

SOUTHERN PLANNING COMMITTEE – 1st FEBRUARY 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5848C

LOCATION

35 WOODSIDE AVENUE, ALSAGER, STOKE-ON-TRENT-CHESHIRE

UPDATE PREPARED

Ward Member Comment

Ward Councillor Martin Deakin has requested the following be read out at Committee

Dear Members of the Southern Planning Board, Thank you allowing me to call in this application on behalf of a resident's request. Unfortunately I can't attend today due to other commitments, however I would ask that the members present go against the officer's recommendation and refuse this application on the following grounds.

Not only is it contrary to section 6 paragraph 48 of the NPPF, but also the entrance and exit is on a narrow track which cannot take two sides of traffic and this can only be solved by widening the narrow track.

As well as this, the application is for a two bedroom dwelling, however there is insufficient space for off street parking and insufficient car parking spaces within the garden.

Finally, there is also a loss of amenity space and gardens in residential areas are not classed as brownfield. These are worthy of protection and I believe that this application will be detrimental in doing so.

I realise that this may seem a comparatively small application, however I worry that a trend will set in whereby residents making a request to build a dwelling in their garden will almost certainly be granted permission every time and, given that Alsager is already seeing various other applications approved, I believe that this is a genuine concern.

Officer comment

The Councils Highway Engineer is satisfied with the parking and access arrangements subject to condition requiring the footway to be widened.

Whilst the proposal would result in the loss of part of the existing garden area of No.35 Woodside Avenue, there is no local policy which restricts the use in this way.

Finally the proposal would provide the 65sqm of garden area as recommended by the SPG (Provision of private open space in new residential developments). The proposal therefore accords with adopted policy.

With regard to setting a trend, as referred to by Cllr Deakin, Members will be aware that each application is treated on its own merits having regard to policy and material planning considerations when that application is submitted.

No change to initial recommendation.

RECOMMENDATION

APPROVE subject to the following conditions:

And the following conditions:

- 1. Standard time 3 years**
- 2. Approved Plans**
- 3. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays**
- 4. Submission and approval of details of materials**
- 5. Landscaping details including boundary treatment to be submitted and approved**
- 6. Implementation of landscaping**
- 7. Submission of a noise assessment**
- 8. Provision of an electric vehicle charging point**
- 9. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.**
- 10. Submission and implementation of footway works**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.