

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**20<sup>th</sup> June 2017**

**Agenda item 10**

**Application ref. 13/000266/CN06, CN07 & CN11**

**Land off Slacken Lane, Kidsgrove**

A further representation has been received on behalf of the residents of Slacken Lane since the publication of both the main agenda and the advance supplementary report. This is summarised as follows:

- The views of the Members have been ignored as the development has continued and intensified.
- Given the historical and ongoing issues that residents are faced with involving frequent flooding of the Lane residents are at pains to ensure that all relevant agencies acting or commenting on the foul and surface water drainage arrangements, as required by condition 6, put their fears to rest. The Lead Local Flood Authority (LLFA) appear to be satisfied with the infiltration data provided but there is nothing in his response the suggest that other legitimate issues raised by him have been considered and addressed. These related to more manhole covers where there are changes of direction to improve flow to the soakaways and reduce the chance of siltation and blockages and the maintenance of the systems by the new home owners.
- Visitation by sewage specialists have identified that a connection to the foul sewage system on Slacken Lane as it joins Pickwick Place as identified in the information submitted to satisfy condition 6 is not possible. The connection, according to the specialist, must be done further up in Pickwick Place and would necessitate a private pumping station.
- The photograph provided by the developer in respect of condition 7 shows that Slacken Lane has been cleared to within 1m of the existing hawthorn hedge to No. 17 Slacken Lane and approximately 60cm of the younger hawthorn hedge on the other side which shows that there is very little room for further enhancement of the width. The condition requires the widening to 6m it is currently 3.5m wide.
- Although there has been some filling in of ruts by the developers on the section of the access owned by Lawton Estates this has washed away. No remediation works have been done to the Slacken Lane itself.
- The Landscaping and Tree Protection Plan is inaccurate in that it doesn't show the 15 trees that are there. The embankments and the trees should not be removed.
- There are discrepancies between two of the submitted plans. The turning point for the refuse vehicles proposed as the solution for condition 11 is shown on plan for condition 7 as the drive for the fifth bungalow. A modified plan that has been submitted to address this has reconfigured the placement of the drive to the 5<sup>th</sup> bungalow in order to make the turning head viable. The Waste Management, as a result have assured residents that this will ensure that all waste receptacles will continue to be collected from both Slacken Lane and the development site. It is hoped that this is an assurance that has the full agreement of the Council and its elected Members.

Officer comment

As indicated in the first advance supplementary report the LLFA have confirmed that information has been provided that addresses all their outstanding queries including those relating the management of the drainage system.

As previously reported the foul drainage details that have been submitted are considered to be acceptable by the relevant consultee, United Utilities, as such there is no basis upon which the details can be refused. If the residents are correct and foul drainage cannot be provided in

accordance with the details provided the developer will need to submit an amended drainage scheme for consideration and approval.

Plans have been submitted showing the widening of Slacken Lane to 6m as required by condition 7 of the planning permission. Such widening will in part need to be undertaken using a no-dig method of construction to ensure the retention of the 15 trees that the residents refer to. It is not necessary for the 15 trees to be shown on the plan and any decision issued will confirm that there is no approval for their removal.

Upon reflection it is considered that the comments of the Landscape Development Section as reported in the first advance supplementary report could be misinterpreted. Therefore for the avoidance of doubt please note that their advice is that no excavations should be undertaken within the Tree Protection Fencing are unless it has been demonstrated that this can be done in a way that avoids tree roots. Excavations can be undertaken within the 'no-dig' ground protection area provided that they are undertaken using the no-dig method of construction as detailed within the submission.

Condition 7 does not specify that remediation works should be undertaken on Slacken Lane and therefore whilst the residents' comments in this regard are noted they are not material to the determination of this condition application.

Whilst not within the written representation hereby reported the residents have question where the new hawthorn hedge, as referred to in the section of the main agenda report that considers condition 7, is going. This has highlighted a minor error in the report. A hawthorn hedge is not proposed to be planted, as indicated within the report, the intention is for an existing, newly planted, hawthorn hedge to be retained. The comments of LDS remain unchanged as a result of this correction.

The modified plan showing the turning head that the residents refer to demonstrates that a turning head and suitable parking for all the permitted properties can be provided.

The recommendations remain as set out in the first advance supplementary, with a minor amendment to recommendation (b) to improve clarity, as follows:

## **RECOMMENDATIONS**

- (a) Approve the drainage details provided with application 13/00266/CN06 as acceptable and satisfying the requirements of condition 6 of planning permission 13/00266/FUL.**
- (b) Approve the proposed Slacken Lane widening and resurfacing details provided with application 13/00266/CN07 (including the provision of a new hawthorn hedge adjoining the widened Slacken Lane) as acceptable and satisfying the requirements of condition 7 of planning permission 13/00266/FUL subject to the requirement that Tree Protection Fencing is provided in the position shown on a plan; that all excavations works are carried out outside of the Tree Protection Fencing unless it has first been demonstrated that this can be done without damage to tree roots; and that 'no-dig' ground protection is undertaken in the identified area.**
- (c) Approve the waste and recycling details provided with application 13/00266/CN11 (including the plan identifying on-site turning head and parking for all properties) as acceptable and satisfying the requirements of condition 11 of planning permission 13/00266/FUL.**