

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
21st July 2015

Agenda item 5

Application ref. 15/00202/OUT

Land south-west of Mucklestone Road, west of Price Close and north of Market Drayton Road, Loggerheads

Since the preparation of the agenda report further comments have been received from the **Environmental Health Division**. They state that the odour model has been further refined using site specific meteorological data for 2010 which is considered to be the worst case weather year for assessment purposes and this has identified that the application site is less impacted by odour than originally modelled. Based on this assessment they withdraw their previous objection to the proposal subject to the imposition of a condition limiting the extent of the residential development to that indicated on the illustrative site layout plan submitted with the revised odour assessment.

Officer comments

The withdrawal of the objection of the Environmental Health Division is reflected in an amendment to your Officers' recommendation as indicated below

The agenda report anticipates a further report being given to Members regarding the education contribution required by Staffordshire County Council (SCC) and the implications of Regulation 123 of the CIL Regulations. Your planning and legal officers have since met with officers of the County Council to consider this matter and further advice is expected from the Education Authority advising that specific projects have been identified for works to Madeley High School that include one particular project using the monies from the 5 existing obligations and a different project for the current proposal. On this basis, it is likely that Officers will be able to conclude that the requested secondary education contribution complies with Regulation 123. An update will be given to Members at the meeting.

The first recommendation A) is now amended so as to delete proviso (a) and add a condition that would limit the extent of the residential development to that indicated on the illustrative site layout plan submitted with the revised odour assessment.