

Public Document Pack

Date of meeting Tuesday, 2nd February, 2016
Time 6.30 pm
Venue Council Chamber, Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffordshire, ST5 2AG
Contact Julia Cleary

Planning Committee

AGENDA

PART 1 – OPEN AGENDA

a Minutes of Previous Meeting on 5th January 2016 (Pages 3 - 10)

Members: Councillors Braithwaite, Cooper, Fear, Hambleton, Heesom, Mancey, Northcott, Owen, Reddish (Vice-Chair), Simpson, Snell (Chair), Sweeney, Turner, Welsh, Williams 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.

FIELD_TITLE

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

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PLANNING COMMITTEE

Tuesday, 5th January, 2016

Present:- Councillor Mrs Sophia Snell – in the Chair

Councillors Braithwaite, Cooper, Fear, Hambleton, Heesom, Mancey, Northcott, Owen, Reddish, Simpson, Sweeney, Williams and Williams

Apologies Apologies were received from Councillor(s) Proctor and Welsh

1. **APOLOGIES**

Apologies were received from Cllr Proctor and Cllr Welsh.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: That the minutes of the previous meeting be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY, ECCLESHALL ROAD, LOGGERHEADS. RENEW LAND DEVELOPMENTS LTD. 15/00015/OUT**

The Committee considered the reports and a proposal to refuse the application was put forward by Cllr Northcott and seconded by Cllr Fear on the following grounds:

- a) That the development was not sustainable;
- b) That it was an inappropriate development due to its location outside of the village envelope and the lack of accessibility to services and facilities including Mucklestone Primary School there being no suitable and safe footpath access to that school from the development. The development would result in a high level of private car use having regard to its location and limited bus services

A vote was taken on the proposal with 5 in favour and 3 against

Resolved:

That the application be refused on grounds that the development would constitute unsustainable development by reason of its location and lack of accessibility to services and facilities including Mucklestone Primary School there being no suitable and safe footpath access to that school from the development. The development would result in a high level of private car use having regard to its location and limited bus services

5. **APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF WEST AVENUE, WEST OF CHURCH STREET AND CONGLETON ROAD AND NORTH OF LINLEY ROAD, BUTT LANE. TAYLOR WIMPEY (NORTH MIDLANDS). 15/00441/DOAHR**

Resolved: That a decision on the application be deferred to await the views of the District Valuer

6. **APPLICATION FOR MAJOR DEVELOPMENT - THE HAWTHORNS AND KEELE CAMPUS, UNIVERSITY OF KEELE. KEELE SEDDON LTD. 15/01004/FUL & 15/1009/FUL**

The Committee considered the report and Cllr Fear proposed approval subject to the following additional conditions along with those recommended in the report, this was seconded by Cllr Mrs Heesom.

- a) The withdrawing of permitted development rights for change of use from C3 to C4, and
- b) A boundary treatment condition to seek hedgerow retention and provision wherever appropriate.

11 voted in favour of the additional conditions and 2 voted against.

Resolved:

With respect to 15/01004/FUL:

That the application be permitted subject to:

(A) The applicant first entering into a Section 106 obligation by 8th February 2016, or 5th March 2016 if the applicant agrees to similarly extend to that date the statutory period for this application and application 15/01009/FUL, to require: -

1. A financial contribution of £132,976 towards education places at Madeley High School
2. Reappraisal of the development's viability in the event of the development not being substantially commenced within 12 months of the permission, and a consequential upward adjustment of the contribution should the viability reappraisal so indicate
3. A scheme to be provided to and agreed by the Council for the long term management, availability, and maintenance of the public open spaces within the development

And the following conditions:

Campus

- Development to commence within 18 months
- Approved plans
- Landscaping scheme
- Arboricultural method statement
- Tree protection
- Details of all facing and surfacing materials
- Construction Method Statement

- Development in accordance with details of Flood Risk Assessment (FRA)
- Details of surface water and foul sewage drainage

