Public Document Pack

Date of meeting	**Wednesday, 25th February, 2015**
Time	**7.00 pm**
Venue	**Council Chamber, Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffordshire, ST5 2AG**
Contact	Julia Cleary

Council

AGENDA

PART 1 – OPEN AGENDA

16 RECEIPT OF PETITIONS AND UPDATE ON PREVIOUS PETITION SUBMITTED **(Pages 3 - 46)**

To receive from Members any petitions which they wish to present to the Council pursuant to Standing Order 17.

Members: Councillors Miss Walklate, Welsh, Mrs Johnson, Mrs Burnett, Cooper, Becket, Mrs Beech, Hambleton, Matthews, Mrs Hambleton, Wemyss, Wilkes, Mrs Williams, Williams, Mrs Astle, Fear, Hailstones, Mrs Hailstones (Chair), Allport, Eagles, Kearon, Taylor.J, Waring, Miss Olszewski, Loades, Holland, Bailey, Miss Cooper, Jones, Miss Reddish, Robinson, Mrs Shenton, Mrs Simpson, Mrs Heesom, Sweeney, Tagg, Mrs Bates, White, Miss Mancey, Mrs Burgess, Eastwood, Baker, Mrs Peers, Plant, Stringer, Stubbs, Turner, Mrs Winfield, Rout, J Tagg, Harper, Huckfield, Naylon, Northcott, Owen, Proctor, Mrs Braithwaite, Wallace and Woolley

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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Tim Cooper

The Willows
5, Berne Avenue
Newcastle-under-Lyme
Staffs
ST5 2QJ

Email: arbitration@timcooper.co.uk

By hand to:

Councillor Mike Stubbs, The Leader
And, separately, Mrs Elaine Moulton, The Chief Planning Officer

Newcastle-under-Lyme Borough Council
Civic Offices, Merrial Street
NEWCASTLE
Staffs
ST5 2AG

Copies to:
Mr Roger Tait, Head of Operations [one page of petition only included]
Mrs Helen Beech, Head of Planning Policy [one page of petition only included]
Mr Mark Bailey, Head of Business [one page of petition only included]

Date 03 February 2015

Dear Mr Stubbs and Mrs Moulton

Keele – 10.49 ha (25.92 acres) Land at the Butts ('The Butts')
Joint Local Plan, Green Space Strategy
Submission and Petition

Content:

'**JLP**' means Joint Local Plan
'**NPPF**' means National Planning Policy Framework
'**PPG2**' means Planning Policy Guidance 2

1. Reasons for this submission & petition: The Council, at its 12 November 2014 meeting, identified The Butts 'as appropriate for alternative use or development once key strategy documents have been finalised'. It is reasonable to infer that 'alternative use or development' involves development, a material change of use, of the current open space use. Local residents and others who use The Butts are strongly opposed to its development. It is appreciated that, in the Council's website 'call for sites', it says:

'The submission of sites owned by the council is different to the council's role as the local planning authority. It does not mean that a decision has been taken by the council to sell or redevelop any of the sites it is proposing to submit, nor has a decision been taken to favourably change their current planning policy status through the Joint Local Plan.
The objective of the Joint Local Plan is not to protect to the private interest of a few, including the council's interest's as a landowner, but to plan in the wider public interest. Therefore, the sites submitted by the council will be subject to the same assessments as sites put forward by other land owners, to ensure that the process is carried out in a fair and objective manner, regardless of who owns the land.'

Despite this, very many Newcastle residents are inferring a sale of The Butts and/or housing development on it could be anticipated; this results in serious concerns at the possible loss of this important amenity. Hence, this submission and petition.

2. This submission & petition: is made (with the 302 signatories to the petition):
(a) Submission: In connection with any proposed development at The Butts both before and after adoption of the JLP;
(b) Submission: On 'Issues & Strategic Options' in the production of the JLP; and
(c) Petition: To record objection to the Council's decision identifying The Butts 'as appropriate for alternative use or development once key strategy documents have been finalised'; by **petitioning** the Council to revoke its decision or confirm its decision but identifying The Butts 'as suitable for continuing open space/Green Belt', not 'as appropriate for alternative use or development ....'

3. Background:
3.1 In November 2014 the Council responded to the JLP 'call for sites' by identifying numerous sites in the Council's ownership, inferentially suitable for development. The Butts is included in the 'call'. The inclusion of The Butts has resulted in local residents inferring a sale of it and/or housing development on it could be anticipated, with the loss of its important amenity.

3.2 I write to you as a concerned resident of Newcastle and for and behalf of others affected by the Council's decision. I **attach** 'Petition' (16 pages), signed by 302 persons opposing possible development of The Butts - originals to Mr Stubbs, copies to Mrs Moulton. The brief reasons for the opposition to development and the 'petition to revoke' (see para 2(c) above) are stated in the petition.

3.3 It is appreciated that development of The Butts cannot occur without planning permission and the overriding planning criteria are in the NPPF.

3.4 Newcastle's website timetable, for the JLP, says the period for 'Stage 3 – Issues & Strategic Options' is current and ends at the end of the 2nd quarter in 2015. Accordingly, this submission is also made on 'Issues & Strategic Options'.

