

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
20 May 2025

Agenda Item 5

Application Ref. 24/00915/FUL

Land and Garages, Brieryhurst Road, Kidsgrove

Since the publication of the main agenda report, Officers have measured the pergola on site and can confirm that the dimensions accord with the amended plans.

The Environmental Health Division has considered the submitted external lighting details and has requested additional information in accordance with the guidance of the Institute of Lighting Professionals.

The applicant has conducted percolation tests at the site to find a suitable location for a soakaway. Drainage has since been installed which is designed to divert surface water and reduce the risk of flooding to neighbouring properties. Repairs have also been carried out to the damaged gutter on the pergola and rainwater from the structure will be diverted to a storage tank.

For the avoidance of doubt, the recommended hours during which the containers may be accessed are as follows:

8am – 6pm Monday – Friday
8am – 5pm Saturday
Sundays and Bank Holidays at no time

Officer's comments

It is considered that appropriate lighting details can be agreed through the imposition of a condition. Notwithstanding that the submission of drainage details is not a requirement for applications of this nature, it is considered that the installation of drains on the site and the repairs to the guttering on the pergola will reduce the likelihood of any runoff to neighbouring properties.

Recommendation

The recommendation is amended as follows:

PERMIT subject to conditions relating to the following matters: -

- **Approved plans**
- **Approved materials**
- **Consent limited specifically to that applied for**
- **Limitation of hours of access to containers**
- **No outside storage**
- **Installation of signage controlling the traffic**
- **Limitations on delivery of containers to the site**
- **Details of external lighting**