

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
29th March 2022

Agenda Item 12

Application Ref. 22/00061/FUL

The Nook, Newcastle Road, Madeley

Since the publication of the main agenda report the agent of the application has written in to express disappointment about the following wording which is set out in the officer's report at the section that relates to the proposed direct access onto Crewe Road:

"it could be argued that visibility would be slightly improved"

The agent of the application wishes to clarify that the submitted drawings demonstrate that the proposed visibility will be improved from 3m to 19m to the east and 31m in the west direction, which is respectively a 600% and 1000% improvement. They do not therefore feel that this the officers wording accurately reflects the magnitude of the proposed improvements.

Comments in support of the application have also been received from Cllr Gary White, who acknowledges that whilst the proposed new access does not meeting current legislative requirements, it is in fact safer than the existing access arrangement which has a restricted view due to the position of a brick wall which runs adjacent to the boundary of the Meadows Primary School. Cllr White asks that members of the committee examine the photos of the application site and take these into account in the prior to making any decision on the application.

Officer response

The comments submitted of the agent are considered to be accurate and are not disputed, and it is accepted that the visibility splays from the proposed access directly onto Crewe Road are far greater than those from the existing access arrangement.

However taking into consideration the objections received from the Highway Authority and the fact that the existing access arrangement has been in use for a number of years, it is considered, on balance, that the current arrangement is preferable to the one set out in the application.

The RECOMMENDATION remains as set out in the main agenda.