

Public Document Pack

Date of meeting Tuesday, 24th May, 2016
Time 6.30 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 Application for Major Development - Tagedale Quarry, (Pages 3 - 4)
Mucklestone Road, Loggerheads. Renew Land Developments
Ltd. 16/00202/OUT
- 5a Application for Major Development - Site of former Jubilee (Pages 5 - 6)
Baths, Nelson Place, Newcastle. Westlands Estates Ltd.
16/00244/FUL
- 6a Application for Major Development - Former St Giles' & St (Pages 7 - 8)
George's Primary School, Barracks Road, Newcastle.
Staffordshire County Council. 16/00362/FUL
- 7a Application for Minor Development - Land West of Ravens (Pages 9 - 10)
Close, Bignall End. Aspire Housing Group. 16/00273/FUL
- 8a Application for Minor Development - Land North of Bar Hill (Pages 11 - 12)
Road, Onneley. Mr D Johnson. 16/00336/OUT

Members: Councillors Braithwaite, Cooper, Fear, Hambleton, Heesom, Mancey,
Northcott, Owen, Pickup, Reddish (Vice-Chair), Simpson, Welsh, Williams,
Williams and Winfield

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.

ADVANCE SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

24th May 2016

Agenda item 4

Application ref. 16/00202/OUT

Tadgedale Quarry, Mucklestone Road, Loggerheads

There is an error in part (ii) of recommendation (A) of the agenda report in that it requires the contribution of £530,545 to be towards the provision of education places at the catchment school St. Mary's CE Primary School, Mucklestone. It should require the contribution to be towards both St. Mary's CE Primary School, Mucklestone (£297,837) and Madeley High School (£232,708) as requested by the Education Authority.

Paragraph 2.7 of the agenda report anticipates that further advice will be given regarding the sum required for the financial contribution towards the provision of a travel plan for St. Mary's CE Primary School, Mucklestone. Further to discussions with the Highway Authority it is considered that a sum of £3000 would be appropriate - £800 towards the preparation of the travel plan itself and £2,200 towards its monitoring by Staffordshire County Council. The school has confirmed that it has the equipment necessary for a 'walking bus' and it is not considered that any contribution is necessary towards the actual implementation of the travel plan.

The RECOMMENDATION remains as per the main agenda report with parts (ii) and (v) of recommendation (A) revised as follows:

ii. A contribution of £530,545 towards education provision ((on the basis that the development as built is for the full 128 units and of the type indicated) or such other sum as determined by the Head of Planning as appropriate on the basis of policy), towards the provision of education places at the catchment schools St. Mary's CE Primary School, Mucklestone (£297,837) and Madeley High School, Madeley (£232,708)

v. A financial contribution of £3,000 towards the preparation and monitoring of a travel plan for St. Mary's CE Primary School, Mucklestone

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ADVANCE SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

24th May 2016

Agenda item 5

Application ref. 16/00244/OUT

Site of former Jubilee Baths, Nelson Place, Newcastle

Since the preparation of the agenda report the views of the **Highway Authority**, the **Environmental Health Division**, **Historic England** and representations from **Thistleberry Residents Association** and the **Civic Society** have been received.

The **Highway Authority** has no objections subject to conditions relating to the following:

- Completion of access, parking, servicing and turning areas prior to occupation.
- Replacement of the two disabled parking bays that will be lost on School Street.
- Implementation of approved Travel Plan
- Agreement and implementation of measures to control and manage the car park
- Construction method statement

They have also requested a Travel Plan monitoring fee and a sum of £50,000 to fund a Residents Parking Zone if deemed necessary.

The **Environmental Health Division** has confirmed that they have no objections subject to conditions relating to the following:

- Construction hours
- Construction management plan to include, amongst other things, protection of the highway from mud and dust and dust mitigation during construction.
- Waste storage and collection
- Control of onsite recreational activities to avoid noise disturbance.
- Prior approval of plant and equipment
- Prior approval of any proposed combined heat and power system
- Restriction of the hours of use of the external recreational areas.
- Prior notification of any piling and submission of details in advance.