Hawthorns

- Development to commence within 2 years
- Approved plans
- Prior to occupation of the dwellings on the Hawthorns development, the Barnes development to be completed
- Provision of accesses
- Closure of existing accesses
- Relocation of dragons teeth and 3mph roundels on Station Road
- Provision of visibility splays
- Length, gradient and surfacing of private drives
- Garages retained for parking
- Landscaping scheme
- Recommendations of Arboricultural Impact Assessment and Method Statement
- Details of on-site open space and play provision, including a timetable for provision
- Boundary treatments
- Removal of permitted development rights
- Submission and approval of a scheme of investigation and Implementation of Archaeological works
- Historic building recording
- Details of treatment of any newly exposed elevations of The Hawthorns
- Contaminated land
- Construction method statement
- Development in accordance with details of FRA
- Details of surface water and foul sewage drainage
- Mitigation measures for protected species
- Timing of requirement to provide the shop building and the drop off facility for the school
- Details of all facing and surfacing materials
- Levels details
- The withdrawing of permitted development rights for change of use from C3 to C4, and
- A boundary treatment condition to seek hedgerow retention and provision wherever appropriate.

(B) Failing the securing of the above obligations by the date indicated above, that the Head of Planning be authorised to refuse the application on the grounds that without such obligations, insufficient provision would be made for the provision of additional secondary education places to meet the need for such places generated by the development, account would not be able to be taken of a change in market conditions and a development that could have made required contributions including affordable housing would not do so, and appropriate long term arrangements would not have been made for the public open space within the development; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

With respect to 15/01009/FUL

Subject to the issuing first of planning permission for the development referred to in application 15/01004/FUL

That the application be permitted subject to conditions relating to the following matters:

- Letting of contract for redevelopment prior to demolition of the building and commencement of demolition within six months of the demolition of the building
- Details of the treatment of the cleared site following demolition

7. APPLICATION FOR MAJOR DEVELOPMENT - CONSULTATION BY CHESHIRE EAST ON PROPOSALS FOR THE FORMER MMU ALSAGER CAMPUS, HASSALL ROAD, ALSAGER - DEMOLITION OF ALL BUILDINGS AND ERECTION OF 408 DWELLINGS WITH LAYING OUT OF NEW GRASS SPORTS PITCHES, TWO ARTIFICIAL GRASS PITCHES WITH FLOODLIGHTING AND FENCING, NEW CHANGING ROOMS ETC

Resolved:

That Cheshire East Council be advised that the Borough Council has no objections to the application.

8. APPLICATION FOR MINOR DEVELOPMENT - FORMER BLUE BELL INN, NEW ROAD, WRINEHILL. J LITTLETON & CO LTD. 15/00759/FUL

Resolved: That a decision on the application be deferred until the comments of Betley, Balterley and Wrinehill Parish Council have been received or the date by which their comments are due has passed.

9. APPLICATION FOR MINOR DEVELOPMENT - BROUGHTON ARMS, NEWCASTLE ROAD, BALTERLEY. THE BROUGHTON PROPCO LTD. 15/00964/FUL

Resolved:

That the application be approved subject to the following conditions:

1. Standard Time limit for commencement of development
2. Approved plans
3. Submission and approval of external materials
4. Construction and demolition hours
5. Ventilation and odour abatement
6. Control of noise
7. Prevention of food and grease debris entering the drainage system
8. Submission and approval of external lighting
9. Approval of full landscaping proposals to include boundary treatments
10. Submission and approval of Tree Protection measures
11. Arboricultural Method Statement
12. Retention of trees
13. Submission and approval of new boundary treatment to (A531) Newcastle Road
14. Access, car parking and turning
15. Car park shall remain ungated

10. **APPLICATION FOR MINOR DEVELOPMENT - FORMER SILVERDALE BOWLING GREEN, KINSEY STREET, SILVERDALE. MILWOOD LTD. 15/01001/FUL**

Cllr Fear, seconded by Cllr Reddish moved approval subject to the conditions indicated in the report and the following additional condition:

- That permitted development rights be removed in relation to changing from C3 to C4.

