specific details of drainage including exact positions is a matter to be dealt with via one of the outline planning conditions.</p>	

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<p>SMD/2020/0502 Land south of Thorley Drive, Cheadle</p>	<p><u>School Organisation Team , Staffs CC</u> Advise that the latest cost of a new 210 place primary school (1 form entry) would be in the region of £7.6 million (excluding acquisition of the necessary land). Based on 40 houses the proportional contribution towards a new primary school of this size would be £303,842. There remains no requirement to provide additional secondary school places to mitigate the impact of the development.</p> <p><u>NHS Staffs and Stoke on Trent Integrated Care Board</u> Response is awaited. In the event that a contribution is requested to mitigate the impact of this development on local health infrastructure then this would be secured in the Section 106 Agreement in line with Policy SS1 and SS12</p>	
<p>SMD/2022/0593 Meadow Place Farm Ipstones</p>	<p>No updates.</p>	
<p>SMD/2022/0391 340 Cheadle Road Cheddleton</p>	<p>The Planning Case Officer has continued to seek an improved design proposal for the road entrance suggesting a shared arrangement for the existing and proposed dwelling could be one solution but the applicant is unwilling to adopt this approach.</p> <p>The scheme design agent has stated that the existing drive is 4m wide splaying to 8m at the roadside. Rather than a 12m width opening from the road as currently shown they say they could possibly reduce this to 10m.</p>	
<p>SMD/2023/0153 Biddulph Town Hall High Street Biddulph</p>	<p>No late representations or updates to report</p>	
<p>SMD/2023/0135 Woodend Manor Mill Lane Wetley Rocks</p>	<p>No updates.</p>	
<p>TPO/2023/0013 Clay Lake Endon</p>	<p>No late representations or updates to report</p>	