

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
29th March 2016

Agenda item 9

Application ref. 16/00174/OUT

LOCK UP GARAGE SITE OFF SUSSEX DRIVE, KIDSGROVE

Since the preparation of the agenda report, the following consultation responses have been received:

The **Coal Authority** has no objections to the proposed development, and is satisfied with the broad conclusions of the Coal Mining Risk Assessment Report, informed by the site investigation works, that coal mining legacy issues are not significant within the application site and do not pose a risk to the proposed development.

The **Highway Authority** has no objections to the development subject to conditions requiring submission and approval of details clarifying the level of garages currently occupied and to whom they are assigned to, details of alternative/ replacement parking provision, parking, turning and servicing within the site curtilage, means of surface water drainage and surfacing materials. The applicant is requested to also consider providing pedestrian visibility splays of 1.5(m) x 1.5(m) at either side of the current access onto Sussex Drive in order to improve pedestrian visibility. The ownership of the current boundary fences is unknown at this time.

They comment that the current access to the site is approximately 2.9(m) wide and therefore can only accommodate one vehicle accessing or egressing the site at any one time. The proposal to build up to 7no. 2 bedrooled residential units would result in less vehicular movement in and out of the site based on the site currently having 21no. garages along with additional hardstanding areas.

United Utilities have no objections to the proposed development provided that conditions are included on any approval to require foul and surface water to be drained on separate systems and for a surface water drainage scheme to be submitted to and approved in writing by the Local Planning Authority prior to development commencing. They would also require a prior commencement condition for submission of a sustainable drainage management and maintenance plan for the lifetime of the development.

They also state that public sewers cross the site and they may not be able to permit building over them as an access strip width of six metres, three metres either side of the centre line of the sewer. Therefore, a modification of the site layout or a diversion of the affected public sewer at the applicant's expense may be necessary, and that deep rooted shrubs and trees shall not be planted within the canopy width of the public sewer and overflow systems.

Since the preparation of the agenda report, **one representation (objection)** has been received. This is summarised below:

- The construction process will impose on the privacy of existing residents
- Japanese Knotweed is present on the site

Your Officer's comments

The issue of privacy during the construction phase is not a material planning consideration in the determination of an application, and the removal of Japanese Knotweed would be a matter for the site owner to resolve.

Notwithstanding the recommendation of the Highway Authority, some limited details of the level of occupation of the garages have been provided and it has been accepted, within the report, that there would be no issues arising as a result of their loss.

The RECOMMENDATION remains as per the main agenda report.