

Public Document Pack

Date of meeting Tuesday, 13th September, 2016
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 Application for Major Development - Land to rear of former Randles Garage, Higherland, Newcastle. Decidebloom Ltd. 16/00405/REM (Pages 3 - 4)
- 7A Application for Other Development - 24 Curzon Street, Basford. Mr A Street. 16/00612/FUL (Pages 5 - 6)
- 8A Application for Other Development - 24 Curzon Street, Basford. Mr A Street. 16/00663/FUL (Pages 7 - 8)
- 9A Watlands Park, Wolstanton - Proposed Conservation Area Appraisal and Management Plan Supplementary Planning Document and 7 Park Avenue Article 4 Direction (Pages 9 - 10)

Members: Councillors Burgess, Fear, S Hambleton, Heesom, Mancey, Northcott, Owen, Panter, Pickup (Vice-Chair), Proctor (Chair), Reddish, Simpson, Turner, G Williams and J 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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FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

13th September 2016

Agenda item 4

Application ref. 16/00405/REM

Land to rear of former Randles Garage, Higherland

Since the preparation of the main agenda report the applicant's agent has submitted revised tree survey information. In light of that information received the **Councils Landscape Development Section** has advised the following:-

- The canopy spread information for the trees along the Beaumaris Court boundary is still incorrect.
- There are sufficient restrictions to growth in place (there being an intervening road) to prevent roots from entering the site, and as such there is no objection to the proposed excavation adjacent to proposed building B1 (as shown on the submitted plans) subject to approval of an Arboricultural Method Statement secured by way of a planning condition.
- However the building must be set clear of the tree canopy along the boundary of Beaumaris Court boundary, and sufficient space must be allowed for future growth as well. Neither is achieved. It is not.
- There is also concern that the proposed building B1 does not allow enough room for the a Copper Beach tree on the Tesco Express site to mature which was planted as a replacement for a protected tree which once stood on that adjacent site. Their Officer recommends verbally that a distance 5 metres clearance is required between the tree and the corner of the building (3 metres is the distance to the corner of the balcony and 5 to the walls of the building).

A further letter of objection has been received from the **Thistleberry Residents Association** reiterating concerns that:-

- The development has a harmful impact to the character of the area.
- The impact to mature trees is significant and should result in refusal of the application.
- The development is too close to properties of Seabridge Road negatively impacting on light levels and privacy.
- The cladding of the building should be carefully considered the proposed materials being inappropriate to the location.
- Large vehicles will find it difficult to enter the site and exit which will cause traffic issues.
- The reference to the Locality Action Partnership's non-response and therefore assuming no objections is misleading as they do not consider planning applications.
- The site should be used for a small number of bungalows instead of the development proposed.

Your Officer's comments

In relation to the protection of surrounding visually significant trees, including a protected tree which lies within the boundary of Beaumaris Court, initial concerns in relation to root protection are considered to have been addressed. However there are still some concerns regarding the proximity of the building to the canopies of those trees. One option would be to allow, in a controlled manner, canopy reduction, but this can impact upon the shape of the trees in question.. The view of your officer is that the removal of all of the balcony areas for

building B1 is required to achieve a sustainable relationship between the trees and the flats some limited and sensitively undertaken canopy reduction where required. The affected rooms within the flats have corner windows with glazing facing in two directions which assists, and the flats have an otherwise open outlook. Contrary to the views of the Landscape Development Section the further repositioning of building B1 is not deemed to be necessary subject as indicated above to the removal of the balconies which allows extra room between the building and the trees involved.

With the exception of tree impacts the planning merit points raised by the Residents Association have already been fully considered in the agenda report and it is not thought necessary to advise further on those.

The RECOMMENDATION on this application is, in light of the above,now revised to the following:-

PERMIT subject to conditions relating to:-

- 1. The development shall be carried out in accordance with the conditions in the outline planning permission.**
- 2. Development to be built in accordance with revised plans unless overridden by a condition as indicated below**
- 3. Prior approval of all external facing materials**
- 4. Prior approval of additional soft and hard landscaping details including tree planting.**
- 5. Highway matters – internal access and vehicle parking provisions.**
- 6. Tree protection matters including Arboricultural Method Statement, Tree Protection Plan, Schedule of works to retained trees and removal of the proposed balconies from the approved plans related to building B1.**

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
13th September 2016

Agenda item 7

Application ref. 16/00612/FUL

24, Curzon Street, Basford

As anticipated, since the preparation of the agenda report, the comments of the **Conservation Advisory Working Party (CAWP)** have been received. They are concerned that the canopy is now a dominant feature on the house which is too large and spoils the symmetry of the pair of semis. They consider that the design needs to be amended to reduce the size of the porch and the cat slide roof on the section between the door and the garage. There is also no need and no gain to link the canopy from the door to the bay window and this section should be removed. The Working Party thinks that within the context of the Conservation Area it is inappropriate to set a precedent for alterations which are detrimental to the appearance of the property and in turn are then harmful to the overall character of the Conservation Area.

Your Officer's comments

As stated in the agenda report, whilst this pair of semi-detached properties are relatively attractive, the Basford Conservation Area Appraisal states that they make little contribution to the special character of the area. It is not considered that the canopy has any significant adverse impact on the character and appearance of the pair of dwellings or the Conservation Area.

The RECOMMENDATION remains as per the main agenda report

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FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

13th September 2016

Agenda item 8

Application ref. 16/00663/FUL

24, Curzon Street, Basford

As anticipated, since the preparation of the agenda report, the comments of the **Conservation Advisory Working Party (CAWP)** have been received. They raise no objections to the proposal.

The RECOMMENDATION remains as per the main agenda report

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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
13th September 2016

Agenda item 9

Watlands Park, Wolstanton – Proposed Conservation Area Appraisal and Management Plan SPD and 7 Park Avenue Article 4 Direction

The Conservation Advisory Working Party has considered the recommendations and commends the draft Watlands Park Conservation Area Appraisal and Management Plan Supplementary Planning Document to the Planning Committee. The Working Party fully supports the designation of the Conservation Area at Watlands Park and the confirmation of the Article 4 Direction for 7 Park Avenue, Wolstanton.

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