

The above application is for full planning permission for the demolition of existing buildings, the erection of 97 houses and 2 bungalows, access, parking and amenity space at land off Meadow Way, Baldwin's Gate.

The application will come before the Planning Committee for determination in due course.

RECOMMENDATION

That Members agree to hold a Planning Committee site visit in connection with this application on the Thursday evening before the date of the Planning Committee to which the application will be reported

Reason for recommendation

The particular circumstances of this application, namely the potential impact on Chorlton Moss Local Wildlife Site, are such that it is considered appropriate to recommend that a site visit be held by Members before the application is considered at a later date.

Relevant Issues

Chorlton Moss Local Wildlife Site, which is one of two raised bogs in Staffordshire, lies to the south of this site and part of the proposed public open space which includes a Sustainable Urban Drainage feature would be within the Moss. Given the very unusual nature of this situation, it is considered that it would be helpful for Members and assist them in the decision making process for a site visit to be arranged at this stage, before the application comes to the Planning Committee for consideration.

It is envisaged that the site visit, if agreed to by the Committee, in addition to visiting as usual the application site itself, its immediate surrounds, and viewing the access points between the site and the main highway network, would include a visit to the Local Wildlife Site itself although details of the site visit arrangements have not yet been determined or agreed with the landowners involved. The Chair would be consulted upon those detailed site visit arrangements which would be drawn up in consultation with the applicant, representatives of the owner of the Moss, and a representative of the Baldwins Gate Action Group/Whitmore Parish Council. The site visit would be conducted in accordance with the Committee's approved site visit protocol.

Members are reminded that it is the policy of the Committee that only those Members of the Committee or their substitutes who have attended the site visit are able to take part in and vote on the determination of applications which have been the subject of a site visit.

In light of Members' preference in relation to the Keele Campus applications to have a report on those applications prior to visiting those sites, the proposed date for the site visit is as yet unknown but the intention is that it would be the Thursday evening before the date of the Planning Committee to which the application will be reported (assuming there to be sufficient daylight for the effective and safe conduct of the site visit). Although the position is not yet certain it is currently anticipated that a report will be prepared on this application for the 20th June Planning Committee, in which case the site visit will be likely to be on Thursday 15th June at 6.15pm. This date is part of the programme of suggested dates upon which the Planning Committee visits will be held during the 2017/18 municipal year that are for consideration elsewhere on this agenda.

The decision on whether to hold such a visit is one for the Committee to make. Members should be aware that a quantity of visual material exists that could be used to demonstrate site features at a Committee meeting.

Details of the application submission, the consultation responses and representations received to date are available to view via the following link

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/16/01101/FUL>

Background Papers: Planning files
Date Report Prepared: 10th May 2017