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PLANNING COMMITTEE

29 June 2004

Present:- Councillor Howells in the Chair

Councillors Mrs Astle, Astle, Becket, Mrs Blaise, Mrs Blake, Brooks, Clarke A A, Clarke D, Clarke M R, Cooper, Dolman, Evans, Fear, Fox, Mrs Heames, Ince, Lawton, Leech, Mrs Lench, Mrs Lewis, MacMillan, Mrs Maxfield, Mrs Moss, Miss Reddish, Mrs Salt, Slater, Studd, Tagg, Tatton, Wilkes, Mrs Williams and Williams

1.* **MINUTES OF PREVIOUS MEETINGS**

Resolved:- That the minutes of the meetings held on 30 March, 20 April and 11 May 2004 be approved as correct records.

2.* **LOCAL DEVELOPMENT SCHEME**

Consideration was given to a report indicating that subject to any comments made by this Committee, the Cabinet had resolved to approve the Local Development Scheme (LDS) as a working draft for submission to Government Office.

It was indicated that approval of the draft scheme would allow the Council to deliver planning policies within the timetable required by the Government to have a Local Development Framework to be fully in place by March 2007.

The draft LDS set out the intended work programme for the next 3 years for staff in the Planning and Housing Strategy team and identified work for the following period.

Resolved:- That the draft Local Development Scheme be supported subject to the bringing forward in the timetable of the Town Centre Area Action Plan which should be implemented in conjunction with Supplementary Planning Guidance for the town centre.

3.* **RESIDENTIAL DEVELOPMENT LAND OFF KEELE ROAD, NEWCASTLE PERSIMMON HOMES LTD. 03/790/REM**

Resolved:- That consideration of this application be deferred to enable the detailed comments of the Director of Public Health to be obtained following receipt of which the Committee should undertake a site visit before determining the application.

4.* **STORAGE AND DISTRIBUTION WAREHOUSE WITH OFFICES,
CAR PARK AND TRAILER PARKING
LYMEDALE EMPLOYMENT PARK, HOLDITCH
GLADMAN HOMES. 03/798/FUL**

Resolved:- That permission be granted subject to the conditions agreed by the Committee on 7 October 2003 and the following additional conditions:-

- (i) Provision of bus shelter, details to be submitted and approved in writing.
- (ii) Submission, approval and implementation of Green Travel Plan by occupier of unit, or failing such submission within 6 months, the submission and approval of a Travel Plan Framework.
- (iii) Prior written approval of roofing colour.
- (iv) Grampian condition requiring a pedestrian link to the north east corner of the site.

5.* **RELOCATION OF INDOOR RIDING SCHOOL BUILDING AND
ASSOCIATED FACILITIES; CHANGE OF USE AND
CONVERSION OF TWO FORMER AGRICULTURAL
BUILDINGS TO PROVIDE ESSENTIAL WORKERS
ACCOMMODATION AND OFFICE/STORAGE; CHANGE OF USE
AND CONVERSION OF BARN TO RESIDENTIAL
ACCOMMODATION AND LISTED BUILDING CONSENT
WHITMORE RIDING SCHOOL, SHUTLANEHEAD
MR A PLANT. 04/394/FUL, 04/395/FUL, 04/396/COU, 04/397/LBC**

Resolved:- That consideration of these applications be deferred pending a site visit.

6.* **RETAIL STORE
LAND OFF LIVERPOOL ROAD, KIDSGROVE
NETTO FOOD STORES LTD. 04/558/FUL**

Resolved:- That, subject to consideration of any further representations which may be received by 30 June 2004, the Head of Regeneration and Planning Services be authorised to refuse the application on the grounds that there is a sequentially preferable site and that, if permitted, the proposal will have a detrimental retail impact on trade in Kidsgrove town centre and would lead to a loss of woodland.

