

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

3rd April 2014

Agenda item 4

Application ref 13/00990/OUT

Land Adjacent to Rowley House Moss Lane Madeley

Following the publication of the National Planning Policy Guidance (NPPG) on 6th March 2014, Circular 11/95 – The Use of Conditions in Planning Permissions (1995) is no longer a material consideration relevant to the determination of this application. Guidance on the use of conditions is included in the NPPG.

Since the preparation of the agenda report a further letter of objection has been received, this raises no fresh issues to those already reported in and considered in the main report.

As anticipated in paragraph 10.4 of the agenda report clarity has also been sought in respect of the location and infrastructure which any financial contribution secured towards off site public open space improvements would go towards. The Landscape Development Section has advised any contribution secured would be spent on improvements to land around Madeley Pool and College Gardens. Given the physical proximity of these sites to the proposal site, and the nature of the works proposed, such contributions would, in your planning officer's opinion be consistent with the provisions of the NPPF and meets the tests of the CIL Regulations as set out in the agenda report

The agenda report refers in paragraph 2.10 to the types and range of services and facilities available in Madeley, these are, together with their locations, are as follows:

Primary School – Sir John Offley Church of England (Voluntary Controlled)
Secondary School – Madeley High
Doctors Surgery Moss Lane
Dental Practice Greyhound Court
The Madeley Centre offering a wide range of community facilities and activities
Places of Worship – All Saints Church Vicarage Lane / Methodist Church Poolside
Public Open Spaces – Madeley Pool / College Gardens
Post Office Newcastle Road
Pharmacy Newcastle Road
Convenience Stores – One Stop Poolside / Co-Op Morningside
Butchers Poolside
Newsagents Greyhound Court
Hairdressers Greyhound Court
Vehicle spares store Greyhound Court
Off License Greyhound Court
Public House - Offley Arms Poolside
Takeaways/Restaurant/Café - Greyhound Court/Poolside
Nearest **Bus Stop** Moss Lane
Nearest **Post Box** Moss Lane

The list above indicates a wide range of services and facilities are available within Madeley, justifying its status within the Core Spatial Strategy as Rural Service Centre, where a greater level of services and facilities can be found.

The recommendation on the application, to be found within the agenda report, remains unchanged.