

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
5th January 2016

Agenda item 4

Application ref. 15/00015/OUT

Tadgedale Quarry, Eccleshall Road, Loggerheads

Since the preparation of the agenda report the applicant's agent has submitted a letter from a **Heritage Consultant**. The letter has been sent to all members of the Planning Committee. A summary of the comments made is as follows:

- White House Farm is thought to date from about 1800.
- The house was included in the statutory list "partly as an imposing and prominent feature in the landscape" and it is certainly noticeable on the skyline in views from Mucklestone Wood Lane and Rock Lane. There are also extensive views westward from the listed building.
- The proposed new dwellings in Tadgedale Quarry will be set at least 25m lower than the listed building and there will be no possibility of the new development affecting important long distance views out to the west over the trees in Rock Lane or eastward and uphill from Rock Lane and Mucklestone Wood Lane where the "imposing and prominent" role of the listed building in the landscape is best appreciated.
- The effect of the proposed development on the setting of the listed building will be very slight and there will be no erosion of its architectural or historic significance. Therefore there will be no conflict with local policy, no harm to be considered within the NPPF and no harm to be encountered in the Council's discharge of its duty under section 66(1) of the Planning (Conservation Areas and Listed Buildings) Act 1990. By taking a precautionary approach to the consideration of the setting of the listed building and by undertaking a site visit, members of the Planning Committee have clearly given adequate consideration to the NPPF and the Act.
- There are no grounds on which to base any kind of heritage objection and no case at all for a harmful effect on the setting of the listed building.
- The milepost on Eccleshall Road will not be affected by the proposed development.

As referred to in paragraph 6.10 of the agenda report, the **applicant's agent** has provided information regarding the importation of material to the site.

- For pure enabling work the applicant's engineer, E3P's, abnormal costs appraisal identifies a short-fall of 47,900m³ of material. E3P suspect that the number will be lower once development plans are formalised, as they can then work out what the minimum values are that can realistically be achieved.
- They state that the amount of shortfall equates to circa 4,799 lorry loads (based on the assumption that a 4 axle tipper truck can carry 10m³). This is based upon the maximum payload of a round 20t per vehicle for a rigid tipper truck with 4 axles.
- Due to the nature of the site and associated enabling/remediation works required it is anticipated that the housing development would be implemented in two phases. Phase 1 would comprise construction of housing on the front (south) part of the site over say the first three years, whilst the enabling works continue in phase 2 to the rear. So 156 weeks can be assumed for the importation of material in association with the enabling works.
- In reality, given where the site is, the period of the works may take slightly longer than in a more urban area close to a motorway, but based on a period of 156 weeks this would equate to approximately 6 vehicles per day on average (156 weeks at 5.5 days per week = 858 days for the work).
- This equates to less than 1 vehicle per hour during the working day and the routing would be via the A or B class highway network and the primary purpose of these types of roads is to carry traffic. This limited level of increase in HGV movement along the A53 is unlikely to be perceptible.

- Use of articulated tipper trucks would lead to a reduction in the number of trips but the vehicles would be bigger, equally an extension in the timescale for the abnormal work would lead to less lorries per day as well.
- A Construction Management Plan can be conditioned which could formalise the routing for the HGV's, times for delivery and the like.

The **applicant's agent** has sent an item of correspondence to all members of the Planning Committee prior to the site visit. A summary of the points made is as follows:

- The applicant has always acknowledged that as a result of the historic uses of the site further remediation and enabling works will be required.
- Any genuine information regarding the site history and ground conditions is welcomed to inform the further work that will be required.
- This planning application presents Members with the opportunity to address any issues caused by contamination by way of further ground investigations and site remediation.
- Granting planning permission would result in any issues associated with the existing ground conditions at the site being resolved whereas refusal would result in no change to the current situation/ground conditions.
- The proposal includes the provision of a linear park within which a public footpath would connect the dwellings to Eccleshall Road.
- Evidence has been provided previously to demonstrate that the application site is accessible.
- The proposed footpath connections to and from the site and Loggerheads would enable members of the local community to use the open space and play facilities.
- White House Farm is some distance away and well screened from the application site by trees along Rock Lane and given the topography and vegetation, the proposed development would be barely visible from the listed building. The proposal would not adversely affect the setting of the listed building.

Further correspondence has been received from the **applicant's agent** following the Committee site visit. It is advised that there are two lollipop persons/crossing guards present at school time in the village. It is also confirmed that the applicant would support either the provision of a signalised crossing at the village centre or alternatively making a financial contribution towards highway upgrades in Loggerheads to the same value of the proposed crossing if Members would prefer funds to be used towards other improvements that the Parish Council would like.

Following the Committee site visit, a plan has been received from the **applicant's agent** showing the proposed site access, the road widening, and the provision of the required visibility splays. A plan prepared by your Landscape officers shows the trees likely to be lost as a result of the works and the visibility splays. Both will be available to view at the Committee.

One further **representation** has been received from Taywaste Consultancy, a Consultant employed by the former owner of the site. He expresses surprise that the content and conclusions of his report have been ignored in the officer's report. It is requested that the existence of the report and its conclusions be brought to the attention of members at the site visit and subsequent discussions.

Correspondence has been sent to all members of the Planning Committee providing some details of correspondence between solicitors acting for the applicant and a member of the public.

Your Officer's comments

The issues of land contamination and impact on White House Farm Listed Building are considered fully in the agenda report and it is not thought necessary to consider them again now other than to confirm that a summary of the Taywaste Report is included within the agenda report to the 5th January meeting.

The Environment Agency has advised that they are likely to submit further comments on the application and any comments received will be reported to Members in a subsequent report.

Regarding the importation of material to the site, whilst the levels information upon which these calculations are based is indicative at this stage (proposed levels are the subject of a recommended condition) the information provided by the applicant's agent appears to be a reasonable estimate of the likely number of lorry movements were such levels to be achieved. Given the period of time over which the material would be imported, it is not considered that there would be any significant adverse impact on the highway network. The County Council have not indicated to your officers that a separate planning approval would be required from them for such works, nor is that considered to be the case given that such works are an integral part of the proposed development. A condition requiring the submission of a Construction Management Plan, which would include a requirement for details of the routing of construction vehicles, is included in the recommendation section of the agenda report.

The issue of the proposed crossing to the west of the double mini-roundabout junction in the centre of Loggerheads is considered within the agenda report. The recent suggestion by the applicant's agent regarding the making of a financial contribution towards highway improvements in Loggerheads as an alternative to the provision of a crossing will be considered fully by your Officer and a further report will be given.

As previously indicated the proposed road widening and visibility splay requirements would result in the loss of a number of trees along the frontage of the site. The Landscape Development Section is satisfied that given that the majority of those trees categorised as of high and moderate quality are relatively young, replacement planting would be appropriate and therefore their loss would not have a significant adverse impact on the amenity of the area.

At the Committee site visit, it was queried whether a connection is proposed to Rock Lane. Although the application does not at present include such a proposal, it is considered that a pedestrian connection to Rock Lane could be achieved at the north eastern corner of the site and that such a connection would be desirable in improving connectivity. An additional condition is recommended requiring a pedestrian connection from the site to Rock Lane.

If members wish advice on why the correspondence between a member of the public and the applicant's solicitor is immaterial to the planning decision such advice should be given with members of the public excluded from the meeting by reason of paragraphs 2 and 5 of Schedule 12A of the Local Government Act 1972 (as amended).

The RECOMMENDATION remains as per the main agenda report with an additional condition requiring a pedestrian connection from the site to Rock Lane.