

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**24<sup>th</sup> April 2018**

**Agenda item**     6

**Application Ref. 18/00066/FUL**

**Imperial Works, Coalpit Hill, Talke**

Since the preparation of the main agenda report the views of the **Highway Authority** (HA) have been received and this resulted in the applicant submitting further information for consideration.

The written comments of the HA have not yet been received in response to the further information that has now been submitted, but discussions have taken place with them. The HA advise that whilst the applicant has addressed some of the issues they initially identified, they still consider that there are significant concerns with the proposed development. Most notably details of the areas of storage, servicing, turning and staff / visitor parking have not been provided. Information with regards to the relocation of the bus stop has also not been provided. Furthermore, the access design has been revised and the Stage 1 Safety Audit does not reflect this. The gates proposed are also not positioned in an appropriate location and HGV's would obstruct the highway if waiting to access the site.

On this basis HA have indicated they maintain that the application still does not provide adequate information for them to remove their objection from a highway safety and transport perspective.

Three further letters of objection have also been received, one accompanied by a series of photographs, which seek to demonstrate the existing highway safety problems caused by the business on the adjacent site and problems in the area. The further objections set out the following additional concerns;

- The volume of traffic be increased in the area,
- Mud and debris on the highway is a concern,
- Who will enforce against any breach of conditions?
- HGV's would need to stop on Coalpit Hill to access the site and may have to reverse into the site,
- Employees regularly arrive at Imperial Works at 5.30 am,
- How can a 2 metre fence reduce noise impact on residential properties,
- The visual impact of the proposals cannot be addressed by conditions,

Officer Response

The applicant has sought to respond to the matters raised by HA but key information is still missing and significant concerns of the proposed development and the impact on highway safety remain. In particular your officers have concerns that there is no suitable location for the relocation of the bus stop and the submission does not demonstrate otherwise. The loss of a bus stop would be detrimental to the sustainability of the area.

Other information is still required before the proposed development can be considered acceptable. Without this information your officers consider that it has not been demonstrated that the development is acceptable and will not result in severe highway safety implications contrary to the guidance and requirements of the NPPF.

The objections and concerns detailed within the additional representations received are noted. Any conditions imposed on any planning permission can be monitored and it is

considered that conditions to control the impact on neighbouring residential amenity levels meet the appropriate tests. Any breach of the conditions will be investigated and appropriate action, including formal enforcement action and prosecution, can be taken if it is expedient to do so.

**The RECOMMENDATION is amended as follows;**

**Refuse for the following reason;**

**1. In the absence of the following;**

- **Details of the areas of storage, servicing, turning and staff / visitor parking;**
- **Bus stop relocation information;**
- **A further updated stage one road safety audit; and**
- **A revised location of the proposed gates.**

**the application has failed to demonstrate that the proposed development would not lead to significant highways safety implications for users of the highway, including pedestrian safety, which would be contrary to the guidance and requirements of the NPPF.**