4. Objections to development at The Butts generally:
4.1 Now & in the future: As The Butts is currently in the North Staffordshire Green Belt, development inappropriate to the Green Belt should not be permitted now or in the future. The criteria in the NPPF does not exclude the Green Belt policy in PPG2 (see para 5.1.3 below and para 5.1.2, *Timmins*). The PPG2 guidance remains relevant. For specific objections see para 5.1.

4.2 The JLP: I submit The Butts should be retained as Green Belt in the JLP; it is currently within the North Staffordshire Green Belt. The Butts has provided (for many decades) and should continue to provide opportunities for outdoor sport and recreation – evidenced by children's use, dog-walkers, walkers, sledging in the winter.

The Butts is an established significant and attractive natural landscape with important visual amenity and substantial biodiversity. For specific objections see para 5.2.

5. Objections to development at The Butts specifically:

5.1 Now and in the future:

5.1.1 The NPPF is a material consideration in planning decisions and The Government attaches great importance to Green Belts. The general extent of Green Belts across the country is already established (para 82 NPPF) - The Butts is currently in the North Staffordshire Green Belt. Once established, Green Belt boundaries should only be altered in exceptional circumstances, ... (para 83). As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para 87). When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (para 88) – I submit that, having regard to the important characteristic of The Butts (I refer to in para 4.2 above) and the availability of undeveloped land in the JLP area, 'very special circumstances' cannot be established.

5.1.2 The PPG2 guidance remains relevant. In the recent Court of Appeal judgment *R (Timmins & Anr) v Gedling Bor Council & Anr* [2015] EWCA Civ 10, Richards LJ at para 24:

> '24. There is no dispute as to the correct general approach towards the interpretation of the NPPF. Policy statements of this kind should be interpreted objectively in accordance with the language used, read as always in its proper context, which is not to say that such statements should be construed as if they were statutory or contractual provisions (see per Lord Reed JSC in *Tesco Stores Ltd v Dundee City Council* [2012] UKSC 13, [2012] PTSR 83, at paragraphs 18-19). The NPPF is on the face of it a stand-alone document which should be interpreted within its own terms and is in certain respects more than a simple carry-across of the language in the guidance it replaced (see *Europa Oil and Gas Limited v Secretary of State for Communities and Local Government and Others* [2014] EWCA Civ 825, [2014] JPL 1259, in particular at paragraphs 15 and 32). But the previous guidance, in this case the guidance on Green Belt policy in PPG2, remains relevant. In *Secretary of State for Communities and Local Government and Others v Redhill Aerodrome Limited* [2014] EWCA Civ 1386 the Court of Appeal rejected a submission that "any other harm" in paragraph 88 of the NPPF had a narrower meaning than in paragraph 3.2 of PPG2, which would have made it less difficult than under PPG2 to establish the existence of very special circumstances justifying a development. In so doing, the court said this (per Sullivan LJ at paragraphs 16-17):
>
> > "16. If it had been the Government's intention to make such a significant change to Green Belt policy in the Framework one would have expected that there would have been a clear statement to that effect. Mr Katkowski accepts that there is no such statement. In my judgment, all of the indications are to the contrary:
> > (i) While there have been some detailed changes to Green Belt policy in the Framework, protecting the Green Belt remains one of the Core planning principles, the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land open, the essential characteristics of Green Belts, and the five purposes that they serve, all remain unchanged. By contrast with paragraph 86 of the Framework, which does change the policy approach to the inclusion of villages within the Green Belt, paragraph 87 emphasises the continuation of previous Green Belt policy (in PPG2) in respect of inappropriate development: 'As with previous Green Belt policy'.
> > (ii) The Impact Assessment in respect of the Framework published by the Department for Communities and Local Government in July 2012 said that 'The government strongly supports the Green Belt and does not intend to change the central policy that inappropriate development in the Green Belt should not be allowed'. Under the sub-heading 'Policy Changes' the Impact Assessment said that

'Core Green Belt protection will remain in place'. It then identified four proposed 'minor changes to the detail of current policy' which would resolve technical issues, but not harm the key purpose of the Green Belt, 'as in all cases the test to preserve the openness and purposes of including land in the Green Belt will be maintained'. On the face of it, paragraphs 87 and 88 would appear to constitute 'central policy' which the Government did not intend to change.

(iii) That there was no intention to change this aspect of Green Belt policy is confirmed by the Inspector's statement in paragraph 19 of her decision: that the *River Club* approach to 'any other harm' in the balancing exercise [i.e. the approach under PPG2] is reflected in decisions by the Secretary of State since the publication of the Framework. We were not referred to any decision in which a different approach has been taken to 'any other harm' since the publication of the Framework.

17. I readily accept that these indications are not conclusive. The Framework means what it says, and not what the Secretary of State would like it to mean .... However, if the Framework has effected this change in Green Belt policy it is clear that it has done so unintentionally. Mr Katkowski did not submit that there was any material difference between paragraphs 3.1 and 3.2 of PPG2 and paragraphs 87 and 88 of the Framework. He was right not to do so. The text of the policy has been reorganised ... but all of its essential characteristics ... remain the same ...." '

*Timmins, a*t para 25:

'25 ... It is submitted that the policy of the former PPG2 with regard to inappropriate development has been carried over into the NPPF: there has been a process of condensation but the policy is unchanged (cf. the opening words of paragraph 87, "As with previous Green Belt policy ...") and the provisions of the NPPF should be read accordingly. The published Impact Assessment, referred to in the passage quoted above from the *Redhill Aerodrome* case, does not identify any relevant change of policy. ....'