7.* **CHANGE OF USE TO CEMETERY
ALLOTMENTS OFF LOOMER ROAD, CHESTERTON
NEWCASTLE-UNDER-LYME BOROUGH COUNCIL.
04/248/DEEM**

Resolved:- (a) That, subject to no objections being received from the County Archaeologist, following receipt of an archaeological assessment produced for the site which raises issues which cannot

otherwise be dealt with by the imposition of conditions, the Head of Regeneration and Planning Services be authorised to permit the application subject to the undermentioned conditions:-

- (i) Standard condition 1.
- (ii) All machinery involved with the daily running of the proposed cemetery extension including excavation machinery, maintenance machinery and servicing vehicles etc, to access the extension area, as approved through this application, via the existing access to the cemetery from Loomer Road.
- (iii) Details of railings to be submitted to, and approved in writing by, the Local Planning Authority.
- (iv) Any relevant archaeological conditions, if appropriate.

(b) That the Cabinet be requested to promote the allotment holders to be displaced from this site to the top of the waiting list for a nearby allotment site.

8.* **SIDE AND REAR EXTENSION
18 OCCUPATION STREET, NEWCASTLE
MRS COOPER. 04/428/FUL**

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

- (i) Standard condition 1.
- (ii) Use of matching materials.
- (iii) No windows to be positioned on the side elevation to No 20 Occupation Street.
- (iv) Ancillary use to No 18 Occupation Street.

Councillor Brooks declared a personal/prejudicial interest in the following application and left the meeting during its consideration.

9.* **TELECOMMUNICATIONS MONOPOLE WITH ANTENNAE AND
EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT.
KEELE GOLF CENTRE, KEELE ROAD, KEELE
T-MOBILE (UK) LTD. 04/498/TDET**

It was reported that this application had been withdrawn from the agenda.

Resolved:- That the information be received.

10.* **6 METRE HIGHBACK STOP FENCE.
KNUTTON RECREATION CENTRE, HIGH STREET, KNUTTON
NEWCASTLE BOROUGH COUNCIL. 04/505/DEEM**

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

- (i) Standard condition 1.
- (ii) Prior approval of finishing colour of the apparatus.
- (iii) Permission to be for the benefit of Newcastle Borough Council only.

11.* **EXTENSION WITH SELF-CONTAINED GRANNY FLAT TO
DETACHED FARMHOUSE.
POOL END FARM, LEYCETT
MR & MRS FAIRBANKS. 04/143/FUL**

Resolved:- That, subject to receipt of evidence to demonstrate that the holding can financially support the size of dwellinghouse and the applicants first entering into a Section 106 obligation, within 3 months, tying the dwellinghouse to the farm land preventing severance, the application be permitted subject to the following conditions:-

- (i) Standard condition 1.
- (ii) Agricultural occupancy condition.
- (iii) Approval of facing and roofing materials.
- (iv) Ancillary use of the proposed extension.
- (v) Landscaping scheme.

12.* **3 TELECOMMUNICATIONS ANTENNAE ON EXISTING MAST;
EQUIPMENT CABIN AND ASSOCIATED DEVELOPMENT
ASHLEY HEATH RADIO SITE, TOWER ROAD, ASHLEY HEATH
O2 UK LTD. 04/490/TDET**

Resolved:- (a) That the application be refused on the grounds of over intensifying of development on the mast and because the applicant has failed to demonstrate that alternative sites have been fully investigated.

(b) That if this refusal is successfully appealed against any revised plans be reported to this Committee for consideration.

(c) That in view of the continuing concerns expressed by members of this Committee when considering applications relating to telecommunications apparatus, the Cabinet be requested to reconvene the Telecommunications Working Party.

13.* **DWELLING. THE ENGINE SHED, WYN BROOK, AUDLEY
TILBROOK HOMES LTD. 03/1005/FUL**

Resolved:- (a) That the period for completion of the Section 106 Obligation, to secure prior remediation of contaminated land including that on land which is not within the application site, be extended until 20 August 2004.

(b) That subject to the completion of the Obligation by 20 August 2004 the application be permitted subject to the various conditions agreed at the 6 January 2004 meeting.

(c) That if a validation certificate for current works of decontamination is obtained before 20 August 2004, planning permission subject to the above conditions be issued without requiring the Section 106 Obligation.

(d) That if neither the Obligation is completed by 20 August nor a validation certificate obtained by that date, the Head of Regeneration and Planning Services be authorised to refuse the application on the grounds that without the planning obligation having been secured that ensures that such contaminated land is remediated, an unsatisfactory residential environment may result.

