

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
30th March 2021

Agenda Item 8

Application Ref. 20/00971/FUL

2 Newcastle Road, Madeley

Since the agenda was published an **objection** has been received from Cllr. G White who comments that although the scale of the dwelling has been reduced overall, which is welcome, the amended proposal is still a much larger footprint than was approved at outline stage. Also the outline approval was for one garage only, whereas this proposal is for a double garage. This particular location is very visible in the centre of the village and the new proposal still overbears the area and the neighbouring houses.

In addition the comments of **Madeley Parish Council (PC)** have been received on the amended plans. The PC acknowledges and welcomes that the scale of the development has been reduced from a 3-storey to a 2-storey dwelling. However the amended proposal is still a larger footprint than the original approved outline application. It also notes that the original approval was for one garage and not a double garage. A single garage would be more in keeping with neighbouring properties. The PC still has grave concerns about the proximity of access to the well used adjacent bus stop on New Road, also being directly opposite The Madeley Centre and Lea Court. This is a busy junction-especially at the beginning and end of the day, when the road is a short cut to and from the main Crewe Road and anticipates potential pedestrian/vehicle conflict around the bus stop area.

Officer Comments

The report addresses the issue of the design of the development and its impact on the street scene. It is acknowledged that the proposal has a larger footprint than that approved when outline planning permission was granted, however it is considered that it is of an acceptable scale and massing in this location.

The Highway Authority views have been sought on the amended access details but they have not responded by the due date. As indicated within the report outline planning permission has been granted on this site for a single dwelling and the access now proposed for the current application is in the same place and of the same width as that previously approved. As the Highway Authority did not object to the outline planning application it is anticipated that they would have no objection to the currently proposed access arrangements.

The RECOMMENDATION remain as set out in the main agenda report.