

## **PLANNING COMMITTEE**

**11 October 2005**

**Present:-** Councillor Howells in the Chair

Councillors Becket, Mrs Beech, Mrs Blaise, Mrs Blake, Clarke A A, Clarke D, Clarke M, Evans, Fear, Fox, Hambleton, Holland, Lawton, Leech, Mrs Maddox, Mrs Moss, Mrs Myatt, Miss Reddish, Mrs Salt, Mrs Simpson, Studd, Tagg, Tatton, Wilkes, Mrs Williams and Williams

462. \* **1300m<sup>2</sup> EXTENSION OF INDUSTRIAL UNIT, ADDITIONAL CAR PARKING AND SERVICE AREA  
HIGH CARR BUSINESS PARK, TALKE ROAD, CHESTERTON  
KMF (PRECISION SHEET METAL) LTD. 04/1006/FUL**

**Resolved:-** (a) That the period for the completion of the planning obligation referred to in the report be extended until 14 November 2005.

(b) That subject to such a planning Obligation being secured by 14 November 2005 the Head of Regeneration and Planning Services be authorised to grant planning permission subject to the same conditions as agreed by the Planning Committee at its meeting on 12 January 2005.

(c) That failing the securing of such an Obligation within the above period, the Head of Regeneration and Planning Services be given delegated authority to refuse the application on the grounds indicated in the report.

463. \* **OUTLINE PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF THREE STOREY BUILDING COMPRISING 24 APARTMENTS  
MARSH HEAD, HIGH STREET, MAY BANK  
MIDLAND PROPERTY SERVICES. 05/751/FUL**

**Resolved:-** That the application be refused for the following reasons:

- (i) In the absence of a noise survey the Local Planning Authority are not able to give proper consideration to policy in PPG24 which indicates that there may be situations where due to high noise levels, planning permission should not normally be granted for residential development.
- (ii) In the absence of a planning Obligation relating to the issue of public open space provision or contribution, the development would be contrary to policy C4 of the Local Plan.
- (iii) In the absence of details of the siting, design, and means of access of the development the Local Planning Authority are not able to give proper consideration to the impact of the development

upon the appearance and character of the streetscene in this prominent gateway location.

464. \* **CREATION OF A GREAT CRESTED NEWT RECEPTOR SITE  
BATHPOOL PARK, KIDSGROVE  
ADVANTAGE WEST MIDLANDS. 05/811/FUL**

**Resolved:-** That permission be granted subject to the undermentioned conditions:

- (i) Maximum gradient of pond sides.
- (ii) Landscaping scheme.
- (iii) Removal of newt fencing when no longer required.
- (iv) Details of location and treatment of spoil from excavation work.

465. \* **CHANGE OF USE OF HIGHWAY VERGE TO USE AS GARDEN LAND  
AND NEW VEHICLE ACCESSSES FOR 5 PROPERTIES  
LAND ADJ TO 143-151 HEATHCOTE ROAD, MILES GREEN  
R MURPHEY. 05/876/COU**

**Resolved:-** That permission be granted subject to the undermentioned conditions:

- (i) Submission of landscaping details.
- (ii) Submission of surfacing materials details.
- (iii) Submission of visibility splay details.
- (iv) Details of the bound material for parking.
- (v) Details of gates to be erected and a standard of specification of access points.

466. \* **CHANGE OF USE OF OPEN SIDED DUTCH BARN BUILDING TO B8  
STORAGE AND DISTRIBUTION OF FURNITURE AND RECLAIMED  
BUILDING MATERIALS  
ROWNEY FARM, MARKET DRAYTON  
MR & MRS P BUTLER. 05/742/FUL**

**Resolved:-** That the application be refused for the following reasons:

- (i) The proposed use would have the potential to cause harm to the residential amenity of the adjoining dwellings contrary to Policy S10 of the Local Plan.
- (ii) The proposal would be likely to result in increased highway dangers due to the intensification and changed nature of the use of the access and the substandard visibility achievable at the access point. In addition there has been a failure to demonstrate how a visibility splay can be achieved. Therefore, the proposal would be contrary to Policy T14 of the Local Plan, Policies D2 and T13 of the Structure Plan and National Guidance.
- (iii) In any case the provision of the visibility splay indicated on the submitted drawing would adversely affect the rural character and visual amenity of this countryside location within the Area of

Landscape Restoration contrary to Policy D2 of the Structure Plan and Policies S15 and N21 of the Local Plan.

- (iv) The change in the appearance of the building will serve to emphasise its form, bulk and general design to such a degree that it will adversely affect the rural character and visual amenity of this open countryside location within the Area of Landscape Restoration, contrary to Policy D2 of the Structure Plan and Policies S15 and N21 of the Local Plan.
- (v) The conversion by reason of it requiring substantial alteration of the building, the use of an unsatisfactory access to and from the public highway, and intrusive external parking/servicing, does not comply with policy E12 of the Local Plan.

