

FORMER SEVERN TRENT WATER SITE, HAREWOOD STREET, TUNSTALL, STOKE-ON-TRENT
LAND RECOVERY LIMITED

SOTCC ref 65226/FUL (NuIBC ref 348/272)

The Borough Council has been consulted by the City Council on an application for a temporary permission (7 years) for groundworks (retrospective), a change of use of the site from a water treatment works to open storage depot (B8 storage distribution), the erection of containment areas and the formation of associated hardstanding, landscaping and infrastructure.

The site is located within the Stoke-on-Trent Outer Urban Area as indicated on the Local Development Framework Proposals Map.

For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the City Council by no later than 24th June.

RECOMMENDATION

That the City Council be informed that the Borough Council has no objections to the proposed development subject to any appropriate conditions that the City Council deem necessary, with particular regard to highway matters and air quality.

Reason for Recommendation

The supporting information indicates that the development will not affect the interests of the Borough by virtue of highway impacts, air quality or noise.

Key Issues

As indicated above, the Borough Council has been consulted by the City Council on an application for full planning permission for the change of use of the site from use as a former waste treatment works to B8 open storage use to support the aggregates recycling facility on adjacent land (the site known as “the Chemical Lane site”). Planning permission is requested on a temporary basis for a period of seven years.

The site area is 5.7ha. The boundary between the Borough and the City lies to the west of the application site on the other (Western) side of the West Coast Main railway line.

The Borough Council has been asked for its views on this proposal – the City Council being the Planning Authority. The only considerations are the issues which might affect the interests of the Borough. Such issues do not include a consideration of the principle of the development, however highway impacts and environmental matters are issues that potentially affect the interests of the Borough and are considered below.

Impact on the highway network

The site will continue to be accessed via the existing access point in the north-west corner of the site.

The Transport Assessment that accompanies the application concludes that the proposed B8 open storage use at the site can suitably be accommodated on the surrounding highway network. Furthermore, the access point and internal circulation routes would provide suitable space for access/egress and manoeuvring of vehicles in a safe and efficient manner. It is stated that given the limited number of HGV movements associated with the B8 open storage operation, there would be no material impact on the local highway network. It goes on to state that in time, once the recently implemented rail infrastructure on the adjacent Chemical Lane site is more established, the majority of materials will be moved to/from the site via rail further reducing the reliance on the local highways infrastructure.

The proposal does not, therefore, raise any highway safety concerns that could affect the interests of the Borough.

Environmental Issues

Assessments have been submitted in respect of air quality, dust and noise impact. The assessments conclude that the proposed change of use would not result in any adverse environmental impacts.

In light of these conclusions, it is not considered that the development would result in any environmental impacts on the Borough.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP2: Stoke-on-Trent Outer Urban Area Spatial Policy
Policy CSP9: Comprehensive Area Regeneration

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\)](#)

[Planning Practice Guidance \(PPG\)](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

Relevant Planning History

Permission has been granted for the following developments on the site:

51067/REN	Renewal of planning permission ref. 47686 (employment area) – Approved 2011
SOT/47686/OUT	Employment Area comprising B1 offices and workspaces, B2 industrial units, B8 warehousing, leisure facilities, open space and associated footpaths and landscaping (subject to variation of conditions attached to planning permission ref. SOT/42894) – Approved 2008
SOT/42894/OUT	Employment area (Classes A3, B1, B2, B8 and D2) and associated highways, footpaths and landscaping works (outline) – Approved 2007

Applicant's Submission

The application is supported by a number of documents as follows:-

- Transport Assessment
- Travel Plan
- Flood Risk assessment
- Coal Mining Risk Assessment
- Noise impact Assessment
- Dust Risk Assessment
- Ecological Impact assessment
- Heritage Impact Assessment
- Phase 1 Geo-Environmental Investigation

All these documents are available to view on Stoke City Council's website <https://planning.stoke.gov.uk/online-applications> using the City Council reference 65226/FUL.

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

3rd June 2020