

Public Document Pack

Date of meeting Tuesday, 6th January, 2015
Time 7.00 pm
Venue Council Chamber, Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffordshire, ST5 2AG
Contact Geoff Durham

Planning Committee

SUPPLEMENTARY AGENDA

PART 1 – OPEN AGENDA

- 4a Newcastle Baptist Church; London Road; Newcastle under
Lyme; Urban Regeneration (Staffs) Ltd; 14/00477/FUL (Pages 3 - 4)
- 6a Land at Bowhill Lane, Betley 14/00878/TDET (Pages 5 - 6)
- 7a Newcastle Golf Club, Whitmore Road, Newcastle
14/00927/TDET (Pages 7 - 8)

Members: Councillors Baker (Chair), Mrs Bates, Becket, Mrs Braithwaite, Cooper, Fear,
Mrs Hambleton, Mrs Heesom, Northcott, Proctor (Vice-Chair), Miss Reddish,
Mrs Simpson, Waring, Welsh and Williams

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
6th January 2015

Agenda item **4**

Application ref: **14/00477/FUL**

Newcastle Baptist Church, London Road, Newcastle

Members will recall that the Committee at its meeting on the 9th December resolved that a decision on the application be deferred until the District Valuer's report has been received and considered. It is now known that the District Valuer's final report will not be available until too close to the 6th January Planning Committee (or indeed possibly even after that meeting) for members to be properly advised of the position. **Accordingly your Officer is recommending that a decision on the application again be deferred, until the report has been received and properly taken into account and reported.**

Members are asked to note that agents acting for the applicant have provided comments upon the submission made by Mr Turner. Having expressed their concern about the lateness of the submission of the traffic survey by Mr Turner, they wish to confirm that the advice of the Highway Authority (who did not consider a Traffic Assessment was necessary) has in this case been both sought and taken – most specifically on the number of car parking spaces being provided and the distance from the Vessey Terrace/A34 junction to the entrance to the parking area. They note in particular that the Highway Authority have no objections to the proposal and submit that this should be the key consideration for the Planning Authority. They confirm that the scheme has been designed to ensure that refuse vehicles can collect refuse from the site, and they express the view that Vessey Terrace is inherently a quiet road.

Members will find that the section on highway safety within the Key Issues part of the report has been amended to include the Highway Authority's further comments and that your Officer's view remains that no objection to the development could be sustained on grounds of impact on highway safety.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
6th January 2015

Agenda item 6

Application ref. 14/00878/TDET

Land at Bowhill Lane, Betley

Since the preparation of the agenda report comments from **Betley, Balterley and Wrinehill Parish Council** have been received raising no objections on the basis that the development will improve communications in the village and avoid the need to construct a second mast, which would be more intrusive in the landscape.

The RECOMMENDATION remains as set out in the agenda report.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
6th January 2015

Agenda item 7

Application Reference 14/00927/TDET

Newcastle Golf Club, Whitmore Road, Newcastle

In the heading section of the report it is incorrectly indicated that if a decision on the application is not communicated to the developer by the 25th December then the development will be able to proceed as proposed – the actual date being the 25th January/

Since the preparation of the report comments on the application have been received from the **Landscape Development Section**. They note that the proposal is to use the existing base and therefore it should not require any excavations adjacent to retained trees, and on this basis they have no objections, but they do suggest that certain conditions be included to ensure that the retained trees are protected during the construction phase.

Your Officer's understanding is that it is not possible to attach conditions to a prior approval decision. However such developments are required to be undertaken in accordance with the details considered by the Council, and so your officer will now be inviting the developer to now submit the required details (an Arboricultural Method Statement, details of any additional service runs and a schedule of any works to the retained trees required to provide access).

The recommendations are accordingly amended to now read as follows

- (a) That prior approval is required, and
- (b) Should the recommendation on (a) be agreed then the Head of Planning be given delegated authority to give that approval subject to the prior receipt by no later than 21st January 2015 of satisfactory details of the matters sought by the Landscape Development Section, failing which he has delegated authority to refuse the application on the grounds that the development could otherwise cause adverse harm to trees of amenity value.

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