

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

24th May 2018

Agenda item 6

Application ref. 18/00062/FUL

Lodge Farm, Newcastle Road, Talke

Since the preparation of the main agenda report additional tree impact and retention report information (including revised plans to avoid tree root damage in the area of the proposed manege) has been submitted along with a historical coal mining hazard risk assessment report.

In response the **Landscape Development Section** have assessed the tree impact information provided by the applicant and no longer object to the scheme given that the revised layout avoids all trees worthy of retention and as a consequence they have no objections subject to conditions requiring:-

1. The submission of a tree protection plan for the construction phase of the scheme.
2. The submission of a landscaping scheme, including tree, hedgerow and shrub planting, to integrate the scheme into its surroundings, its approval and implementation.

Your Officer's comments

With respect to tree impact concerns, the application, taking into account associated ground level changes in the area of the manege, now demonstrates that mature visually significant trees (worthy of retention & forming a valuable contribution to the character of the area and local landscape) will not be harmed or removed as a result of the development.

With respect to the assessment of risks posed from historical coal mining activity in this location – which is identified as a high risk area, the **Coal Authority** have been consulted on the new information provided by the applicant. They have yet to provide further comment. They have until the 30th May to do this. However it is anticipated their revised formal comments will be received in advance of the Committee. A further verbal update will be given if these comments are received.

In light of the information submitted by the applicant previous concerns to harm arising from tree loss have now been properly addressed. Overall the proposal whilst involving an element of inappropriate development within the Green Belt – the change of use of land to the keeping of horses – is considered acceptable as it would neither harm the openness of the Green Belt, or the purposes of including land within it nor would it now involve any other harm. Very special circumstances are considered to exist. The appearance of the scheme in landscape terms, the impact on trees, highway safety and to neighbouring residential amenity would all be acceptable subject to certain planning conditions. Confirmation is still required from the Coal Authority to support the positive conclusion that the risks to human safety arising from historical coal mining have been properly investigated, established and can be successfully mitigated. Kidsgrove Town Council are also entitled to have the opportunity comment upon the revised layout, but there are grounds to anticipate that they will have no such further comments

The RECOMMENDATION is altered to the following:-

A. That subject to there being no objections to the Planning Authority from the Coal Authority received by the 30th May and from Kidsgrove Town Council by 12th June, which cannot be addressed by appropriate conditions, delegated Authority be given to the Head of Planning to :-

PERMIT the application subject to conditions relating to:-

1. Time limit.
2. Plans.
3. Materials.
4. Tree protection measures.
5. Approval of a landscaping scheme.
6. External lighting levels.
7. Provision for the storage and disposal of stable waste.
8. Horse boxes, trailers and vehicles associated with the use of the site for a stables and manege shall not be moved on the shared access driveway between the hours of 10.00pm and 08.00 on any day.
9. Provision of the submitted parking and turning area and its retention for the lifetime of the development.
10. The development shall be restricted to a maximum of 9 horses.
11. The proposed manege shall only be used by horses which are stabled at the site.
12. Any conditions recommended by the Coal Authority or otherwise to deal with historical coal mining risk.

B. In the event of objections from the Coal Authority being received by the 30th May, which cannot be addressed by appropriate conditions, that delegated authority be given to the Head of Planning to REFUSE the application for the following reason:-

1. The application fails to demonstrate that the risks to human safety arising from historical coal mining are properly understood or can be properly safeguarded against.

C. In the event of objections being received from Kidsgrove Town Council by the 12th June, which cannot be addressed by appropriate conditions, the application be referred back to the Planning Committee for reconsideration.