

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
14th January 2026

Agenda Item 4

Application Ref. 25/00661/FUL

Baldwin's Gate Farm

It is necessary to correct an error in the main agenda report which states that the applicant wishes to amend the wording of Condition 6 as follows:

No greater than 100 dwellings hereby permitted shall be occupied until the access roundabout has been provided in accordance with Drawing No. T21558 001 Rev C, and no greater than 100 dwellings hereby permitted shall be served from the construction and first phase development access as shown on Drawing T21558.016.

The construction and first phase development access, as shown on Drawing T21558.016, shall be stopped-up to traffic on completion of the access roundabout, with the hedgerow and footway along the site frontage reinstated accordingly.

No greater than 100 dwellings hereby permitted shall be occupied until junction improvements have been undertaken for the following junctions:

- *A51 Stone Road / A53 Newcastle Road Priority Junction as shown on Drawing T21558 006 Rev A*
- *A51 Nantwich Road /A53 Newcastle Road (N) Priority Junction as shown on Drawing T21558 007.*

This is incorrect as it is not proposed to amend the trigger for the provision of the roundabout or the limit on the number of dwellings to be served from the construction and first phase development access. It is only the trigger for the carrying out of the junction improvements that is proposed to be varied from occupation of 50 dwellings to 100 dwellings.

Recommendation

The recommendation remains as set out in the main agenda report.