

Public Document Pack



PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 18 July 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). **(Pages 3 - 12)**

MARK TRILLO
EXECUTIVE DIRECTOR & MONITORING OFFICER

This page is intentionally left blank

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
<u>SMD/2023/0594</u>	<p><u>Land at Blythe House Farm, south of the A50, Draycott in the Moors, ST10 4JN</u></p> <p>No updates</p>	
<u>SMD/2023/0593</u> (Agenda item 8)	<p><u>Blythe Bridge Phase 2A, Land South West of Levison Street, Blythe Bridge, Staffordshire</u></p> <p><u>Comments from Environmental Health 17/07/2024</u></p> <p>Summary:</p> <p>Potential Areas of Environmental Concern:</p> <p><i>Contamination:</i> The application was supported an additional geoenvironmental assessment by Georisk. This was confirmed by some further investigation which did not identify any contamination. This report is accepted.</p> <p><i>Sound Insulation (Road Traffic Noise):</i> A noise assessment has been submitted by Hoare Lea Project number: 10/06344 22nd June 2023 which assesses road noise levels at the site under application. The assessment was undertaken in consideration of BS8233:2014 Guidance on sound insulation for buildings and the Professional Practice Guidance on Planning & Noise: Residential Development (IOA and ANC 2014). Section 6 indicates high levels of road traffic noise – daytime Laeq 69.2dB, night time 66.5dB and Lamax (night) 78dB. These levels will require significant levels of attenuation. The assessment proposes various levels of sound insulation for properties in the area with obvious enhanced insulation for those properties closest to the A50 i.e 213 and 214. The glazing and ventilation set out in section 8 should be complied with as a minimum level of specification. We would advise a pre-completion test is undertaken to confirm compliance with the criteria levels as set out in the submitted noise assessment.</p> <p><i>Site Construction Nuisance:</i> The proposed development is close to existing properties so care needs to be taken during the construction phase to ensure these activities do not cause unreasonably disruption to the neighbour's enjoyment of their properties. All construction activities should pay due care to the advice set out in BS 5228:1 and 2 in order that noise and vibration impacts are minimised during site preparation and</p>	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p>construction phases.</p> <p>Recommendation and Conditions</p> <p>1. Construction and Environmental Management Plan:</p> <p>No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Management Plan for that phase of the site has been submitted to and approved in writing by the Local Planning Authority.</p> <p>2. Lighting Condition</p> <p>The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause glare 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.</p> <p>3. Sound insulation</p> <p>Pre-completion sound tests shall be carried out to verify compliance with the criteria sound levels in British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), Professional Practice Guidance on Planning & Noise: Residential Development (IOA and ANC 2014). A report shall be produced containing all raw data and showing how calculations have been made and submitted for approval by the LPA. No dwelling within that phase hereby permitted shall be occupied until the sound test report has been approved by the LPA.</p> <p>4. Unexpected Contamination</p> <p>In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority.</p> <p>5. Soil Importation</p> <p>No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning</p>	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p>Authority prior to the soils being imported onto site.</p> <p>Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer</p> <p><u>Late Representations</u></p> <p>Six additional objections have been received from local residents who share the following concerns:</p> <ul style="list-style-type: none"> • The unique bird species that live on the site and the impact the construction will have on these birds. • Construction noise • Loss of green space in the area for common use • Loss of wildlife • Properties sold to residents by St Modwens homes on the promise this land would not be built on. • Traffic congestion in and around the estate • Drainage issues in rear gardens which will be exacerbated by the proposed development • Removing a safe space for children to play • Air pollution from the increase in cars • Overlooking and privacy concerns for houses on Palmer Way. 	
<u>SMD/2023/0632</u>	<u>Tompkin Road, Stanley</u> None	
<u>SMD/2023/0194</u>	<u>Ridgeway, Tongue Lane, Brown Edge</u> None	
<u>SMD/2023/0543</u>	<u>Birchendale, Hollington</u> The link on the website to the SCC Highways comments has been corrected after it was showing a comment for another application.	