5.1.3 Paras 2.6 & 2.7, PPG2 (PPG2 guidance remains relevant) say:

'2.6 Once the general extent of a Green Belt has been approved it should be altered only in exceptional circumstances. If such an alteration is proposed the Secretary of State will wish to be satisfied that the authority has considered opportunities for development within the urban areas contained by and beyond the Green Belt. Similarly, detailed Green Belt boundaries defined in adopted local plans or earlier approved development plans should be altered only exceptionally. ....

2.7 Where existing local plans are being revised and updated, existing Green Belt boundaries should not be changed unless alterations to the structure plan have been approved, or other exceptional circumstances exist, which necessitate such revision.'

5.1.4 The Butts has substantial and significant biodiversity, including wild birds. The NPPF, at para 109 says:

'109 The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; ....'

The NPPF, at para 119 says:

'119 The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.'

The European Directives include conservation of habitats and wild birds. Development of The Butts would be contrary to paras 109 & 119 NPPF and the relevant EU Directives.

5.1.5 Currently, the Local *Planning and Housing Bill*, sponsored by Sir William Cash, is before Parliament. Para 8 reads:

> '8 Development on greenfield, green belt and brownfield sites
> (1) Planning permission may not be granted for any greenfield or green belt sites unless all brownfield land in the relevant local authority area that is suitable for development has been developed and all necessary steps shall be taken to encourage the use of brownfield sites.
> (2) The Secretary of State must make regulations defining "greenfield" and "brownfield" sites for the purposes of subsection (1).'

While not law, this Bill is evidence of intention in considering priority development of brownfield sites which is particularly relevant to planning policy in Newcastle and Stoke-on-Trent (the JLP area).

5.1.6 Summary of objections to development now and in the future at The Butts specifically:

The Butts has important and established recreational, landscape, visual amenity and substantial biodiversity facilities and features and is within the established North Staffordshire Green Belt;

The NPPF directs great importance to Green Belts, supported by PPG2;

Despite para 47 NPPF 'to boost significantly the supply of housing' this is in the context of 'as far as is consistent with the policies set out in [the NPPF]' which policies include attaching great importance to Green Belts and established Green Belts;

For these reasons development at The Butts should not be permitted now or in the future.

5.2 The JLP:

5.2.1 For the reasons I give, where relevant, in para 5.1 above (to avoid repetition) I submit that any suggestion that development of The Butts should be included in the 'second stage' (see *Solihull* below) would be inconsistent with the NPPF, specifically sections 9 (Protecting Green Belt land) and 11 (Conserving and enhancing the natural environment).

5.2.2 I note that the Court of Appeal in *Solihull Metropolitan Bor Council v Gallager* Estates & *Anr* [2014] EWCA Civ 1610 centres on whether Solihull Council carried out an objective assessment of housing needs (the first step in a two-step approach required by para 47 NPPF 'to boost significantly the supply of housing'). The Solihull Council had not carried out such assessment; accordingly, the redrawing of its Green Belt to include two new Green Belt sites was unjustifed. I submit that this judgment does not affect my submission that The Butts should be retained in the Green Belt in the JLP. The second stage, in the two-step approach, is to give effect of the first stage (boost housing supply) in the Local Plan save only to the extent that that would be inconsistent with other NPPF policies. The preparation of the JLP will include the first stage (boost housing supply) but I submit that, in the second stage (to give effect to the first stage), policies in sections 9 and 11 and conservation of habitats and wild birds override any allocation of The Butts different from open space/Green Belt.

5.2.3 Summary of submissions on the JLP, 'Issues & Strategic Options', specifically:

Solihull provides guidance on the two-step approach but does not assist on the possible use of The Butts in the JLP, other than the importance of avoiding inconsistencies with NPPF policies after 'boosting housing supply' (the first stage).

Any suggestion that possible development of The Butts should be included in the second stage (to give effect to the first stage) would be inconsistent with the NPPF,

specifically sections 9 (Protecting Green Belt land) and 11 (Conserving and enhancing the natural environment).

6. Summary of this submission:
For the reasons submitted:
(a) Development: As The Butts is currently in the North Staffordshire Green Belt, development inappropriate to the Green Belt should not be permitted now or in the future, supported by sections 9 and 11 NPPF;
(b) The JLP: On 'Issues & Strategic Options' in the production of the JLP, The Butts should be retained as Green Belt in the JLP in implementing the second stage (giving effect to the 'boosting housing supply', first stage).

7. Petition (with the 302 signatories to the petition):
7.1 Newcastle Council is petitioned to revoke its decision to include The Butts 'as appropriate for alternative use or development ....' in the JLP 'call for sites' or to confirm its decision but identify The Butts 'as suitable for continuing open space/Green Belt', not 'as appropriate for alternative use or development ....'
7.2 The reasons for this petition are: (a) it appears the Council has had no regard, or insufficient regard, to sections 9 and 11 NPPF and PPG2; and (b) those reasons detailed in this submission

8. Acknowledgement: I invite you to acknowledge receipt of this submission, please; sae enclosed.

Yours sincerely,

Tim Cooper
Email: arbitration@timcooper.co.uk

PETITION IN RELATION TO 'KEELE - LAND AT THE BUTTS' (25.92 ACRES)

We, the undersigned residents of Newcastle-under-Lyme hereby:

1. Register our opposition to Newcastle-under-Lyme Council's decision to include the above Land in the sites identified by the Council as sites inferentially suitable for development.
2. Petition the Council to revoke its decision in para 1. above because it is ill-conceived.

