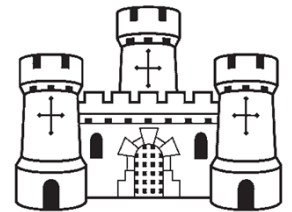


# Public Document Pack

**Date of meeting** Tuesday, 28th March, 2017  
**Time** 7.00 pm  
**Venue** Council Chamber, Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffordshire, ST5 2AG  
**Contact** Geoff Durham



**NEWCASTLE  
UNDER LYME**  
**BOROUGH COUNCIL**

Civic Offices  
Merrial Street  
Newcastle-under-Lyme  
Staffordshire  
ST5 2AG

## Planning Committee

### SUPPLEMENTARY AGENDA

#### PART 1 – OPEN AGENDA

5A Application for Major Development - Hazeley Paddocks, Keele (Pages 3 - 4)  
Road, Madeley Heath. Sophie Thorley. 17/00073/FUL

8A Tree Preservation Order - 106 Lancaster Road, Newcastle. (Pages 5 - 8)  
TPO 179

**Members:** Councillors Burgess, Fear, S Hambleton (Vice-Chair), Heesom, Mancey, Northcott, Panter, Pickup, Proctor (Chair), Reddish, Simpson, Snell, Sweeney, 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.



*Working to be a co-operative council*

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**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**

**28<sup>th</sup> March 2017**

**Agenda item     5**

**Application ref. 17/00073/FUL**

**Hazeley Paddocks, Keele Road, Madeley Heath**

Since the preparation of the main agenda report a letter of representation has been received raising the following objections;

- No neighbouring properties were consulted on the planning application;
- The planning application form states that the site is on Nantwich Road when it is in fact located on Keele Road;
- The plans which have been submitted do not fully represent the full intentions of the development of the land with 5 stables and training area indicated within the environmental study;
- The land is only 3.5 acres, with some of the area being used for residential and the remaining land is too small for anything above 3 horses and this would lead to overcrowding of the land, thus becoming ruined;
- The position of the stables at the edge of the paddock area would greatly increase pests to the neighbouring property and be unhygienic;
- The septic tank is too close to the neighbouring property and would cause a loss of amenity to the neighbouring occupiers from odour and potential leakage; and
- The relocation of the hedgerow on the front boundary would cause a loss of privacy to neighbouring properties and make neighbouring properties more visible from the road.

**Your officers comments**

The planning application has been advertised as being on Keele Road and publicity and consultations have been carried out in accordance with the Councils Statement of Community Involvement. In this case the publicity involved neighbour notification letters being sent to neighbouring properties, a site notice being erected and a notice was advertised in the local press.

For the avoidance of any doubt the application is for the conversion of the existing barn buildings to create a single residential dwelling. Whilst the Ecological Appraisal refers to a ménage and stables these do not form part of the current planning application and submitted plans. A separate planning application would be required for these developments and the issues raised by the objector can be considered when and if an application is submitted.

The location of the septic tank is a considerable distance from neighbouring properties and it is not considered that an objection can be raised in this regard. It would also need to comply with other regulations outside and additional to the planning process.

Finally, whilst the hedgerow removal has the potential to open up views of the site and neighbouring properties it is not considered that a significant impact would be caused to the local amenity.

**The RECOMMENDATION remains as per the main agenda report**

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## **Confirmation of Tree Preservation Order**

### **LAND AT 106 LANCASTER ROAD, NEWCASTLE.**

#### **Tree Preservation Order No.179 (2016)**

Town & Country Planning Act 1990

Town & Country Planning (Tree Protection) (England) Regulations 2012

**The Order** protects a tree situated in the grounds of 106 Lancaster Road, Newcastle. The Order was made to safeguard the longer term visual amenity that the tree provides after a Section 211 Notice was submitted to pollard the tree which, it is considered, would seriously compromise the visual amenity of the tree and reduce its expected life span.

The Order was made using delegated powers on 26<sup>th</sup> October 2016. Approval is sought for the Order to be confirmed as made.

**The 6 month period for this Order expires on 26 April 2017.**

## **RECOMMENDATION**

That Tree Preservation Order No 179 (2016), land at 106 Lancaster Road, Newcastle, be confirmed and that the owners of the site be informed accordingly.

## **Reasons for Recommendation**

Your officers are of the opinion that the longer-term visual amenity of the tree is best secured by the making of a Tree Preservation Order. Your officers are of the opinion that the tree is generally healthy at present and of sufficient amenity value to merit the making of a Tree Preservation Order. It is considered to be an appropriate species for the locality and provide public amenity value due to its form and visibility from public locations. The making of the Order will not prevent the owner from carrying out good management of the tree and it will give the Council the opportunity to control the works and prevent unnecessary cutting down, lopping, topping, uprooting, wilful damage or wilful destruction. The owner will be able to apply for permission to carry out maintenance work to the tree which is necessary to safely manage it.

## **Representations**

No representations have been received.