11 Members voted in favour and 2 Members voted against.

Resolved:

That the application be permitted subject to the following conditions:

- Time Limit
- Plans
- Prior approval of external facing materials
- Landscaping
- Removal of permitted development rights for front boundary treatments
- Contamination remediation
- Limitation of construction and demolition activity to reasonable hours
- Protection of highway from mud and debris
- Dust mitigation during construction
- Waste storage and collection arrangements
- Noise levels to be achieved.
- No occupation until access, parking and turning areas provided in accordance with approved plans.
- Prior approval and implementation of surfacing and surface water drainage for the private drive
- Provision of visibility
- No occupation until the access drives have been surfaced in a bound material for a minimum distance of 5m back from the highway boundary.
- Private access drive to remain ungated.
- Surface water drainage interceptors at rear of highway boundary on all driveways.
- Construction Method Statement
- The removal of permitted development rights from C3 to C4.

11. **APPLICATION FOR MINOR DEVELOPMENT - AUDLEY COMMUNITY CENTRE, AUDLEY. AUDLEY AND DISTRICT COMMUNITY CENTRE. 15/01022/FUL**

Resolved:

That the application be approved subject to:

1. Standard Time limit for commencement of development.
2. Approved plans.

12. **APPLICATION FOR OTHER DEVELOPMENT - OLD HALL, POOLSIDE, MADELEY. MR G WHITE. 15/01028/LBC**

Resolved:

That the application be approved subject to:

- Time limit condition
- Approved plans
- Submission and approval of an insulation system for the roof
- Submission and approval of drainage, extraction and ventilation details
- Submission and approval of staircase details

13. APPLICATION FOR OTHER DEVELOPMENT - 19 THE CROSSWAY, MAY BANK. MRS R KILLEEN. 15/01052/FUL

Resolved:

That the application be approved subject to the following conditions:

1. Standard Time limit for commencement of development
2. Approved plans
3. Facing materials to be as specified and matching finishing colour of render

14. APPLICATION FOR OTHER DEVELOPMENT - FORMER ST GILES AND ST GEORGES PRIMARY SCHOOL, BARRACKS ROAD, NEWCASTLE. STAFFORDSHIRE COUNTY COUNCIL. 15 /01077/FUL

Resolved:

That the application be permitted subject to the following conditions:

- Tree protection measures
- Demolition to be undertaken in accordance with the approved Demolition Method Statement
- Building recording
- The recommendations of the Bat Survey be implemented and a precautionary approach be taken to the demolition works involving the removal of ridge and roof tiles.
- The demolition of the existing building on the site shall not commence until a contract has been entered into for the construction of a replacement building on the site as shall have been granted planning permission and such construction works shall have commenced within six months of the demolition of the building
- Conditions put forward by Environmental Health relating to hours of demolition, the submission, approval and implementation of an Environmental Management Plan/Method Statement, steps to be taken to prevent mud and debris getting onto the Highway and dust mitigation measures.

15. MISCELLANEOUS ITEM - 5 BOGGS COTTAGES, KEELE. 1400036207C3

Resolved:

The Head of Business Improvement, Central Services and Partnerships be authorised to issue enforcement and all other notices and to take and institute on behalf of the Council all such action and prosecution proceedings as are authorised by and under the Town and Country Planning Act 1990 for the removal of the mobile home and associated paraphernalia from the site within six months

16. **TREE PRESERVATION ORDER - FINTRY, PINWOOD ROAD, ASHLEY HEATH. TPO172**

Resolved:

That Tree Preservation Order No 172 (2015), on land at Fintry, Pinewood Road Ashley is confirmed as amended and that the owners of the site are informed accordingly.

17. **HALF YEARLY REPORT ON PLANNING OBLIGATIONS**

Resolved:

- a) That the report be noted
- b) That the Head of Planning continue to report on a half yearly basis to the Planning Committee on planning obligations which have been secured over the preceding six months, works that have been funded during that period in whole or in part by planning obligations and compliance with their requirements
- c) That the County Council's NTADS Final Review be reported to the Planning Committee at a future meeting when available

18. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR MRS SOPHIA SNELL
Chair

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