The Council's decision is ill-conceived because:

The permanent loss of such an important open-space/woodland area is contrary to all planning principles established over decades for people's quality of life and the environment; and

more specifically, it is contrary to the National Planning Policy Framework - at para 9 (Protecting Green Belt land) and para 11 (Conserving and enhancing the natural environment), website:

http://planningguidance.planningportal.gov.uk/

Name	Address	Sign	Date
AUDREY ALBREY	10 PARIS AVE NEWCASTLE		15/12/14
SHEILA O'BRIEY	ditto		15/12/14
ROBERT RUSSELL	4 PARIS AVENUE NEWCASTLE		15/12/14
MARGARET RUSSELL	4, PARIS AVE, WESTLANDS, NEWCASTLE	M.A.RUSSELL	15/12/14
C Jennings	41 Meremore Dr / 1 Paris Ave		15/12/14
JAMIE DAVENPORT	3 PARIS AVE		15/12/14
DAN A CHERCHE	3 PARIS AVE		15/12/14
E HANDLEY	5 PARIS AVE		15/12/14
I. ROBSON	7 PARIS AVE		15/12/14
E ROBSON	7 PARIS AVE		15/12/14
P. BRADBURY	17 PARIS AVE		15/12/14
M BRADBURY	17 PARIS AVE	M Bradbury	15/12/14
A FEAZEY	21 PARIS AVE		15/12/14
M HULME	25, Paris Ave.		15/12/14
J. PUMA	31 Paris Ave	J Puma	15/12/14
Jeni Hunter	35 PARIS AVE.		15/12/14
Judith Hunter	35 Paris Ave		15.12.14
FREDA MALAND	39 PARIS AVE	F. Maland	15/12
James Maland	39 Paris Ave		15/14
B. RHODES	1, BERNE AVENUE	B. Rhodes	23-1-15

80

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http://planningguidance.planningportal.gov.uk/

Name	Address	Sign	Date
John Lyle	8, NAPLES DRIVE, WESTLANDS NEWCASTLE		19/12/14
CAROLINE LYLE	8 Naples Drive, Westlands		"
KAREN MCMAHON	10 NAPLES DRIVE WESTLANDS		"
MIKE HORTON	12 NAPLES DRIVE, WESTLANDS		19/12/14
EILEEN DURRANT	14 NAPLES DRIVE "		"
PETER CRISTIAN	18 NAPLES Dr "		19.12.14
FIONA GREEN	28 NAPLES DRIVE		19/12/14
Ayub Khan	30 Naples Dr. Westlands. NUL		19/12/14
CRAIG JONES	34 Naples Drive		19/12/14
M CARNES	38 Naples Dr		"
A. WESSON	51 Naples Dr		19/12/14
NADA Durra	49 Napels drive		19.12.14
Ali Mahmmad	49 Naples Drive		19/12/14
AMREEN LONE	47 Naples Drive		19/12/14
SYLVIA HULSE	45 NAPLES DRIVE		19/12/14
DAVID HULSE	45 NAPLES DRIVE		19/12/14
MICHAEL REYNOLDS	41 NAPLES DRIVE		19.12.2014
BRENDA REYNOLDS	41 NAPLES DRIVE		19/12/14

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http://planningguidance.planningportal.gov.uk/

Name	Address	Sign	Date
M. ROBERTSON	2 VIENNA PL.	M. Robertson	18/12/14
G SINGH	1 Vienna Pl.	[illegible]	18/12/14
J. RUTTER	35 Naples Drive	[illegible]	18.12.14
H. BERRY	33 NAPLES DRIVE.	[illegible]	18/12/14
R Hurst	27. NAPLES DR.	[illegible]	18 12 14
J Zomp	25 Naples DR	[illegible]	18-12-14
J. SOM	23 Naples Dr	[illegible]	18/12/14
A. MENON	21, NAPLES DRIVE	[illegible]	18/12/14
C Lawton	6 GENEVA DRIVE	C Lawton	18/12/14.
J. Lawton	6 Geneva Drive	[illegible]	18/12/14
P REGAN	15 Naples Drive	P J Regan	18.12.14
F.E. REGAN	" " "	F Regan	18/12/14
SA SHAMSI	11. NAPLES DR.	[illegible]	18/12/14
PD. MOUNTAIN	5 NAPLES DRIVE	[illegible]	18/12/14
M. MOUNTAIN	5, Naples Drive	M. Mountain	18/12/14
A MONKS	3 NAPLES DRIVE	[illegible]	18-12-14
E Monks	3 Naples Drive	[illegible]	18/12/14
J Clowes	1 Naples Drive	J Clowes	18/12/14

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The Council's decision is ill-conceived because:

