

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

14th August 2018

Agenda item 4

Application ref : 17/01004/REM

Land adjacent to Rowley House, Moss Lane, Madeley

Since the agenda report was written a number of items of further correspondence have been received and the Committee's site visit has taken place on the 9th August

In terms of representations 4 further letters of objection have been received, two of which are from **Ward Councillor Gary White**. He particularly expresses concern about the position of the house on plot 22 which he considers to be overdevelopment and requests that the Committee should refuse the application on the basis that the detrimental and adverse impact on the existing properties now far outweighs the benefits of the proposal. He has also submitted a number of photographs which show standing water on the site and he indicates that there is a genuine concern that the flooding aspect (of the site) is not being taken sufficiently into account in the process.

The other two representations include the objections as already summarised in the report and focus on the issue of the question of surface water drainage (and further photographs of the site with standing water are provided). They assert that the level of large scale excavation and drainage work that would be required to pump away the surface water in a manner that satisfies United Utilities and Network Rail would involve major drilling and consequential vibrational damage both to The Bridle Path properties and the West Coast mainline. It is also asserted that the development makes a limited contribution in terms of the provision of the amount of affordable housing; and that high value properties on a development in the vicinity are not selling, which they say is evidence of a lack of need. They ask that concerns raised by local residents are seriously addressed. Other points made include parking issues around the surgery, a concern that there may be harm to protected trees, and that the development may proceed but then stall because of unanticipated costs associated with dealing with the surface water issue.

In relation the issue of the handling of surface water in the development, it was well known at the time when the outline planning permission was granted that at times the site had standing water upon it, and that it would appear continues to be the case. Advice was taken from the relevant authorities at that time (the Environment Agency) and a suitably worded condition was attached to the outline planning permission requiring before the development commences a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, to be submitted to and approved in writing by the Local Planning Authority.

Whilst the applicant has been seeking to demonstrate that the proposed layout is compatible with an acceptable drainage strategy, they have been frustrated by unsuccessful attempts to survey by camera the existing surface water drains that traverse the site and to which surface water from Moss Lane is lead and that from the site south towards the Network Rail land. These drains are blocked which means that they cannot survey (and which may well at least in part explain why there is standing water on the site.) The drain across the site almost certainly would be replaced and upsized as part of the development (increasing the retention capacity to address the provision of additional hardsurfaces which development inevitably involves). The applicants are now awaiting information from Network Rail, in order to satisfy the Local Lead Flood Authority. Whilst a number of members of the public have drawn attention to the fact that there is sometimes standing water on part of the site, as the agenda report indicates whilst the LLFA has not been able to confirm that the submitted layout is compatible with an acceptable drainage strategy, details of the drainage strategy are not

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required to be submitted as part of this application for the approval of the “reserved matters” - of internal access arrangements, layout, scale, external appearance, and landscaping. Were approval to be granted for this reserved matters application the condition would still need to be discharged, and if it eventually turned out that a different layout was required, then that too would need to be the subject of a new alternative application.

Turning to the other matters raised in the further representations they are all addressed in the agenda report.

Members are reminded that Outline planning permission exists for this development so those representations which seek to raise issues of principle cannot be a basis for refusal of the application

A number of matters were raised by members of the Committee during the course of the site visit. An additional cross section (between plot 29 and the nearest bungalow) is in the course of being provided and the sectional details shown to the Committee on site are being further annotated to show the additional information requested by Committee members during the site visit. This drawing should be available by the time of the Committee meeting. Similarly the submitted detailed landscaping drawing is again available to be shown if that is what members wish to see.

In terms of the relationship that would be created between the properties on The Bridle Path and those within the new development (a relevant material consideration in the determination of this application), members will have had the opportunity to see the position on site and your attention is drawn to the cross sectional details (4 will be available by the time of the meeting). The appropriate measure against which to judge their acceptability is the Council’s adopted Supplementary Planning Guidance on Space about dwellings and it is again confirmed that the distances and relationships achieved comply with such guidance. The report in section 3 considers this matter in greater depth.

The recommendation remains as per the main agenda report one of approval subject to the conditions as listed.