

Supplementary Information

The following information was verbally reported to the Planning Committee at its meeting on 23rd May 2017

**Agenda Item 10 Application Nos. 13/00266/CN06, CN07 & CN11
Land off Slacken Lane, Kidsgrove**

With respect to application 13/00266/CN06 (which relates to drainage matters) **United Utilities** have now approved connection of the development to public sewer. Further comments of the **Local Lead Flood Authority** on the proposed use of surface water soakaways have been received. They continue to have concerns that the information required to demonstrate that soakaways will work has still not been provided (connection into a culverted watercourse having already been ruled out as impracticable) has still not been provided. Whilst the authority could consider refusing the application on this basis it has to be acknowledged that the applicant appears to be unaware of this very recent exchange of correspondence with the LLFA and in these circumstances bearing in mind that the application has only been with the authority for 4 weeks, allowing the applicant some further 4 weeks to resolve this matter by **deferring** a decision would be appropriate. That accordingly is now the recommendation with respect to application 13/00266/CN06

With respect to **application 13/00266/CN07** (which relates to the approval and implementation of the widening and making up of Slacken Lane, as was indicated in the supplementary report the **Highway Authority** consider the submitted details to be acceptable. However the **Landscape Development Section** have expressed some concern about the proposal to widen the access to 6 m given that this would result in the loss of existing verges and may have an impact on adjacent ornamental trees and hedgerows, and on trees that overhang (the access) from a neighbour's property. Furthermore they point out that the position of the 6 m (wide) route is not made clear on the submitted information. For the above reasons they seek additional information including a tree survey, an arboricultural implications assessment and a plan showing retained trees and their Root Protection Areas. They also recommend that the LPA should require compensatory landscaping. The applicants have had no opportunity to respond to these comments which have only very recently been received and it is considered appropriate that they should be given such an opportunity. For this reason the recommendation now is a decision on this application be **deferred**

With respect to application 13/00266/CN11 as indicated in the supplementary report there have been discussions directly between the applicant and the Waste Management Section. From copy correspondence received it would appear that there has been general agreement as to the proposed arrangements although details in the form of a plan showing an amended turning head have not yet been submitted. If members are content on that basis **delegated authority to approve this application upon receipt of those satisfactory details is now sought**. If for some reason satisfactory details have not been received then the matter would be brought back to the Committee for decision

In conclusion the recommendations now given are as follows

Application 13/00266/CN06 – that the Committee defer its decision to enable the applicant to respond to the latest comments from the LLFA

Application 13/00266/CN07 – that the Committee defer its decision to give the applicant an opportunity to respond to the latest comments from the Landscape Development Section

Application 13/00266/CN11 – that the Committee give your Officer delegated authority to approve this application provided satisfactory details are now received following the meetings between the Waste Management Section and the applicant. In the event that such details are not received by 8th June the matter be brought back to the Committee for reconsideration