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more specifically, it is contrary to the National Planning Policy Framework - at para 9 (Protecting Green Belt land) and para 11 (Conserving and enhancing the natural environment), website:

http://planningguidance.planningportal.gov.uk/

Name	Address	Sign	Date
C. PRICHARD	3 Rushton ST5 2HL	[illegible]	12-12-14
HELEN LANE	68 Geneva Drive ST5 2QH	H. Lane	12/12/14
RHONA LINDUP	219 Seabridge Lane ST5 3LS	R. Lindup	12.12.14
Ron Wilcock	3 LUGANO CLOSE	[illegible]	18/12/14
Pam Tipping	5, Lugano Close.	P. Tipping	18/12/14
Simon Shenton	7, Lugano Close	[illegible]	"
D Shorrock	11 Lugano Close	[illegible]	18.12.14
T [illegible]	14 Lugano Close	[illegible]	18.12
M. COOK	21 Lugano Close	M. Cook	18.12
CRITCHLOW	23 LUGANO CLOSE	[illegible]	[illegible]
J CRITCHLOW	23 LUGANO CLOSE	[illegible]	
PRICE	25 Lugano Close	[illegible]	Price
[illegible]	c/o Mr J W Edge 8 Lugano Close	[illegible]	
V Joynson	6 Lugano Close	V. Joynson	18/12/14
B Joynson	6 LUGANO CLOSE	B Joynson	18/12/14
L Ward	2 LUGANO CLOSE	L Ward	18/12/14
A. Ward	2. Lugano Close	A Ward	18/12/14
BRENDA HONEY	4 Vienna Place	B L Honey	18/12/14
R. AVRIL NEWSUM	3 Vienna Place	Avril Newsum	
JAMES ROBERTS	2 Vienna Place	[illegible]	18/12/14

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more specifically, it is contrary to the National Planning Policy Framework - at para 9 (Protecting Green Belt land) and para 11 (Conserving and enhancing the natural environment), website:

http://planningguidance.planningportal.gov.uk/

Name	Address	Sign	Date
TIM COOPER	5, BERNE AVENUE ST5 2QJ	T Cooper	6/12/14
THELMA COOPER	" " "	T Cooper	6/12/14
Andy Dunning	17, BERNE AVENUE, ST5 2QJ	Dunning	6.12.14
Nicola Dunning	17, Berne Ave ST5 2QJ.	Dunning	6.12.14.
James Dunning		Dunning	
John Green	32, Berne Ave ST5 2QJ.	John Green	6.12.14
Stella Green	" " " "	Stella G Green	6.12.14
Eileen Johnson	26, Berne Ave. ST5 2QJ	E Johnson	6.12.14
IAN JOHNSON	" " " ST5 2QJ	I. Johnson	6.12.14
KEITH ROSE	24, " " "	Keith Rose	"
Y. WICKRAMASINGHE	22, " " "	[illegible]	06/12/14
S. Wickramasingh	22, Berne Avenue ST5 2QJ	S. Wickramasingh	06/12/14
S DAWSON	20 Berne Ave. ST5 2QJ	S D	6/12/14
C. ROGERS	9 Berne Ave, ST5 2QJ	C Rogers	6.12.14
D. SPARKS	11 Berne Ave ST5 2QJ	D Sparks	6.12.14
A.O. DAVIES	15 Berne Ave ST5 2QJ	Alun Davies	6.12.14
A.R. DAVIES	"	Angela Davies	"
M. DUNN	12, BERNE AVE, ST5 2QJ	M. Dunn	
R Jackson	8 Berne Ave ST5 2QJ	R Jackson	6.12.14
[illegible]	8 Berne Avenue ST5 2QJ	[illegible]	6.12.14

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http://planningguidance.planningportal.gov.uk/

Name	Address	Sign	Date
Christine Murray	82 Geneva Drive Westlands ST5 2QH	CA Murray	17.1.15
STEPHEN MURRAY	82 GENEVA DRIVE ST5 2QH	S. Murray	17/1/15
Christine Randall	80 GENEVA DRIVE ST5 2QH	C Randall	17/1/15
Robert Randall	80 GENEVA DRIVE ST5 2QH	R Randall	17/1/15
Margaret +	78 Geneva Drive ST5 2QH	M. Martin	17/1/15
Paul Martin	78 Geneva Drive ST5 2QH	P. Martin	17/1/15
M. Griffiths	72 Geneva Drive ST5 2QH	M. G.	17/1/15
M. Rogers.	66. Geneva Dr. ST5. 2QH.	M.R.	17/01/15
T.J. HAYNES	62 GENEVA DRIVE ST5 2QH	T J Haynes	17/1/15
P.W. DEGG	60 " " ST5 2QH	P.W. Degg	17.1.15
K. Kuliene	56 —"—	[illegible]	17.1.15
W.S. Lee	50 GENEVA DRIVE ST5 2QQ	[illegible]	17/1/15
A Heveringham	pp. K. Dale 46 Geneva Drive.	[illegible]	17-01-15
PAOLO MORCIANTI	44 GENEVA DRIVE ST5 2QQ	[illegible]	17.01.15
DENISE MORCIANTI	44 Geneva Drive ST5 2QQ	[illegible]	17.01.15
Norma Bavan	40 Geneva DRIVE ST5 2QQ	N Bavan	17.01.15
JEAN HUNT	34 GENEVA DRIVE ST5 2QQ	J Hunt	17.01.15
Nicole allan	178 Knutton lane ST5 6HA	Nallan	17.01.15
Sarah Allan	178 Knutton lane ST5 6HA	[illegible]	17/01/15

