

**PLANNING APPLICATIONS COMMITTEE**

**Late Representations – 14<sup>th</sup> September 2023**

FILE REF.	SITE AND DETAILS	PAGE NO.
<b>SMD/2023/0179 Caverswall Road</b>	No further representations received.	
<b>SMD/2023/0338 Rose and Crown, New Street, Biddulph Moor</b>	<p><u>Comments received from Environmental Health Officer</u></p> <p>Noise: The proposed development is for a covered beer garden area. This has the potential to cause significant disturbance to the closest neighbours if not carefully monitored and controlled through good premises management. Environmental Health have received complaint against music noise coming from the building and we have written to the premises operator. We would recommend that no music is played in the outside area and it is used solely for the purposes of dining or drinking. We would recommend a condition is imposed on any permission granted.</p> <p>No objections in principle subject to condition. If consent is granted the following conditions are recommended:</p> <ol style="list-style-type: none"> <li>1. Amplified Sound No speakers or means for the amplification of voice or music whatsoever shall be installed for use on or inside the outdoor seating terrace.</li> <li>2. Covered Terrace Timings The external terrace hereby permitted shall only be open between the hours of 10.00 and 23:00.</li> <li>3. Artificial Lighting The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.</li> </ol>	
<b>SMD/2023/0350 Ivy Cottage 126 Ladderedge Leek</b>	<p><u>Case officer</u> – additional note re drainage condition:</p> <p>The original approved scheme included a proposal for “a new Kingspan Klargestor Biodisc foul sewage treatment plant to replace existing septic tank and reconnect to existing filter bed drain outfall”. This was marked on the submitted approved plans. In their consultation response Severn Trent meanwhile had requested a condition that:</p> <ul style="list-style-type: none"> <li>• The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and</li> <li>• The scheme shall be implemented in accordance with</li> </ul>	

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	<p>the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.</p> <p>As the application already included the proposal for a Klargestør – commonly used and familiar to the LPA – the requested condition was omitted from the approval as being un-necessary and therefore, in turn, also unreasonable. The revised scheme now being considered however proposes a ‘Marsh Industries Ensign Waste Water foul sewage treatment plant’ with no further supporting information and it is therefore recommended that the original Severn Trent recommended condition be attached to this revised scheme.</p>	
<p><b>SMD/2023/093 Breach Lane Totmonslow Caravan Site</b></p>	<p><b>Final highways consultation response:</b></p> <p>Recommendation Summary: Conditional Site Visit Conducted on: 25-Jul-2023</p> <p><b>CONDITIONS</b></p> <p>1. The development hereby permitted shall not be brought into use until the visibility splays shown on drawing 7976-4b (also numbered 02891/TOPO) have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.</p> <p>2. The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted shall be permanently closed and the access crossing reinstated as verge, but with pedestrian access maintained, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.</p> <p>3. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.</p> <p>4. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a</p>	

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	<p>bound material for a minimum distance of 5m back from the carriageway edge in accordance with the approved plans.</p> <p>5. The development hereby permitted shall not be brought 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>6. The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor to be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.</p> <p><b>REASONS</b></p> <p>ALL To comply with NPPF paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.</p> <p>2. To avoid a proliferation of redundant accesses.</p> <p><b>NOTES TO PLANNING OFFICER</b></p> <p>The revised access point is an improvement over the original proposal and now show splays measured to the near channel.</p> <p>This represents a significant improvement over the existing access and could be supported by highways.</p> <p>While these splays are improvements, they will require the removal of significant lengths of mature established hedgerow in greenbelt. This will dramatically alter the street scene and should be consulted on widely. Hedgerow could be replanted behind the line of the splay but will take time to establish. The access will need to be surfaced and appropriate drainage interceptor will be required with an outfall. It is not clear where this could outfall to.</p>	

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	<p>The access will rise up away from the carriageway which will require excavations and battering back, further altering the street scene. Long section along the access has been provided which demonstrate gradients to be acceptable.</p> <p>The existing access should be permanently closed, but with pedestrian access maintained.</p> <p>Highway works agreement is recommended as works involved are much greater than a simple access crossing of a level footway or verge. Site visit date refers to the site visit for the previous consultation. Development is not in the most sustainable of locations. There are no footways which would not be in the interests of pedestrian safety. However, there are existing dwellings nearby which have the same issues.</p> <p>Current records show that there was 1 personal injury collisions (PIC) on Breach Lane within 215 metres either side of the proposal in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.'</p>	
<p><b>SMD/2023/0227</b>  <b>Horton Barn</b>  <b>Eaves Lane</b>  <b>Armshead</b></p>	<p><u>Applicant Comments</u></p> <p>The application before you is a re-submission of a similar application which was subject to a refusal back in February 2023. Disappointingly, the previous decision notice was issued without warning, or the courtesy of a response despite numerous phone calls and emails to the planning officer. Had we been made aware of the officer's concerns then, the application would have been brought forward to the planning committee at the request of the local district councilor.</p> <p>The application follows a previous class Q application, in which your officer's subjective view was that the building required substantive alterations and building works. Something which we know was discussed at the last planning committee meeting for the prior approval application at Telford Road, Tean.</p> <p>The current application is for the conversion of the existing agricultural building to a single dwelling, with the change of use of the existing dwelling into a Holiday Cottage.</p> <p>In the previous decision, your officer considered only 2 reasons</p>	

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	<p>for refusal:</p> <ol style="list-style-type: none"> <li>1. Inappropriate development in the green belt.</li> <li>2. Harmful to the character and appearance of the rural area.</li> </ol> <p>Our case as set out in the Planning Statement is relatively simple:</p> <ol style="list-style-type: none"> <li>1. The NPPF and the Local policy are both in favor of sustainable development within the Green Belt. Notably SS9 which supports development to meet local needs, support rural diversification and promote sustainable tourism. It is our view that the proposals before you today meet all three of these criteria, and that the proposal is not an inappropriate development in the green belt.</li> <li>2. Likewise, Policies DC1 and DC3 of the core strategy seek to ensure that new development is of a character, form and design which respects local distinctiveness. We accept that the proposed building is not a quaint stone agricultural barn that is typically converted, but the building is of an agricultural nature, retaining such buildings shows a clear path and evolution of farming over the years in the Staffordshire Moorlands. It is our view that we should be encouraging the sustainable regeneration of these buildings alongside the other types of buildings within the district.</li> <li>3. The proposals provide an opportunity to support and enhance tourism in the area, something which is identified in the Tourism Strategy plan. This application is not intended to create an additional dwelling, it is intended to help one family move into a dwelling more suited to their needs, thus freeing up a building which can be used for tourism.</li> <li>4. The building type and construction will allow for a more suitable building approach, with less use of carbon heavy materials, and an opportunity for renewable energy source, such as solar panels, air source heat pumps and rainwater harvesting.</li> <li>5. The final point is this. The building already exists, it has existed since the 1970's and will continue to exist for as long as the applicants intend to use it. We therefore consider that there is no further impact to the Green Belt or the Character of the area.</li> </ol> <p>We are happy to confirm that the application is fully supported</p>	

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	by all of the local neighbours, by the parish council who have visited the site, and by both of the District councillor for the area. With no objections from any other consultee, we cannot see any reason why this application should not be supported	
<b>SMD/2023/0232 COLE Land off Rownall Road, Wetley Rocks</b>	Application Withdrawn	
<b>SMD/2023/0231 Land off Rownall Road, Wetley Rocks</b>	Application Withdrawn	
<b>SMD/2015/0753 Sutton Cottage Brook Lane Endon</b>	No additional information to report.	