

Supplementary Information

The following information was verbally reported to the Planning Committee at its meeting on 3rd February 2015

Agenda Item 5
GE Energy, West Avenue, Butt Lane, Kidsgrove

Application No. 14/00736/FUL

The comments of the **Landscape Development Section (LDS)** and the **Environmental Health Division (EHD)** have been received.

The **LDS** advise that the plant material specified seems generally acceptable and provides sufficient information as a strategic landscaping plan. A detailed planting proposal will be necessary which should provide more substantial shrub and tree planting on the frontage to better screen the car parking and improve definition of the boundary.

The **EHD** maintain their objection as they consider that there is insufficient information on which to assess the application and its effects on amenity and allow them to recommend a suitable noise limit for the use as a condition of a permission. Further information is to be sought from the applicant.

In light of the comments of the **LDS** condition 3 as recommended in the main agenda report should be amended.

The National Planning Policy Framework, at paragraph 187, indicates that Local Planning Authorities should work in a positive and proactive manner. To refuse the application due to lack of sufficient information relating to noise as recommended by the EHD would not be fully compliant with this requirement given that the applicant has so far sought to address the concerns raised. It is therefore considered that the applicant should be given time to provide additional information relating to noise and amenity and that the Head of Planning be given the delegated authority to impose any reasonable conditions as recommended by the Environmental Health following consideration of such information, in addition to those conditions set out in the main agenda report. Should additional information not be submitted that enables to EHD to recommend appropriate conditions to mitigate any noise impact the application will be reported to the next meeting of Planning Committee (3rd March).

The recommendation is now therefore as follows:

- A) Subject to the applicant entering into a S106 obligation, by 27th February to secure £2,200 towards travel plan monitoring costs and Subject to the applicant providing additional information and the Environmental Health Division being able to recommend appropriate noise conditions to mitigate any noise impact**

Permit the application, subject to conditions set out within the main agenda report with the following amendment/addition:

- 1. Prior approval and implementation of a detailed landscaping scheme, which is broadly in accordance with the landscape proposal submitted with additional shrub and tree planting on the frontage.**
- 2. Any other appropriate conditions as recommended by the Environmental Health Division that the Head of Planning considers are reasonable and appropriate.**

B) Should the travel plan monitoring fee not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the

grounds that without such matters being secured the development would be contrary to policy on sustainable transport measures; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

C) Should additional information not be submitted that enables to the EHD to recommend appropriate conditions to mitigate any noise impact the application be reported to the next meeting of Planning Committee (3rd March).