PETITION IN RELATION TO 'KEELE - LAND AT THE BUTTS' (25.92 ACRES)

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http://planningguidance.planningportal.gov.uk/

Name	Address	Sign	Date
CHSHUTTLEBOTHAM	4, Berne Ave ST5 2QJ.	CH Shuttleboth	6/12/14
D. COTES.	2. BERNE Ave ST5. 2QJ	D Cotes	6/12/14
Kakolo	18 Berne Ave.	Kakolo	6/12/14
Finney	16 " "	M.E. Finney	"
P.B. BORRELL	6 Berne Ave ST5 2QJ	P.B. Borrell	8/12/14
P. M. BORRELL	6 Berne Ave ST5 2QJ	A.M. Borrell	8.12.14
M. I. Dimmon	3, Berne Avenue ST5 2QJ	M Dimmon	8.12.14
P.A. Dimmon	3 Berne Avenue ST5 2QJ	P.A. Dimmon	8.12.14
A. Sparks	11 Berne Avenue ST5 2QJ	A. Sparks	9.12.14
PAUL ANDERTON	14 BERNE AVENUE ST5 2QJ	Paul Anderton	9.12.14
W.A. ANDERTON.	14. BERNE AVE. ST5 2QJ	Anne Anderton	11.12.14
A.L. MAYER	28, BERNE AVE. ST5 2QJ.	AL Mayer	12.12.14
S CARR	7 BERNE AVE ST5 2QJ	S Carr	12/12/14
J. CARR.	7 BERNE AVE ST5 2QJ	[illegible]	12/12/14.

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Name	Address	Sign	Date
S.M WHITTAKER	54 PARIS AVE ST5 2RQ		15/12/14
J. BERRISFORD	59 PARIS AVE ST5 2RQ	J Berrisford	15/12/14
B. GICK	52 Paris Ave ST5 2RQ	B. Gick	15/12/14
R.J. Gick	" " " " "	R.J. Gick	15/12/14
P. Ingram	48. Paris Ave.		15/12/14
A. JACKSON	46 " "	A.	"
D. Jackson	" " "	D.	"
B. Jackson	" " "		"
I WHITE	42 " " Newcastle	J.R. White	15/12/14
P.H. HODGKINSON	32 PARIS AVENUE ST5 2RQ	P.H. Hodgkinson	15-12-14
W. HODGKINSON	32 PARIS AVE ST5 2RQ	W. Hodgkinson	15.12.14
R. TONGE	30 " " ST5 2RQ.	R. Tonge	15.12.14
C. EDWARDS	28 PARIS AVE ST5- 2RQ	C. Edwards	15-12-14.
J BROWN	— " — — " —	J Brown	— " —
AK BROWN	40 Hilltop Ave Basford ST5 0QF	A K Brown	— " —
K BROAD	26 Paris Avenue ST5 2RQ	K Broad.	15/12/14
D. DEWHURST	24 PARIS AVE	D. Dewhurst	15/12/14
B.Z. LONG	20 PARIS AVE	B.Z. Long	"
D. LONG	20 PARIS AVE	D. LONG	"
TONY EDGE	16, PARIS AVE.		

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Name	Address	Sign	Date
K SAVAGE	41, GALLOWSTREE LANE, WESTLANDS N/C		8/12/14
Joan SAVAGE	41 GALLOWSTREE LANE N/C	J. Sav.	8.12.14
Lynne Kind	39 Gallowstree Lane N/C	Kind	8.12.14
P KIND	"		"
	3. Monaco Place ST5 2QT		8/12/14
R. HENSON	4 " " "	R. Henson	8/12/14
M.J. AUSTIN	5 MONACO Pl. ST5-2QT		8/12/14
B VAUGHAN	23 Monaco Place ST5 2QT	B Vaughan	8/12/14
PORTER LYNNE	24, MONACO PLACE, ST5 2QT		8/12/14
MICHAEL SIMPSON	97 PARIS AVENUE ST5 2QX		8/12/14
SIMON JACKSON	95 PARIS AVENUE ST5 2QX		8/12/14
SARAH JACKSON	95 PARIS AVENUE ST5 2QX		8/12/14
~~[illegible]~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~
JANICE HALLAM	91 PARIS AVENUE ST5 2QX		8/12/14
DAVID HALLAM	91 PARIS AVENUE ST5 2QX		18/12/14
KATE SMALLMAN	85 PARIS AVE ST5 2QX	K. Smallman	8/12/14
ARTHUR SMALLMAN	S " " " "	A. Smallman	8/12/14
J HORTON	83 Paris Ave ST5 2QX		8 12 14
C WOLTON	81 PARIS AVE ST5 2QX		8/12/14
M J M[illegible]	79 Paris Ave ST5 2QX		8/12/14
A S [illegible]	" " " "	A S [illegible]	8.12.14

