

## **Miles Green Petition**

**Submitted by:** Head of Planning and Development

**Portfolio:** Planning and Assets

**Ward(s) affected:** Communities of Audley Parish

### **Purpose of the Report**

To advise Members on the action to be taken with respect to the petition presented to the meeting of Council on 16<sup>th</sup> April 2014 with 275 signatories which asks the Council to have the land behind 24 – 36 Heathcote Road, Miles Green placed in the Green Belt

### **Recommendation**

That the petitioners be advised that the request to include land at Heathcote Road, Miles Green, within the North Staffordshire Green Belt can only be given due consideration through the process of preparing the new joint Local Plan, in accordance with the statutory town planning process.

### **Reasons**

To comply with the provisions of the Council's approved Petitions Scheme.

## 1.0 **Background**

1.1 The site, which is the subject of the petition is a greenfield site (previously undeveloped area of land) lying to the rear of numbers 24 to 36 Heathcote Road. For development control purposes the site according to the Local Development Framework Proposals Map falls within the open countryside but it is not within the Green Belt. It lies adjacent to the village envelope of Miles Green. The land has recently been the subject of a proposal to build six bungalows with vehicular access off Heathcote Road. The latest planning application 14/00247/FUL was considered by the Planning Committee at its meeting on the 13<sup>th</sup> May 2014 and refused on the grounds that the proposed scheme is not tenure blind. The site was also subject to proposals for housing that were rejected on appeal in the early 2000's at a time when the site for development control purposes lay within the Miles Green village envelope as indicated on the then development plan.

## 2.0 **Issues**

2.1 The National Planning Policy Framework indicates that Local Planning Authorities with Green Belts in their area should establish Green Belt

boundaries in their Local Plans which set the framework for Green Belt and settlement policy. The NPPF indicates that once established Green Belt boundaries should only be altered in 'exceptional circumstances', through the preparation or review of a Local Plan. It is, therefore, not possible for a Local Planning Authority to make any arbitrary amendment to a Green Belt boundary.

2.2 Members will be aware that the Council has resolved to prepare a joint Local Plan with Stoke-on-Trent City Council and it is only through this process that it will be possible for the Council to give consideration to the need to amend the established boundary of the North Staffordshire Green Belt, having regard to its intended permanence in the long term.

2.3 Your officers will therefore only be able to give consideration to the request to include land to the rear of 24-36 Heathcote Road through the process of preparing the joint Local Plan. This will involve full public consultation.

### 3.0 **Proposal**

3.1 That the petition be noted and a letter sent to the petition organiser advising that the request to include land at Heathcote Road, Miles Green, within the North Staffordshire Green Belt can only be given due consideration through the process of preparing the new joint Local Plan, in accordance with the statutory town planning process; and that the contents of the petition will be given consideration as part of the process of preparing the joint Local Plan together with other evidence that will need to be given due consideration under the statutory town planning process. The letter will also contain advice on the key consultation stages for the Local Plan, including timescales.

### 4.0 **Reasons for Preferred Solution**

4.1 To comply with the provisions of the Council's approved Petitions Scheme.

4.2 To comply with the National Planning Policy Framework and provide the opportunity to give due consideration of all evidence under the statutory town planning process.

### 5.0 **Outcomes Linked to Sustainable Community Strategy and Corporate Priorities**

- Creating a cleaner, safer, and sustainable Borough
- Creating a healthy and active community

### 6.0 **Legal and Statutory Implications**

6.1 The Council has an approved petitions scheme, which sets out the procedure for consideration of petitions received from the local community.

7.0 **Equality Impact Assessment**

7.1 No adverse impact has been identified.

8.0 **Financial and Resource Implications**

8.1 There are no additional financial or resource implications arising from the recommendation.

9.0 **Major Risks**

9.1 None identified relating directly to this report.

10.0 **Sustainability and Climate Change Implications**

10.1 Not applicable.

11.0 **Key Decision Information**

11.1 Not a key decision

12.0 **List of Appendices**

12.1 Copies of the petition will be made available on request.