

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**20<sup>th</sup> July 2021**

**Agenda item 6**

**Application ref : 20/01045/FUL**

**Address Peak Pursuits, Nantwich Road, Audley**

Since the publication of the main agenda report, the applicant has submitted further information to support their planning application, and a further objection from the Community Centre has been received.

The applicant wishes to highlight the previous planning consents 15/01022/FUL and 17/00260/FUL for similar storage containers at Audley Community Centre adjacent to the site. He considers the main difference between the current application being considered and the previous planning permissions is that this scheme is located within the private car park and out of view of the general public. The approved storage containers are located in the public car park adjacent to the Community Centre and are more visible.

The objection states there has been a significant increase in registered pupils at Peak education since the beginning of the year, resulting in an increase in staff, and vehicles using the Community Centre car park. Other groups using the Community Centre (such as Slimming World), have been unable to park on site. The Peak Pursuits' car park at the front of the property is restricted to certain members and largely unused. Furthermore, the area covered by containers, climbing walls and a motorhome for staff attending functions takes up a significantly larger area, (in excess of 1013sq.ft) compared with the Community Centre's containers (c.56sq.ft).

**Officer's Comments**

The applicant's comments are noted by officers. The storage containers subject of the current application are less prominent than previous approvals referred to in the applicant's comments, and as demonstrated in site visit photos.

However, officers have also had regard to the impact of the development in relation to the Green Belt designation and the setting of the Locally Important Building and Audley Conservation Area. Furthermore, as set out in the objections by the Community Centre, the storage containers and other equipment located within the existing yard at Peak Pursuits has resulted in overspill parking on the Community Centre car park.

With regard to the objections, there are clearly ongoing parking issues associated with the various uses at Peak Pursuits and the Community Centre. It is hoped that granting a temporary planning permission for the existing containers would enable the applicant to explore more suitable permanent storage arrangements, which would be both more appropriate to the character and context of the area, and would not result in a further reduction in parking provision.

A balanced view must be taken as to the suitability of the development in this location. Hence, officers recommend a temporary planning permission is most appropriate.

**The RECOMMENDATION remains as set out in the main agenda report**