467. \* **OUTLINE APPLICATION FOR AN AGRICULTURAL WORKERS DWELLING, UPPER HOUSE FARM, PINFOLD LANE, ALMINGTON MR & MRS EARDLEY. 05/268/OUT**

**Resolved:-** That subject to the prior completion, within 3 months, of a planning obligation preventing severance of the dwelling from the agricultural unit, and the self policing of the agricultural occupancy condition, the application be delegated to the Head of Regeneration and Planning Services for approval, subject to the undermentioned conditions:

- (i) Details of reserved matters (design and appearance, siting and landscaping) to be submitted.
- (ii) Foul and surface water drainage schemes to be submitted.
- (iii) Highways – parking and turning facilities, surface materials and drainage.
- (iv) Agricultural occupancy conditions for both the proposed dwellinghouse and the existing farmhouse.
- (v) Contaminated land conditions.
- (vi) Removal of redundant office building and weighbridge.

468. \* **ERECTION OF A SHELTERED PLAY AREA, BETLEY CE(C) PRIMARY SCHOOL, CHURCH LANE, BETLEY STAFFORDSHIRE COUNTY COUNCIL. 05/921/CPO**

**Resolved:-** That the County Council be informed that the Borough Council has no objections to the application.

469. \* **ALTERATIONS TO EXISTING TOILET BLOCK TO FORM A NEW DISABLED RAMP PUBLIC TOILETS, ALEXANDRA ROAD, MAY BANK NEWCASTLE BOROUGH COUNCIL. 05/831/DEEM3**

**Resolved:-** That the application be permitted, subject to the undermentioned conditions:

- (i) Submission of details of materials to be used.
- (ii) Benefit of the consent to enure for the Council only.

470. \* **OUTLINE PLANNING APPLICATION FOR AGRICULTURAL WORKERS BUNGALOW**

**WESTFIELDS FARM, 159 PINWOOD ROAD, ASHLEY HEATH  
D W LEA & S D LEA. 04/1052/OUT**

**Resolved:-** That subject to the prior completion within 3 months of a planning obligation preventing severance of the dwelling from the agricultural unit, and the self policing of the agricultural occupancy condition, the Head of Regeneration and Planning Services be granted delegated powers to permit the application, subject to the undermentioned conditions:

- (i) Details of reserved matters (design and appearance, siting and landscaping).
- (ii) Foul and surface water drainage schemes to be submitted.
- (iii) Highways – parking and turning facilities, surface materials, access and drainage details.
- (iv) Agricultural occupancy conditions for both the proposed dwellinghouse and the existing farmhouse.
- (v) Ground level details to be submitted.

471. \* **DEMOLITION OF TWO DWELLINGS, ERECTION OF FIVE 4  
BEDROOMED DWELLINGS AND ONE FIVE BEDROOMED DWELLING  
IN FOUR HOUSE TYPES  
LAND AT 41 & 43 WERETON ROAD, AUDLEY  
MULLER PALATINE PROPERTIES AND ADC. 05/733/FUL**

**Resolved:-** That the application be permitted subject to the undermentioned conditions:

- (i) Prior approval of facing materials.
- (ii) Prior approval of boundary treatments.
- (iii) Prior approval of surface materials.
- (iv) Landscaping scheme.
- (v) Contaminated land conditions.
- (vi) Development carried out in accordance with amended plans received.
- (vii) Prior approval of the relocation of the bus stop.
- (viii) Drainage condition.
- (ix) Relevant highway conditions.

Councillor Lawton in the Chair

472. \* **AMENDED HOUSE TYPE – PLOT 3 – DISUSED RESERVOIR LAND,  
BAR HILL ROAD, MADELEY  
K S HOMES LTD. 05/16/FUL**

**Resolved:-** (a) That the completion of the Planning Obligation be noted.

(b) That planning permission be granted for the development subject to the same conditions as agreed on 15 March 2005.

473. \* **EXTENSION TO THE OLD SCHOOL BUILDING & ASSOCIATED  
ALTERATIONS TO THE PARKING LAYOUT (03/313/FUL)  
STEEL FRAMED BRICK & CONCRETE PANEL CLAD STORAGE  
BUILDING (03/599/FUL)**

**THE OUTDOOR & COUNTRY STORE, STONE ROAD, BLACKBROOK  
THE OUTDOOR & COUNTRY STORE**

**Resolved:-** 03/313/FUL (a) That subject to the completion, within 3 months, of a Section 106 Obligation:

- (i) Limiting the range of goods sold in the extended building to the sale of equipment and clothing for hunting, shooting, fishing, equestrian and other outdoor leisure pursuits including walking, cycling and camping".
- (ii) Limiting the amount of retail floorspace to the area indicated on the revised plan.

That the application be delegated to the Head of Regeneration and Planning Services for approval, subject to the undermentioned conditions:

- (i) External materials to match existing.
- (ii) Car parking rearrangement to be undertaken prior to occupation of the extension.
- (iii) Landscaping scheme to be submitted, approved and implemented.
- (iv) Removal of any right to form mezzanine floor without consent.