Historic England maintains the concerns that they expressed in response to the previous approved application, reference 15/00166/FUL regarding scale of the building. However if the Council are minded to approve they would recommend that all architectural details, materials and finishes are carefully conditioned for approval.

The **Thistleberry Residents Association** considers that because of the increased number of units and the reduced number of parking spaces on site, the proposal contravenes saved Local Plan Policy T16. They query whether the rooms are for rent only as indicated in the Design & Access Statement – on the basis that they are being advertised for sale and suggest that this could mean it may be difficult to keep the building in good order. They note that it would appear that facilities such as the gymnasium and cinema appear to have been deleted from the scheme. The need for this type of accommodation in Newcastle is again questioned.

The **Civic Society** comment that the increase in the number of student rooms and the decrease in parking spaces would make parking in this particular area even more difficult than it already is. They also comment that it would appear that in order to accommodate this number of rooms leisure facilities that were outlined in the design statement and which appeared to have helped secure the planning permission have been withdrawn. Such facilities might have made such high density communal living somewhat more bearable. Such density, however, appears to be somewhat unnecessary given that almost 1000 such rooms are to be made available via other buildings in and around the town centre.

Officer comments

The conditions recommended by the Highway Authority and the Environmental Health Division are included within the recommendations on the main agenda.

Notwithstanding the comments of the Civic Society and the Thistleberry Residents Association the current application includes the same ancillary leisure facilities as were included in the permitted scheme and none have been lost to accommodate the additional rooms proposed. That units within the development are on the market as investment opportunities has no bearing upon the planning decision – the management model remains unaltered – one of rental of the units to students. The parking issues raised by both groups are addressed within the main agenda report and members will note that the Highway Authority for the area have confirmed that that they have no objections to the application, subject to the same conditions and requirements that were sought for the previous scheme. The Highway Authority clearly do not consider the change in the numbers to be critical.

The RECOMMENDATION remains as per the main agenda report

ADVANCE SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

24th May 2016

Agenda item 6

Application ref. 16/00362/FUL

Former St Giles' and St George's Primary School, Barracks Road, Newcastle

Since the preparation of the agenda representations from **Thistleberry Residents Association** and the **Civic Society** have been received.

The **Thistleberry Residents Association** comment that whilst the lighter and whiter colour of the proposed material compared to a reddish stone might allow this building to recede from the eye and be less intrusive in the townscape, it is questioned if limestone would be the best choice, given the surrounding buildings in the Conservation Area. It should also be noted that this building is to fit in with the Conservation Area buildings and not Cophorne House or the proposed Sky building.

The **Civic Society** comment that Hollington stone would blend in with its surroundings in the Conservation Area in that part of town. Alteration would mean that the building would not be compatible with its surroundings and would therefore detract from the Conservation Area. Its height in this position already makes it overbearing.

Officer comments

The report addresses the suitability of the proposed material and there is nothing further to add.

The RECOMMENDATION remains as per the main agenda report

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ADVANCE SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

24th May 2016

Agenda item 7

Application ref. 16/00273/FUL

Land West of Ravens Close, Bignall End

The main agenda report indicates that 31 objections have been received. However, by way of clarification, it can be confirmed that the Council have received representations from 31 contributors with a total of 43 letters of objection. The issues raised are those set out in the representations section of the main agenda report.

The RECOMMENDATION remains as per the main agenda report

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
24th May 2016

Agenda item 8

Application ref. 16/00336/OUT

Land North of Bar Hill Road, Onneley

Since the preparation of the agenda report the views of **Madeley Parish Council**, **Landscape Development Section**, and the **Environmental Health Division** have been received.

The **Parish Council** raises no objections and is of the opinion that the development would improve the current site and that 2 dwellings are preferable to look at than the current storage facility.

The **Landscape Development Section** indicates that they have no objections subject to conditions that secure an Arboricultural Impact Assessment and Tree Protection Plan, both to BS5837:2012, with particular reference to the high quality mature trees at the eastern end of the site. Permission should also be subject to submission of landscaping proposals. This should include for strong planting of appropriate species to the frontage with the A525 to integrate the proposals within the road corridor.

The **Environmental Health Division** has confirmed that they have no objections.

The RECOMMENDATION remains as per the main agenda report

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