<u>SMD/2024/0176</u>	<u>Brough Park Leisure Centre</u> <u>Amendments / Additional information.</u> we have revised the Proposed Site Plan as per the attached file (L(0)004-P10). Comments on the ASHP have been noted and we have	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p>confirmed the minimum size of the compound with the project MEP designers at 13.5m x 8.5m with additional space required for associated plant. I have updated the size on the attached site plan.</p> <p>Given the council's targets for greener energy, it is not currently possible to reduce this size and it cannot be relocated. Instead I would suggest that the council provides landscaping to screen this boundary from view, to be detailed as part of the developed landscape proposals.</p> <p><u>BNG</u> Updated BNG report provided. It concludes:</p> <p>Areas of Habitat The onsite baseline habitat value of the site is 2.87 units, comprising developed land; sealed surface (building and hard standing), modified grassland, introduced shrubs, and individual trees.</p> <p>The onsite post development habitat value of the site is 2.42 units, comprising the creation of developed land; sealed surface (building and hard standing), and modified grassland. The retention of developed land; sealed surface (building and hard standing), modified grassland, introduced shrubs and individual trees. This includes the removal of modified grassland and an individual tree (T19).</p> <p>The offsite baseline habitat value of the site is 13.29 units, comprising developed land; sealed surface (hard standing), modified grassland, and individual trees.</p> <p>The offsite post development habitat value of the site is 14.04 units, comprising the creation of individual trees. The retention of developed land; sealed surface (hard standing), modified grassland, and individual trees. And the enhancement of modified grassland to other neutral grassland.</p> <p>This results in a total net percentage change of 10.27% (i.e. a net gain).</p> <p>Hedgerows No hedgerows present onsite.</p> <p>The offsite baseline hedgerow value of the site is 0.17 units, comprising native hedgerow.</p>	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p>The post development habitat value of the site is 0.17 units, comprising the loss of the hedgerow.</p> <p>This results in no change.</p> <p>Final BNG enhancements included 14no small trees and 740m² of species rich grassland.</p> <p>The current proposed plan results in a -10.27% net gain in habitat units. This is more than the 10% target of biodiversity net gain.</p> <p>A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p> <p><u>Lighting Assessment</u></p> <p>An updated Lighting Assessment has also been provided</p> <p><u>Awaited</u></p> <p>Ecology report and AIA to address the latest changes to the site plan.</p> <p><u>Trees and Woodlands Officer</u></p> <p>I have the following further comments on this application, relating to amended location plan L(0)001 Rev P02 and amended proposed site layout plan L(0)004 Rev P10.</p> <p>The amended layout plan now shows the desirable/requested retention of tree T14 alongside T15, with the amended new parking layout also shown fully outside the Root Protection Areas of trees T10, T13, T14, T15, T15, T16 & T17 whereas previously there was some degree of encroachment into the RPAs of virtually all these trees. In addition, 2 additional parking bays are now indicated to the existing overflow car park, and these new bays are outside the RPAs of adjacent trees T28 and T29. In addition to the primary benefit of reducing potential root damage by development encroachment within RPAs, these amendments also consequently avoid the need for special measures hard surfacing specifications at greater cost and more complex construction where there previously was RPA encroachment.</p>	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p>The amended parking proposals represent a significant improvement on the previous layout in terms of likely impact on nearby trees.</p> <p>The amendments now definitely require the full removal/loss of trees T11 and T12, which is unfortunate as they are splendid mature specimen Limes, but as already noted both trees have colonisation by dangerous stem base/root decay fungus <i>Kretzschmaria</i> and realistically would anyway need to be removed for arboricultural safety reasons irrespective of development. Sacrificing the “already doomed” T11 and T12 for development is therefore acceptable to ensure avoidance of harmful impact on other important trees elsewhere.</p> <p>Strictly, the amended layout does not also indicate proposed electrical installations to link any new external lighting around the proposed new parking areas; there is a possibility of very slight, but on balance acceptable, encroachment into the outer edges of one or two retained tree RPAs, but also maybe potential for such services to avoid RPA encroachment altogether (which would be preferable). Given the amendments to the layout, the electrical services plan will also need corresponding amendment in due course and this will give opportunity for this to achieve a “least impact” scheme.</p> <p>Other than the presently unknown final detail of the electrical services layout, which wherever possible should also avoid encroachment into RPAs of retained trees, <u>the layout amendments are acceptable in terms of impact on trees</u>. I would request that the following condition be imposed in the event that planning permission is granted:</p> <ol style="list-style-type: none"> 1. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment, formation/improvement of temporary/permanent access or extension/alteration to existing car parks) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 <i>Trees in Relation to Design, Demolition and Construction – Recommendations</i>, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. 