(b) That failing the completion within 3 months of the above obligation, the Head of Regeneration and Planning Services be given delegated authority to refuse the application on the grounds that without the restrictions desired the development would have the potential to harm the vitality of nearby village or town centres contrary to national and local policy.

05/599/FUL (a) That subject to the completion, within 3 months, of a Section 106 Obligation:

- (i) limiting the use of the building to the storage of goods sold from the old school building.

the application be delegated to the Head of Regeneration and Planning Services, for approval subject to the undermentioned conditions:

- (i) External materials to match existing.
- (ii) Car parking rearrangement to be undertaken prior to occupation of the extension.

(b) That failing completion, within 3 months, of the above obligation the Head of Regeneration and Planning Services be given delegated authority to refuse the application on the grounds that without the restrictions desired the development would have the potential to harm the vitality of nearby village or town centres contrary to national and local policy, and could be harmful to the interests of highway safety due to there then being insufficient off road parking on the site.

474. \* **ERECTION OF 12M REPLICA TELEGRAPH TELECOMMUNICATIONS  
MONOPOLE WITH 300MM TRANSMISSION DISH, GROUND BASED  
EQUIPMENT CABINET & ANCILLARY DEVELOPMENT  
TRUBSHAW FARM, LARK AVENUE, KIDSGROVE  
O2 UK LTD. 05/855/TDET**

**Resolved:-** (a) That the application be refused for the following reason:-

(i) That the proposal by virtue of its siting and appearance would be detrimental to the visual amenity of the Green Belt and landscape character of the area.

(b) That a letter be sent to the applicant regarding comments made on their position in respect of an appeal.

Councillor Howells in the Chair

475. \* **PROVISION OF NEW BUS SHELTERS, PLAYING FIELDS & PAVILION, ORME ROAD, NEWCASTLE SCC. THE CABINET. 05/969/CPO**

That the County Council be informed that Newcastle Borough Council object to the application on the grounds that the bus shelters should be provided to encourage use of public transport.

476. \* **SITE VISITS**

(i) Erection of Research Institute building, Moser Centre, University of Keele.

University of Keele. 05/737/FUL.

(ii) Public House/Leisure facilities, former Birchenwood Quarry and Brickworks, Liverpool Road, Kidsgrove.

Parkhill Estates Ltd. 05/435/REM.

(iii) Single storey sunroom extension, Breizh, 4 Allensway, Seabridge. Mr S Yu. 05/825/FUL.

(iv) Renewal of Planning Permission 99/7661/FUL for erection of two dwellings and the restoration of a Listed Building to form a dwelling.

Dimsdale Hall Farm, Talke Road, Chesterton.

R Bowden. 04/1023/FUL.

**Resolved:-** That consideration of the above applications be deferred pending site visits.

477. \* **APPEAL DECISIONS**

<u>App No</u>	<u>Proposed Development &amp; Name of Applicant</u>	<u>Decision</u>
04/1217/TDET	Installation of a 15m streetworks telecommunications monopole, equipment cabinet and ancillary development. Trubshaw Court,	Appeal dismissed.

	Newcastle. O2/UK Ltd	
04/1168/TDET	Installation of a 15m telecommunications monopole and ground level equipment cabinet. Footpath off Linley Road, Talke. O2/UK Ltd.	Appeal dismissed.
04/259/OUT	Conversion of existing garage and extension to form a dwelling. Silver Birch, Birks Drive, Ashley Heath. Mr & Mrs Frost.	Appeal dismissed.

**Resolved:-** That the information be received.

478. \* **CONSERVATION AND HERITAGE FUND**

<u>Ref No</u>	<u>Proposed Development &amp; Location</u>	<u>Decision</u>
05/06002/HBG	Replacement of roof covering. 1 Nelson Place, Newcastle	That a grant of up to £660 be approved subject to standard conditions.
05/06001/HBG	Refurbishment of roof including rebuilding of gable end. St James' Church, Church Street, Audley	That a grant of up to £800 be approved subject to standard conditions.
05/06003/HBG	Replacement of wooden window casements and renewal of main roof. Laburnum Cottage, Main Road, Betley.	Deferred for further information from the applicant and officers on whether funding has been sought/is available from other sources.
05/06004/HBG	Rebuilding of church spire and high level parapet wall and relining parapet wall and gutters. St Thomas' Church, Butterson.	(a) That a grant of £800 be approved subject to standard conditions. (b) That the applicant be advised to approach the Cabinet in regard to the request for an extraordinary grant.

479. \* **ENFORCEMENT PROGRESS REPORT**

- Resolved:-**
- (a) That the report be received.
  - (b) That the report be updated to include target dates agreed at committee and circulated to Members.
  - (c) That enforcement training be arranged for Members.

**A HOWELLS  
Chair**