

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**28<sup>th</sup> March 2017**

**Agenda item     5**

**Application ref. 17/00073/FUL**

**Hazeley Paddocks, Keele Road, Madeley Heath**

Since the preparation of the main agenda report a letter of representation has been received raising the following objections;

- No neighbouring properties were consulted on the planning application;
- The planning application form states that the site is on Nantwich Road when it is in fact located on Keele Road;
- The plans which have been submitted do not fully represent the full intentions of the development of the land with 5 stables and training area indicated within the environmental study;
- The land is only 3.5 acres, with some of the area being used for residential and the remaining land is too small for anything above 3 horses and this would lead to overcrowding of the land, thus becoming ruined;
- The position of the stables at the edge of the paddock area would greatly increase pests to the neighbouring property and be unhygienic;
- The septic tank is too close to the neighbouring property and would cause a loss of amenity to the neighbouring occupiers from odour and potential leakage; and
- The relocation of the hedgerow on the front boundary would cause a loss of privacy to neighbouring properties and make neighbouring properties more visible from the road.

**Your officers comments**

The planning application has been advertised as being on Keele Road and publicity and consultations have been carried out in accordance with the Councils Statement of Community Involvement. In this case the publicity involved neighbour notification letters being sent to neighbouring properties, a site notice being erected and a notice was advertised in the local press.

For the avoidance of any doubt the application is for the conversion of the existing barn buildings to create a single residential dwelling. Whilst the Ecological Appraisal refers to a ménage and stables these do not form part of the current planning application and submitted plans. A separate planning application would be required for these developments and the issues raised by the objector can be considered when and if an application is submitted.

The location of the septic tank is a considerable distance from neighbouring properties and it is not considered that an objection can be raised in this regard. It would also need to comply with other regulations outside and additional to the planning process.

Finally, whilst the hedgerow removal has the potential to open up views of the site and neighbouring properties it is not considered that a significant impact would be caused to the local amenity.

**The RECOMMENDATION remains as per the main agenda report**