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PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 11 August 2022

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

12. NOTE - A Late Representations Report will be circulated prior to the meeting i.e. any representations received since this agenda was published. **(Pages 3 - 6)**

MARK TRILLO
EXECUTIVE DIRECTOR & MONITORING OFFICER

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PLANNING APPLICATIONS COMMITTEE

Late Representations – 11th August 2022

FILE REF.	SITE AND DETAILS	ITEM
SMD/2021/0418	<p><u>Land South East Of A521, A50 BLYTHE BRIDGE BYPASS BLYTHE BRIDGE, STAFFORDSHIRE</u></p> <p style="padding-left: 40px;">- Item withdrawn from the agenda by officers</p>	ITEM 6
SMD/2022/0220	<p><u>The Red Lion, Leek</u></p> <p>No updates</p>	ITEM 7
SMD/2022/0230	<p><u>Wildwood, Farley Lane, Farley</u></p> <p>No updates</p>	
SMD/2022/0231	<p><u>Adderley Mill, Trimpos, Cheadle</u></p> <p><u>From the Agent for the Applicant:</u></p> <p>1. In response to the comments from the Council's Economic Regeneration Team.</p> <p>a. The site was marketed for 18 months in 2016 and 2017. I refer you to the Butters John Bee letter dated December 2021. The asking price was £300,000.</p> <ul style="list-style-type: none"> • Two formal offers, both from firms wishing to develop the site for houses, were received. The offers were: - • Company 1 – an offer close to the asking price and the applicant said he would sell it to them for the asking price, but the firm refused to go higher. • Company 2 – a lower offer <p>b. It is important to note that there was no formal interest in developing the site for industry or employment uses.</p> <p>c. An informal offer was made by the occupier of adjoining land to the north. The company was informed that there was a higher offer and what that offer was. They did not raise their offer and importantly no formal offer was made. No indication was given as to what was the intended use.</p> <p>2. Local Plan Employment Land Allocation. Contrary to the objection that there is currently a shortage of industrial land in Cheadle there have been no applications to develop the allocated 4.27 hectare (10.55 acres) site at New</p>	

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	<p>Haden Road in Cheadle which remains unused.</p> <p>3. Policy H1(e) This policy allows housing development on previously developed land in the open countryside provided that the site is not of high environmental value. This site is not of high environmental value. 83% of the site is impermeable - hardstanding and buildings. This would be reduced to approximately 28% in the proposed residential development.</p> <p>4. Impact on the openness of the Green Belt The proposal would have much less impact on Green Belt openness than the current development. The building volume and footprint would be significantly reduced.</p> <p><u>Additional representation from the occupier of the adjoining premises to the north</u></p> <p>Part of my business is located in the industrial buildings adjoining the site that you are discussing for proposed development on Thursday 11th August 2022. Unfortunately I cannot make the meeting in person today as I am currently away on annual leave.</p> <p>In honesty, residential properties would probably be better for us, as we also live on this site, and this would ensure there would be no noise generated by other industrial units (other than the noise generated by our own business) during the day and unsociable hours. However houses and industrial units do not mix and consent to this application will undoubtedly result with upset on both sides.</p> <p>Three offers to buy the site have been made to my knowledge, one of them by myself, although the application suggests that there have not been any offers at all. Evidence of these offers has been shared with the council and the client's architect has acknowledged this, but failed to put it in his application; in fact he specifically stated there weren't any offers to buy the site.</p> <p>The site was bought by a housing developer, it was never advertised to sell for industrial use; this is clearly a "work around" to try and get change of use.</p> <p>Finally if your planning team recommends this site for housing, please can you consider one question before it is sanctioned: When this site becomes residential and the old AIE site on Brookhouse Industrial Estate is changed to retail to accommodate Aldi at some point, where is the replacement</p>	

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	<p>4 to 5 acres of lost industrial ground along with the additional current shortage of premises? There are no industrial sites available for rent or sale in Cheadle and has not been for a long time. This, I know first hand, as I'm currently looking for my own business as we are quickly outgrowing our existing sites.</p> <p>I know there is a piece of land in the council's outline for planning consent, but the owner does not want to develop this and so this would also take years to be of use, if it was ever agreed to, and we already have a huge shortage.</p> <p>When the jobs from IAE are moved to the new site in Weston Coyney it is likely that a large percentage of people that work at this site will no doubt want to find jobs closer to home, particularly with the rise in fuel costs, but where will they go if we keep turning industrial sites to housing? The local area needs jobs to help the local economy, just like our town centre which is in a terrible state of decay.</p> <p>I would appreciate the Council Member's consideration of all of the above points prior to making a decision.</p>	
SMD/2022/0794	<p><u>Land opposite Methodist Church, Ankors Lane, Thorncliffe</u></p> <p><u>From the Agent for the Applicant</u></p> <ol style="list-style-type: none"> 1. The applicant confirms that he wishes to substitute the original proposals of concrete gate posts and galvanised steel gate for timber gate posts and gate. 2. The applicant wishes to confirm and clarify that with regard to the steep ravine woodland and wetland edges he intends to fence off the ravine to both sides to prevent animals straying. He adds: This action would also support Policy SS10 providing enhancement to the biodiversity in the area of the ravine and lower meadow area which is regularly waterlogged. 3. The track – a requirement of SCC Highways – will be finished with a layer of top soil and seed removing any signs of visible hardcore. 4. A letter of support for the application from the NFU Group Secretary, Leek has been submitted saying: - the access and gateway will help improve animal welfare and safety ensuring that animals are prevented from falling 	

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	<p>into the ravine and they will be able to graze safely; it will prevent the owner / workers being put at risk to get the animals out</p> <ul style="list-style-type: none"> - in further support of this point the letter refers to the national statistics of farm worker injury and fatalities. <p>5. A further site appraisal document with photos has been submitted. <u>The full document has been added to the website and can be viewed here:</u> http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=307969. The following summarises the text content where not already fully covered in the officer report:</p> <ul style="list-style-type: none"> - the current access into the site connects with the adjoining land where there is a culvert under the road draining into a natural ravine which forms the field boundary between the application site and the applicant's other field. - the field to which the application relates is an isolated parcel of land with Anchors Lane to the southern boundary and land to the west and north being under different ownership. The only field boundary under the ownership of the applicant is the field to the east of the application site (referred to above as the other field) the field boundary referred to in this document as the Ravine. - there have been past incidents of animals losing footing at the connecting point - agricultural plant and equipment is not able to be delivered into the field area of the application site limiting the operations that can be carried on there. - It is a Highways requirement that the gate is to be set back into the field 	
SMD/2022/0164	<u>46 High Street, Cheadle</u> No update	