

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**4<sup>th</sup> January 2024**

**Agenda Item 5**

**Application Ref. 23/00891/DEEM3**

**Car Park, Meadows Road, Kidsgrove**

Since the publication of the main agenda, a revised National Planning Policy Framework (NPPF) has been published. The changes made to the NPPF are not relevant to the determination of this application, however a number of paragraph numbers within the agenda report are no longer up to date. The updated paragraph numbers which refer to the latest version of the NPPF are summarised below.

- Paragraph 126 is now paragraph 131
- Paragraph 130 is now paragraph 135
- Paragraph 134 is now paragraph 139

Comments have also been received from **The Canal and River Trust** who have confirmed that they raise no additional points beyond those submitted under the original application (23/00638/DEEM3). These comments are summarised as follows;

- It is recommend that the LPA ensure that the submitted documentation agrees on whether the trees on site are to be removed or not, and therefore if mitigation planting is required.
- It also recommends that the LPA should give consideration to the need for an ecology report to show whether the demolition of the existing garage will affect any roosting bats or nesting birds in the buildings.
- Further to the above it is recommended that the LPA consider if surface water disposal and CEMP conditions are necessary for this proposal, and if they are found to be, that the protection of the canal is included within the reasoning.

The **Highway Authority** have also now provided comments raising no objections to the application subject to conditions. These conditions include details of signage for the one-way access system and the revised access being provided in accordance with the approved details. An informative is also recommended.

**Officer Comments**

Whilst the Canal and River Trust have recommended that the LPA consider the requirement of an ecological report to be submitted in support of the application, given that the proposal would only result in the removal of four small trees which have limited ecological value, and the demolition of a sealed building that has no openings which could be utilised by bats, it is not considered reasonable to request an ecological report in this instance.

A condition will be used however to require a hard and soft landscaping scheme to be submitted in support of the application to ensure that replanting takes place to mitigate the loss of the trees from the site.

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In addition to the above, a Demolition and Construction Environmental Management Plan will be secured through a condition. Subject to these conditions it is considered that the comments of the Canal and River Trust have been addressed.

Turning to the Highway Authority, the recommendation for the signage scheme can be appropriately integrated into the condition for the revised access details as set out within the main agenda report, and as per the previous approval for the scheme. On this basis it is therefore considered that the comments of the Highway Authority have been appropriately addressed.

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

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