

PLANNING APPLICATIONS COMMITTEE

Late Representations – 20th June 2024

FILE REF.	SITE AND DETAILS	PAGE NO.
<p><u>SMD/2024/0147</u> (Agenda Item 7)</p>	<p><u>Springfields Farm, Hulme Lane, Werrington</u></p> <p><u>Representations</u></p> <p>One further letter of objection has been received from a local resident who considers the site is too small for a café and that there are a range of other café's in the village.</p> <p>No letters were received from Parish/Town Councils.</p> <p><u>Note to Members</u></p> <p>The conditions attached to the previous approval required a hedge along the western boundary of the outdoor seating area. This is not shown on the site plan submitted with this new application but is still required to be provided and a condition has been recommended for this new application to plant the hedge in the next available planting season.</p> <p><u>Changes to Conditions</u></p> <p>Condition 4 requires the removal of hardstanding areas to the north of the building and the removal of a sandpit. These have now been removed and therefore in the event of the new application being approved, this condition would not be repeated.</p> <p>Conditions 8 and 9 require the provision of parking areas including the overspill parking areas. These have now been provided in accordance with the previous approvals and therefore these conditions are amended to the following:</p> <p>8. The parking and turning areas provided in accordance with drawing 1875-01 Rev A shall thereafter be retained unobstructed as parking and turning areas for the life of the development. Reason:- In the interests of highway safety.</p> <p>9. The overflow parking areas provided in accordance with drawing 1875-01 Rev A and shall thereafter be retained unobstructed as parking and turning areas for the life of the development. Reason:- In the interests of highway safety.</p> <p>Due to concerns raised about the use of areas outside of the</p>	

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	<p>approved parking areas used for further overflow parking, Condition 19 is amended to prevent the use of such areas for this purpose. The amended condition is as follows:</p> <p>19. The land edged in red and blue on the plans hereby approved shall not be used for the siting of play equipment, bouncy castles or other inflatables, catering vans, marquees, food and drink stalls or for the parking of vehicles outside of the areas shown for car parking in the approved Site Plan, for the lifetime of the approved development except for domestic play equipment or car parking within the residential curtilage of the dwelling within the land edged red which shall be used only for purposes incidental to the enjoyment of that dwellinghouse.</p> <p>Reason:- to protect the visual and residential amenities of the area.</p> <p><u>Additional Informative</u></p> <p>Recent unauthorised works have been undertaken including a toilet block, new sand pit with roof, enlargement of the approved rear parking area and changes to the boundaries of the outdoor seating area. The following Informative has been added:</p> <p><i>The applicant is required to submit a new full planning application for recent unauthorised works and structures as soon as possible.</i></p>	
<p>SMD/2024/0148 (Agneda Item 8)</p>	<p><u>Paddock House, Cheadle Equestrian Centre, Eaves Lane, Cheadle, ST10 1RB</u></p> <p><u>Planning Officer Point of Clarification</u></p> <p>The location and site plans attached at the bottom of the planning officer’s report show the existing dwelling and site layout as already approved under planning permission SMD/2021/0586, for the purposes of identification. The proposed site plan relating to the current application showing the proposed curtilage extension and detached garage (already carried out and built), are to be displayed as part of the power point presentation and can be viewed in advance at http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=178286</p>	

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	<p><u>Comments from Cheadle Town Council</u></p> <p>Cheadle Town Council previously supported an Application from 2021 to develop this property on the understanding that it was to be a 'rural workers dwelling'. Having initially put forward its objections, Cheadle Town Council subsequently withdrew any objection and submitted the following response:- <i>It was resolved that Council would remove its previous objections to this Application, pending confirmation that modifications were made to the size and scale of the proposed development in terms of reduction, and that ownership of the property was tied in with the existing Equestrian Centre and land, and not as a separate entity.</i></p> <p>This Application moves outside any conditions or policies that were considered for this development in terms of size and scale, and therefore Cheadle Town Council would object to a further extension of the property on those grounds.</p> <p><u>Comments from SCC Rights of Way</u></p> <p>The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way along the access route to the application site. However, from the information submitted, it does not appear it will be directly impacted by the proposed development. Staffordshire County Council has not received any application to add to or modify the Definitive Map of Public Rights of Way in that vicinity.</p>	
<u>SMD/2024/0012</u> (Agenda Item 9)	None	
<u>SMD/2023/0539</u> (Agenda Item 10)	None	
<u>SMD/2024/0117</u> (Agenda Item 11)	<p><u>Greenacres Stables Farm, Akesmore Lane, Biddulph</u></p> <p>No representations have been received including from the Town/Parish Councils.</p> <p><u>Email from Agent</u></p> <p>An email was received by the Council from the agent on 17th June stating that the neighbouring skip yard site had been cleared. Photo's were attached to the email showing areas completely cleared of skips/items but also showing buildings at the skip yard site still present. The email and photo's have been</p>	

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	added to the planning application file.	