

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

THIRD SUPPLEMENTARY AGENDA

PART 1 – OPEN AGENDA

- 4b 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 (Pages 3 - 4)
- 6a Application for Major Development - Land at Ashfields New Road, Newcastle. Jessop Bros.. 15/00699/FUL (Pages 5 - 6)
- 7b Application for Major development - Audley Working Men's Club. Audley Working Men's Club. 15/00692/FUL (Pages 7 - 8)
- 9a Application for Minor Development - Former Blue Bell Inn, New Road, Wrinehill. J Littleton & Co Ltd. 15/00759/FUL (Pages 9 - 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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Supplementary Information

The following information will be reported to the Planning Committee at its meeting on 2nd February 2016

Agenda Item 6

Application No. 15/00699/FUL

Land at Ashfields New Road, Newcastle

Since the main agenda report was published further comments have been received from the **District Valuer** (DV).

The DV has concluded that if the public open space contribution (£106k) is included the residual land value (£179,792) of the scheme is significantly lower than the site value (£315,000). The conclusion is that the proposed scheme is unviable and furthermore that it cannot at present support any public open space contribution.

Taking into account the viability case made by the applicant, the independent advice received from the District Valuer, and the merits of the scheme, particularly its contribution to housing availability and the redevelopment of a vacant site, it would not be appropriate to require any contribution towards public open space.

The District Valuer's confirmation that the scheme cannot, at present, support any financial contributions now having been received, the RECOMMENDATION remains as set out in the main agenda, with the deletion of the first proviso

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Supplementary Information

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Agenda Item 7 Application No. 15/00692/FUL

Audley Working Mens Club, New Road, Bignall End

Since the preparation of the main agenda report the applicants has confirmed that they are now willing to pay the fees for the obtaining of independent advice from the District Valuer (DVS) regarding the financial viability of the scheme with policy compliant financial contributions.

Whilst such agreement has been received very late in the application process (almost at week 19) your Officer considers that it remains appropriate that independent advice is sought and received. As such it is intended that the DVS be instructed to carry out a viability appraisal and that a report is brought back to a future meeting when advice has been received.

The RECOMMENDATION is that a decision on the application is deferred until advice from the DVS is received.

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Supplementary Information

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Agenda Item 9 Application No. 15/00759/FUL

Former Blue Bell Inn, New Road, Wrinehill

Since the preparation of the main agenda some progress has been made on the preparation of a S106 obligation as a draft agreement has been submitted to the applicant for comment. The agreement addresses the requirement that a commuted sum of £45,000 is paid towards affordable housing but does not include a review mechanism. As such the draft agreement requires amendment.

Officers have considered the possibility of the commuted sum being spent on off-site affordable housing within the locality of the site as requested by the Parish Council who continue to strongly object to the application on the grounds that the very special circumstances that were valid in the previous permission no longer exist because no affordable housing is proposed.

The Councils Affordable Housing SPD states

“Where Section 106 agreements are used to secure off-site provision of affordable housing, this would be done by requiring a financial contribution (commuted sum) to be made towards the provision of that element of affordable housing elsewhere in the Borough. In such circumstances, the payment will be collected to help finance the development of the relevant proportion of affordable housing equivalent to that which would have been required on site.”

It also states that

“The commuted sums will not be spent exclusively in the geographical areas where the financial obligation has been generated, an inclusive approach will be taken and the commuted payments will be spent within Newcastle-under-Lyme on schemes that are considered appropriate.”

The SPD therefore does not support the Parish Council’s position and as such the **recommendation remains to PERMIT the application as set out in the main agenda report.**

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