

PLANNING APPLICATIONS COMMITTEE

ADDENDUM
11th February, 2025

Item	
1.	<p>CHANGE the recommendation to</p> <p>Planning Committee is recommended to give the Assistant Director for Planning delegated authority to grant planning permission, subject to no additional issues being raised by additional neighbours following the consultation expiration on 18th February 2025.</p> <p>AMEND Consultation Responses to read no objection from Mining Remediation (Coal Authority) rather than no response from.</p> <p>ADD to Impact on Highway Safety</p> <p>It has been confirmed that the hotel car park features 96 spaces, with 9 disabled spaces included. The arrangement of the two uses to share car park spaces has been accepted by WCC Highways and it is felt that there will be enough spaces for this arrangement to work in harmony and so this acceptable.</p> <p>AMEND Land Stability and Coal</p> <p>The site falls within the defined Development High Risk Area; therefore, within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically likely historic unrecorded coal workings at shallow depth.</p> <p>On 31st January 2025, the Coal Authority responded to the consultation request with that the impact on land stability and coal should be a material consideration, but they did not raise an objection. This was because they noted that this application represents a resubmission of 038033 and although a Coal Mining Risk Assessment does not support this application, they do not wish to raise any specific observations but want to reiterate the comments they made previously that are outlined in the previous paragraph. Their response remains valid, and they have no objections to the application. The Coal Authority previously objected to previous application ref 038033 because the application had not been supported by a Coal Mining Risk Assessment. Further information was provided during the assessment process, which concluded that the site is safe and stable from a mining viewpoint. Following receipt of this information the Coal Authority removed their objection, stating that the conclusion that the site is safe, and stable is further reinforced when considering the relatively modest nature of the proposed development, the vast majority of which comprises of the building back of listed original</p>

	<p>structures, which have stood the test of time for many hundreds of years.</p> <p>AMEND Planning Balance and Conclusion</p> <p>In conclusion, this is an emotive application as it is demolishing and rebuilding a curtilage listed outbuilding within the site of Griff House. Griff House is a grade II listed building dating back to 17th century with buildings aged between 500 and 200 years old. It is currently in use as a hotel and so amendments have been made to accommodate this, but it does still feature architectural qualities which do need to be protected and admired.</p>
2	<p>AMEND Consultation Responses to read no objection from Mining Remediation (Coal Authority) rather than no response from.</p>