

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**7<sup>TH</sup> DECEMBER 2021**

**Agenda item 8**

**Application ref: 21/01006/TDET**

**Kidsgrove Railway Station, Station Road, Kidsgrove**

Since the publication of the main agenda report the comments of the **Canal & River Trust** have been received. A summary of their comments is as follows:

- The canal cutting slope is retained in this location by a high retaining wall. It is not clear from the submitted plans how much of the site is sloping, its proximity to the retaining wall, or the height of the retaining wall adjacent to the site though it appears to be significant.
- The failure of the canal cutting slope in this location would be detrimental to the safe operation of the navigation.
- Consideration of the foundation arrangements will be needed to assess land stability and the suitability of development with regard to ground conditions.
- These are material planning considerations as set out in the NPPF.
- The canal and towpath will need to be protected during the works, particularly from falling debris and silty runoff.
- For these reasons the proposal has the potential to detrimentally affect the structural stability of the canal's infrastructure.
- The proposal would have some visual impact on the Conservation Area.

Officer response

While it is the case that the NPPF states that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination, this is not an application for planning permission. It is an application for a determination as to whether prior approval is or is not required for the siting and appearance of the development and if prior approval is required, a determination as to whether it should be granted.

The Local Planning Authority is only able to consider the visual impact of the proposal in terms of its siting and design and therefore the impact of the installation on the structural stability of the canal's infrastructure cannot be considered. This is a matter for the Canal & River Trust to raise with the applicant.

The impact of the development on the Conservation Area has been considered in the agenda report and given the existing development at the Station, it is not considered that the proposal would have any adverse impact on its character and appearance. The Council's Conservation Officer has no objections to the proposal.

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