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, 	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p>equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.</p> <p>Clarification on required size of the combined external bin store/ASHP & plant compound, and its minor footprint adjustment on the amended layout plan, has enabled a c.3m open strip to be provided between the ASHP compound and the back edge of the existing pavement along Park Road which should be sufficient to at least accommodate a new hedge and possibly some smaller ornamental trees within the hedge, in order to provide some screening of the compound. It is understood that wider landscaping in association with this development proposal – to address visual amenity/impact and biodiversity net gain issues – is subject to further/on-going discussion and consultation. However, this important aspect of the scheme, within the attractive and historic setting of the town’s main park, must not be overlooked and provision should be made to take this forward, along with implications for effective aftercare/establishment maintenance of new landscaping to ensure successful establishment.</p> <p>From the perspective of practical grounds maintenance, and park usage patterns, it is noted that the Rev P10 amended layout for proposed new parking now brings bays 1 – 7 immediately adjacent to the hedged boundary to the rear of the vets premises. For one thing this leaves an awkward tapering strip of grass to the rear of bays 1 – 7 which will require changes/complications to the existing grounds maintenance regime in this specific area in terms of type of equipment needed and time involved. Of even greater importance is that this layout arrangement would cut off a well-used pedestrian route across the grass/beneath the fine trees to the south of the main car park which presently allows a pleasant link from the Ball Hays area with the rest of the park without coming into potential direct conflict with vehicles circulating and manoeuvring in the car park. I would anticipate that a few very minor adjustments to the fine detail of the additional parking layout (a metre here, a metre there) could collectively allow a 3 – 4m wide grassed access strip to be retained along the rear of bays 1 – 7 enabling on-going use of this informal pedestrian access route, which would also be easier to maintain eg with a ride-on mower as existing. This may possibly involve the loss of 1 proposed parking space, but it is noted that the currently amended scheme (Rev P10) already provides 1 more space than under the previous P09 revision.</p>	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p><u>OFFICER COMMENT</u></p> <p>The submitted BNG calculation demonstrates that the required 10% uplift can be achieved. This can be secured by way of the standard national planning condition.</p> <p>The Trees and Woodlands Officer has confirmed that the revised layout plan is acceptable subject to some very minor adjustments and the condition outlined above.</p> <p>The recommendation remains one of approval subject to receipt of the updated Ecology report and AIA and it is further recommended that authority is delegated to officers to finalise the details of conditions.</p>	
<p><u>SMD/2024/0247</u> (Agenda Item 13)</p>	<p><u>Hollington Village Hall</u></p> <p><u>Letter of Support</u></p> <p><i>My name is Douglas Oldham. My father was Richard, who originally owned the land that is now Oldham Court.</i></p> <p><i>While battling his cancer, he fought tooth and nail for the planning to be approved, alongside Peter and other members of the Village. Once planning was granted, he always promised that a proportion of land would be donated to the village hall as a thank-you for the support the Village gave him, enabling them to create the parking it sorely needs.</i></p> <p><i>Unfortunately, he passed in 2020 and never saw the development built.</i></p> <p><i>However, I'll always remember the two requests he made to me (regarding the land at Hollington) before he passed.</i></p> <p>1) – <i>I would develop the land and complete it as he designed and fought tirelessly for it.</i></p> <p>2) – <i>I would always support the village hall and donate the land for the car park he promised.</i></p> <p><i>Together with my business partner Nick Alexander, in 2021, we developed the houses behind the village hall, and I'm sure my dad would be proud to see them today.</i></p> <p><i>I would now like to uphold his promise to the Village and support the construction of a car park for the village hall.</i></p>	

PLANNING APPLICATIONS COMMITTEE

Late Representations – 18th July 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
	<p><i>The land currently sits within a management company, Mine and Nick's solicitors are transferring this to myself, where i will then transfer the required land for the Village to get its parking.</i></p> <p><i>I am shocked to discover that the planning is down for refusal, as the parking will only benefit everyone in Hollington and the residents of Oldham Court.</i></p> <p><i>I strongly support this application, and just as my father did to acquire the planning at Oldham court, I will stand with Peter and the Village Hall's request for as long as is required to get this over the line. I just hope we can all work together to get this resolved as soon as possible; it's what the village needs and deserves.</i></p>	

This page is intentionally left blank