

**LAND AT RAVENSDALE, CHEMICAL LANE, TUNSTALL**

**S.TAFFORDSHIRE WASTE LTD**

**SOTCC ref 64513/FUL (NuIBC ref 348/268)**

The Borough Council have been consulted by the City Council on an application for a change of use from a use as a former recreation ground to use as a B8 open storage depot, erection of security fencing and gates, formation of hardstanding, parking, landscaping and associated 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 14<sup>th</sup> October.**

**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 amendments to an application for full planning permission for a change of use from a use as a former recreation ground to use as a B8 open storage depot, erection of security fencing and gates, formation of hardstanding, parking, landscaping and associated infrastructure.

It would appear from the submission that the site is already being used for the storage of rail-related materials for, amongst others, Network Rail and HS2 Ltd. The materials are currently brought into site by road, however, upon re-activation of the railway sidings on the adjacent Chemical Lane site, materials may also arrive by rail.

The site area is 5.8ha. The boundary between the Borough and the City lies to the west of the application site.

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.

The response of the Borough Council to the initial consultation was that it had no objections to the proposed development subject to appropriate conditions that the City Council deemed necessary, with particular regard to highway matters and air quality.

**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.

A Transport Assessment has been submitted which considers the movement of plant, machinery and materials between three sites on Chemical Lane which are operated by Land Recovery Group, which the applicant is part of, and are inextricably linked. It acknowledges

that there are scenarios where materials are received at one site and exported from another. The Assessments suggests a condition that the operator monitors the number of HGVs in a log of arrivals and departures to the site which could be shared with the Council. It goes on to state that junctions within the vicinity of the site would not be significant and the development would not materially affect the operation of the strategic road network.

Assuming that the Transport Assessment and its conclusions are accepted by the relevant Highway Authority it considered that the proposal does not 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:

59353/OUT	Outline permission for a 165,000sqft B8 warehouse, storage and office development – Approved 2017
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 which are available to view on Stoke City Council's website <https://planning.stoke.gov.uk/online-applications> using the City Council reference 64513/FUL.

### **Background Papers**

Planning Policy documents referred to  
Planning files referred to

### **Date Report Prepared**

1<sup>st</sup> October 2020