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Name	Address	Sign	Date
Peter Thomas	1 Berne Ave Newcastle	Peter Thomas	8/12/14
MRS A [illegible]	99 Paris Ave Westlands	[illegible]	8/12/14
G.H. PRICE	103 PARIS AVENUE ST5 2QP	[illegible]	8/12/14
K. Jones	105 Paris Ave ST5-2QP	K. [illegible]	8/12/14
A/C Jadan	" " "	A/C Jadan	8.12.14
B. Goodwin	107 Paris Ave	B Goodwin	8/12/14
L.M. de Cruz	109, Paris Ave.	L.M. de Cruz	8/12/14
S.P. de Cruz	109, Paris Ave	S.P. de Cruz	8/12/14
N J SHAW	47 HOWARD PLC ST5 2SA	[illegible]	8/12/14
A SHAW	115 PARIS AVENUE ST5 2QP	A Shaw	8/12/14
R Shaw	115 Paris Ave ST5 2QP	R Shaw	8/12/14
I Brammer	121 PARIS AVENUE ST5 2QP	I Brammer	8/12/14
W. Brammer	121 Paris Avenue ST5 2QP	W. Shaw	8.12.14
R.M. BURT	123 Paris Ave.	R.M. Burt	8.12.14
RJW CARTLIDGE	125 Paris Ave.	RJW Cartlidge	8.12.14
R ADAMS	33 GALLOWSTREE LANE	[illegible]	8.12.14
J Adams	" "	J Adams	"
C [illegible]	35 GALLOWSTREE LANE	[illegible]	8/12/14
R Ousely	37. GALLOWSTREE LANE	R. Ousely	8/12/14
G Ousely (G Ousely)	" " "	G Ousely	8/12/14

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Name	Address	Sign	Date
Emily Royall	9 Geneva Drive, Westlands, Newcastle Staffs ST5 2QG	E Royall	22/12/14
R.C TOMPKIN	155 ORME RD NEWCASTLE STAFFS ST5 2PB.	R.C. Tompkin	23/12/14
STEVE ROYALL	9 GENEVA DRIVE WESTLANDS NEWCASTLE-U-LYME STAFFS ST5 2QG	[illegible]	23/12/14
MARCO SALVEMINI	89 STAFFORD CRESCENT, CLAYTON ST5 3DZ	[illegible]	23/12/14
Julie Brookes.	46 Dimsdale Parade East Wolstanton, Newcastle ST5 8BU.	J Brookes	23.12.14
DONS WILSHAW	Chesterton Lodge Loomer Road Chesterton.	D Wilshaw	23/12/14.
George Brookes	46 Dimsdale Parade East Wolstanton ST5 8BU.	[illegible]	23/12/14
Mark Brookes	46 Dimsdale Parade East Wolstanton ST5 8BU.	M Brookes	23/12/14
VAL GATER	44 STUBBS GATE NEWCASTLE	[illegible]	23.12.14
Steve Gater.	72 Snyed Ave Westlands.	S Gater	23/12/14
K Birkin	11 Bridge St. Silverdale	K Birkin	2/1/15
C Royall	16 CHURCH LANE KNUTTON	C Royall	2/1/15
ROSS Clark	Corner view. Park Rd Silverdale	ROSS	2/1/15
I TURNER	24 TURIN DRIVE N/C STAFFS	[illegible]	4/1/15
A. IQBAL	99 - PARIS AVENUE	[illegible]	4/1/15
~~M Turner~~	~~24 Turin Dr. Annex Westlands~~	[illegible]	~~4/1/15~~
J.R.TURNER	24 TURIN DRIVE WESTLANDS	[illegible]	"
R Asher	99 - PARIS AVENUE	[illegible]	4/1/2015
E. DAVIES.	106 PARIS AVE	[illegible]	15/1/15
DM DAVIES	106 PARIS AVE	[illegible]	[illegible]

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Name	Address	Sign	Date
Roger Morgan	28 Turin Drive, Westlands Newcastle	RMorgan	8/12/14
Anne Morgan	"	AMorgan	8/12/14
John Wallace	26. Turin Drive	[illegible]	8/12/14
Anne Wallace	" "	[illegible]	8/12/14.
Amanda Austin	22 Turin Drive.	[illegible]	8/12/14
M W Austin	22 TURIN DRIVE	M W Austin	8/12/14
R. House	20 Turin Drive	R. House	8/12/14
J House	20 TURIN DRIVE	J House	8/12/14
J WHEELER	18 TURIN DRIVE	J Wheeler	8/12/14
P Wheeler	"	P G Wheeler	8/12/14.
M. Palmer	14, Turin Drive.	M. Palmer	8.12.14.
A.J. HUME	12 TURIN DRIVE	AJ Hume	8.12.14
S. PHILLIPS	10 TURIN DRIVE	[illegible]	8/12/14
S Johnson	10 Turin Drive	[illegible]	8/12/14
J. EVANS	6 TURIN DR, WESTLANDS	[illegible]	8/12/14
D.L. EVANS	6. TURIN DR WESTLANDS	D L Evans	8/12/14
D EVANS	4 " " "	[illegible]	8/12/14
S SHERRIT	7 TURIN DR WESTLANDS ST5 2QQ	S Sherrit	8/12/14
M. Kavanagh	2 Turin Drive. Nc. ST5 2QQ	M Kavanagh	8/12/14
S. Mellor	1 Turin Drive	S. Mellor	8/12/14

