

Planning Committee – Tuesday 28th November 2023

Update Report of the Head of Service

This Update Report has been checked on behalf of Legal Services by John Teasdale

Item 5.1

Application No: P/2022/01349

Former Uttoxeter Household Waste Site, Pennycroft Lane, Uttoxeter, ST14 7BW

There are no additional submissions in relation to this item.

Item 5.2

Application No: P/2021/00373

Craythorne Therapy and Small Animals Farm, Craythorne Road, Rolleston on Dove, Staffordshire, DE13 0AZ

Additional Info/Consultation response

Councillor R Lock is the new Ward Councillor and wishes to now make comments on the application:

- While the applicant points out the area is in flood zone 1, given the number of times the area has flooded I think we can assume the flood risk categorisation is just plain incorrect. I would consider it derelict in our duties to do a King Cnut (King Canute) and deny this was the case based on clearly erroneous assessments.
- The residents of these properties would require pedestrian access to the site, presumably extended from the housing under development just down the road from there, especially given the lack of street lighting. These aspects are not covered by the planning application?

One further objection received

Detailing the flood event experienced in Rolleston on 20-10-2023 and includes a number of photos, some of which have already been submitted by the Parish Council and referred to in the main committee report.

The comments refer to the flood defence works undertaken in the village in the last 18 months and identifies that the flooding in the village as result of Storm Babet is the 5th such flooding event in Rolleston in 22 years.

The comments further detail the extent of the flooding around the village as a result of the storm and details how the defence works failed to cope. The flood water at the junction of Beacon Road and Craythorne Road, along Craythorne Road itself and within the ditches either side of Craythorne Road was highlighted.

It is identified that the fields to the south of Craythorne Road (including the application site and adjacent field) slope down towards the road from Beacon Hill and result in water run off into Craythorne Road when the ground is saturated. Concerns raised that the additional hardstanding at the site will further impact on the flooding within Craythorne Road with additional water finding its way to the road and road side ditches. The comments indicates that part of the site was under water.

“...putting significantly more hardstanding on the lower and flatter part of the Applicants Field and 2 x brick-built amenity blocks, will surely impact further on this Fields ability to soak up

water in times of heavy rain and force more water off the field and into the ditch and onto the Lane ,which will in turn worsen the run off onto Beacon Road and increase the flood risk elsewhere. The Applicants Agent states that the Planned Development will not cause flooding issues elsewhere without any back up or proof..."

The comments noted that time will tell if the new bungalow development on the northern side of Craythorne Road will impact on flood water in the road and the road side ditch.

The comments conclude:

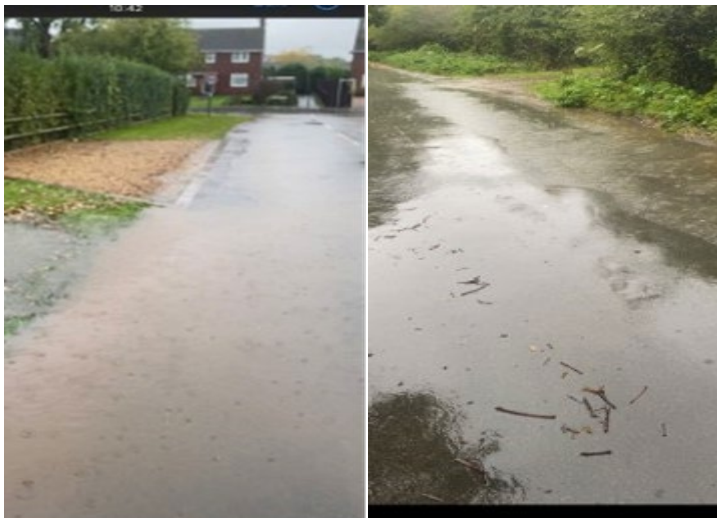
"The application involving hard standing and buildings will cause flood issues and should be refused, notwithstanding the fact that the site is not suitable for caravans due to flooding and standing water."

Some of the photos submitted:

Junction of Craythorne Road/Beacon Road



Craythorne Road towards Beacon Road & Craythorne Road with the site access in the distance



Officer Response:

The Flood Authority were re-consulted on the comments and photos raised by the Parish Council and the above objections.

Flood Authority response:

I am very aware of the flooding issues in Rolleston, and this site is within the catchment that contributes runoff.

The proposed additional impermeable area is only a small fraction of the overall catchment area so would not have a large impact on the existing flood risk.

However, to mitigate any impact further you could include in the condition that the surface water drainage shall incorporate sustainable drainage systems to restrict runoff to greenfield rates.

The recommended drainage condition is therefore amended as per the above comments.

Amendments to Conditions

1. The details of the proposed septic tanks added to Condition 2 – Approved Plans.

Amended Condition 2:

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:

Site Location Plan dated as received on 19-08-2021

Site Layout Plan dated as received on 16-11-2023

Proposed Amenity Building: Plans and Elevations dated as received on 16-03-2021

Fencing Details dated as received on 16-03-2021

Clearwater Pollution Control Brochure – Septic Tank dated as received on 04-05-2021

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway(s) in accordance with East Staffordshire Local Plan Policies SP1, SP2, SP8, SP19, SP24, SP25, SP27, SP29, SP31, SP35, DP1 and DP3, the East Staffordshire Design Guide, the Parking Standards SPD, the Rolleston on Dove Neighbourhood Plan and the National Planning Policy Framework.

2. Sustainable drainage system added to Condition 6 – Drainage on recommendation from the Flood Authority

Amended Condition 6:

6. Drainage

Prior to the first occupation of the site for the use hereby approved a scheme for the disposal of surface water *to incorporate sustainable drainage systems* shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme implemented.

Reason: To ensure adequate drainage facilities are provided to serve the development to reduce the risk of creating or exacerbating surface water flooding in the immediate vicinity in accordance with East Staffordshire Local Plan Policies SP27 and DP7 and the National Planning Policy Framework.

Recommendation – As per officer report – Grant Permission Subject to Conditions

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