## **Issues**

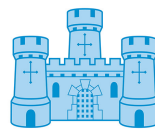
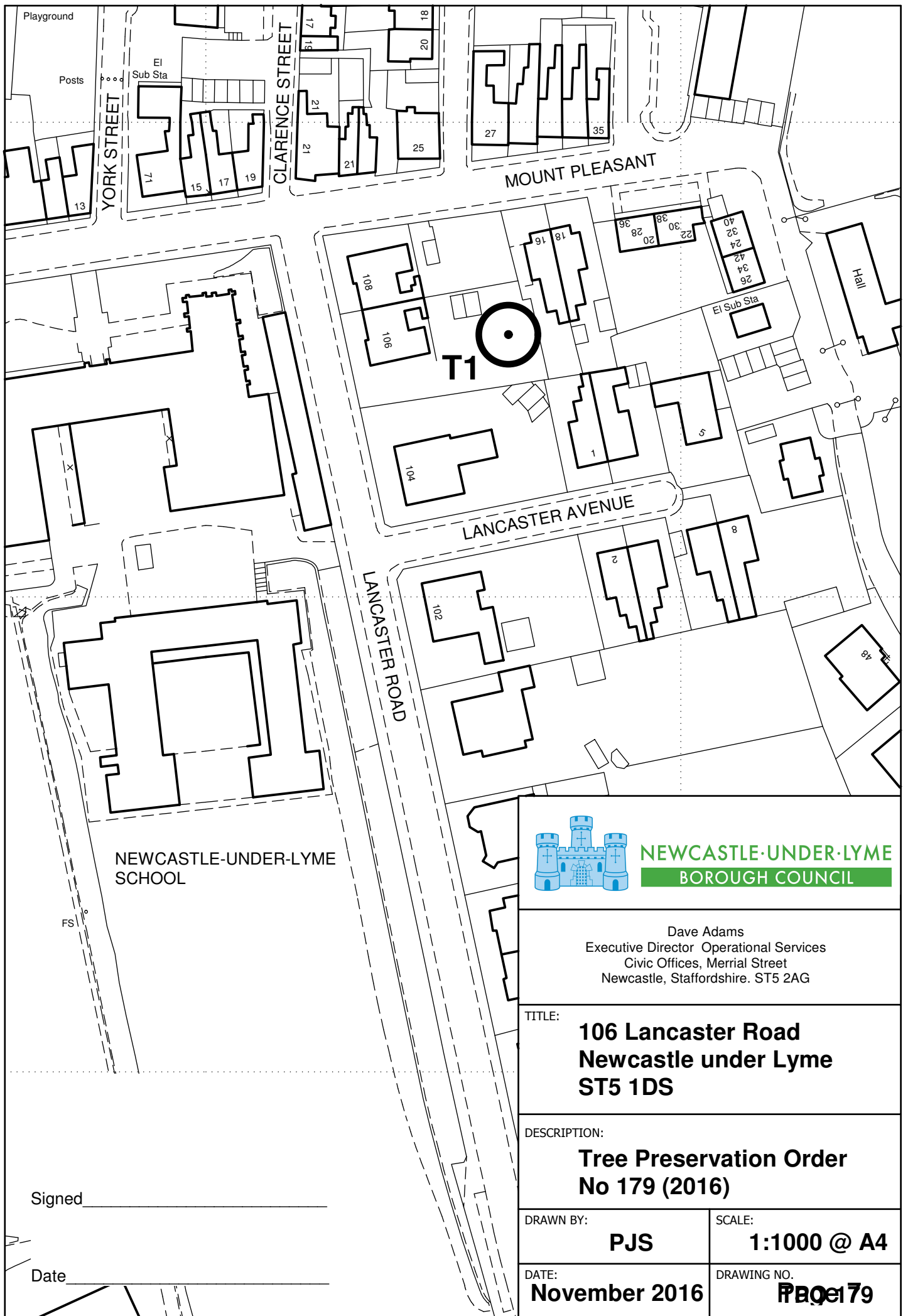
The tree is situated within the rear garden of 106 Lancaster Road which is within the Stubbs Walks Conservation Area. It is clearly visible from Lancaster Road and Mount Pleasant and is a significant feature. It provides an important contribution to the area.

An application for works to trees in a conservation area was made to the Borough Council, on 20<sup>th</sup> September 2016, application number 16/00799/TCA, to pollard the beech tree. Your officers inspected the tree and carried out a TPO assessment. It is considered to be in good health, visually significant and an amenity to the locality, with the prospect of continuing to provide this for many years. It is considered that the proposed works would seriously

compromise the visual amenity of the tree and reduce its expected life span and have a detrimental effect on the visual amenity, not only of the site but also to the locality. The Order was made and served on 26th October 2016 in order to protect the long term well-being of the tree.

Date report prepared

5<sup>th</sup> February 2015



**NEWCASTLE-UNDER-LYME**  
**BOROUGH COUNCIL**

Dave Adams  
Executive Director Operational Services  
Civic Offices, Merrial Street  
Newcastle, Staffordshire. ST5 2AG

TITLE:

**106 Lancaster Road  
Newcastle under Lyme  
ST5 1DS**

DESCRIPTION:

**Tree Preservation Order  
No 179 (2016)**

DRAWN BY:

**PJS**

SCALE:

**1:1000 @ A4**

DATE:

**November 2016**

DRAWING NO.

**Page 179**

Signed \_\_\_\_\_

Date \_\_\_\_\_

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