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Name	Address	Sign	Date
P G Mellor	1 Turin Drive		8/12/14
Jim Cove-Smith	3, Turin Drive		8/12/14
Lynn Cavin	— " —		8/12/14
Eric Windsor	7 " "		8/12/14
B W Chase	9 " "		8/12/14
M. Hotchkiss	11 Turin Drive		8/12/14
V M Rogers	14 Turin Drive		10/12/14
John Rogers	17 Turin Drive		10/12/14
[illegible]	21 Turin Drive		10/12/14
C Chapman	12 Como Place		10/12/14
J. Clowes	10, Como Place	J. C.	10/12/14
[illegible]	10. Como Pla		10/12/14
[illegible]	8 Como Place		10/12/14
G. Croxon-Jones	8 Como Place		10/12/14
B. Dean	6 Como Place		10/12/14
C Dean	6 Como Place		10/12/14
[illegible]	4, Como Place	S. Hewitt	10/12/14
E Hewitt	4 Como Place	E. Hewitt	10/12/14
M Hewitt	4 Como Place	M. [illegible]	10/12/14

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Name	Address	Sign	Date
Matt Barrow	16 milan drive ST5 2QW	M Barrow	15/12/14
Steve Barrow	" " "	S. Barrow	15/12/14
LESLEY THORNS	10, MILAN DRIVE ST5 2QW	L.A. Thorns	15.12.14
Tom Hughes	" "	[illegible]	15.12.14
PAUL THORNS	" "	P. Thorns PP.	15.12.14
MICHAEL TAN	4 MILAN DRIVE, ST5 2QW	[illegible]	15.12.14
Valerie Tan	" "	Valerie Tan	15/12/14
MIKE BARR	48 TURIN DRIVE, ST5 2QL	M Barr	15.12.14
Sue Barr	" " " "	[illegible]	15.12.14
L. Lister	44 " " "	L. Lister	15/12/14
S. Dunn	42 TURIN DR ST5 2QL	S Dunn	15/12/14
P. Dunn	42 TURIN DR ST5 2QL	PP S Dunn	15/12/14
D. Smith	36 TURIN DR ST5 2QL	[illegible]	15/12/14
S. SMITH	36 TURIN DR ST5 2QL	[illegible]	15/12/14

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Name	Address	Sign	Date
PAUL WATKIN	3 COMO PLACE, NEWCASTLE, STAFFS. ST5 2QN	P.A. Watkin	10/12/14
MICHELLE WATKIN	3 COMO PLACE, N/C, STAFFS. ST5 2QN.	Michelle	10/12/14.
MR EDMOND	5 COMO PLACE ST5 2QN		10/12/14
MRS EDMOND	5 COMO PLACE ST5 2QN		10/12/14
MTS Fisher	7 como place ST5 2QN		10/12/14
MR WEST	7 COMO PLACE ST5 2QN		10/12/14
T. BROWN	9 Como Place ST5 2QN	TAB	10/12/14
P.M Brown	9 " " " "	P.M.B	"
P.A Brown	9 " " " "	P.A.B	"
Z GRIFFIN	11 Como Place, ST5 2QN	Z. Griffin	"
P Westman	15, Como Place		10/12/14
B. Stringer	19, Como Place	B. Stringer	10/12/14
ANN OWEN	3 MILAN DRIVE N/C	A Owen	15/12/14
B M Bott	11 Milan Dr. N/C	B M Bott	15/12/14
K Durber	21 Milan Dr. ST5 2QW.	K.D	
N. Jones	19 Milan Dr	N Jones	
M Murphy	25 Milan Drive	M J Murphy	15/12/14
F Murphy	" " "		15/12/14
Z. Czuchaj	18 Milan Drive, Westlands		15/12/14

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Name	Address	Sign	Date
Dan Wolton	81 Paris avenue		19/12/14
Janet Thomlie	1A, Howard Place Westlands	J Thomlie	19/12/14
Muriel Middleton	54, Seabridge Rd Newcastle		19/12/14
Karen Wolton	81, Paris Ave westlands NC	K Wolton	19/12/14
CHRIS RILEY	27. Sneyd Ave Westlands	C. Riley	19-12-14
PHILIP BODEN	19 LONDON ROAD, ST4 8DT.		19/12/14
RITONA STONES	37 HOWARD PLACE.		18/12/14
MARGARET GRIFFITHS	18 NAPLES DRIVE. WESTLANDS N/C	M. Griffiths	19/12/14
MARILYN MILES	79 Paris Ave Westlands	M. Miles	19/12/14
V.H. Langford	40 Sneyd Avenue	V.H. Langford	19/12/14
O.V Crow	17. Dulverton Ave	O V Crow	19/12/14
J Royall	9 Geneva Drive		22/12/14
Matt Humphreys	81 Paris Avenue		23/12/14
Kath Mace	38, Geneva Drive	K Mace	25.12.14
DAVE HALL	38, GENEVA DRIVE		25/12/14
PAULA MOSELEY	75 PARIS AVENUE	Paula Moseley	25/12/14
Steve Moseley	75 PARIS Avenue		25/12/14
Greta Scott	7 Yorkgrove clayton.		7.1.15
JULIE BENNETT	67 EMERY AVE STS 2JG		7-1-15
J. Wells	20, Geneva DR. ST5 2QQ	J. Wells	[illegible]