14.*

CONVERSION OF DETACHED HOUSE AND COACH HOUSE TO FORM 5 APARTMENTS AND ERECTION OF 3 STOREY APARTMENT BLOCK FORMING 9 APARTMENTS. PARKLANDS, SECOND AVENUE, PORTHILL C POTTS ESQ. 04/497/FUL

Resolved:- (a) That subject to no adverse comments being received from the Environmental Health Section which cannot be dealt with by condition and to the securing, within 3 months, by means of a Section 106 Obligation, of a financial contribution of £900 per new unit created for the provision/improvement of public local open space, the application be permitted, subject to the following conditions:-

- (i) Access width as per submitted plan.
- (ii) Visitor parking facilities shall be provided and remain communal and thereafter maintained for that purpose.
- (iii) Landscape management and maintenance scheme to be approved including maintenance of communal and car parking areas.
- (iv) Tree retention and tree protection conditions.
- (v) Landscaping scheme to be submitted.
- (vi) No alteration to levels other than approved.
- (vii) Materials to be submitted.
- (viii) Signage and lighting scheme to be submitted for car park area.
- (ix) Retention of side gates to the north of the existing house in order to provide secure area of for cycles and access to cycle store.
- (x) Details of location of contractors compound and parking arrangements for construction vehicles to be submitted and approved in writing.
- (xi) Relevant highway conditions.
- (xii) Obscure glazing to secondary lounge windows in closest elevation facing Bradwell Lane.

(b) That failing the securing of the above planning obligation within the 3 month period indicated, the Head of Regeneration and Planning Services be authorised to refuse the application on the grounds that without such an obligation the development would not make

adequate provision for the open space needs of the residents and accordingly would be contrary to Policy C4 and PPG17.

(c) That a letter be sent to the Police requesting them to regularly monitor the on-street parking situation in Second Avenue during the construction phase of this development.

15.*

**RESIDENTIAL DEVELOPMENT
FORGE GARAGE, 320 SILVERDALE ROAD, KNUTTON
MR D LEE. 04/434/OUT**

Resolved:- (a) That subject to the completion, within 3 months, of a Section 106 Obligation to secure a contribution of £900 per dwelling for Pooldam Marshes the application be permitted in outline, subject to the undermentioned conditions:-

- (i) Outline conditions referring to reserved matters.
- (ii) Acoustic assessment.
- (iii) Access and visibility splay details.
- (iv) Parking and turning facilities within the site.
- (v) Contaminated land conditions.
- (vi) No buildings or structures or raised ground levels on any bank or watercourses inside or along the boundary of the site.
- (vii) Drainage details.
- (viii) Minimum density of 30 dwellings per hectare.
- (ix) No more than 20 dwellings.

(b) That the applicant be advised of the presence of a historic landfill site within 250m and that to accommodate more than 20 dwellings on the site would require inclusion of additional land outside the application site for the provision of a visibility splay.

Councillor Wilkes declared a personal and prejudicial interest in the following application and left the meeting during its consideration.

16.*

**3 DETACHED DWELLINGS
ALSAGER KITCHENS AND BEDROOMS FACTORY, REAR OF
235 HIGH STREET, ALSAGERS BANK.
C KEMPSON. 04/345/OUT**

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

- (i) The development is inappropriate development in the Green Belt, contrary to local and national planning policies and no very special circumstances exist to warrant approval.
- (ii) Residential development on this site would be contrary to local and national planning policies relating to sustainable development and the siting of housing development.

- (iii) The development would be contrary to planning policies that seek to protect the countryside from harmful development.
- (iv) The new route proposed for the public right of way would result in a conflict of pedestrians with vehicular traffic serving the development and is tortuous and thus generally unacceptable to the public.

17.* **APPEAL DECISION
EXTENSION. THE GRANARY, PARK FARM, CHAPEL STREET,
BIGNALL END. 03/640/FUL**

It was reported that an appeal against the Council's decision not to grant permission for the above development had been dismissed by the Planning Inspectorate.

Resolved:- That the information be received.

18.* **SPECIALIST RESIDENTIAL CARE HOSPITAL, ASHLEY
HOUSE, ASHLEY. 04/361/FUL**

Consideration was given to a request from the applicant's agent that he be given the opportunity to make a presentation to the Planning Committee on this application.

Resolved:- That the request be refused and the applicant/agent be advised accordingly.

**A HOWELLS
Chair**