

PLANNING COMMITTEE

Tuesday, 24th June, 2014

Present:- Councillor Sophia Baker – in the Chair

Councillors Mrs Bates, D Becket, Braithwaite, Cooper, Fear,
Mrs Hambleton, Northcott, Proctor, Miss Reddish, Stringer and
Williams

1. APOLOGIES

Apologies were received from Councillors' Waring and White.

2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved:- That the minutes of the meeting held on 10 June, 2014
be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO REAR OF FORMER RANGLES GARAGE, HIGHERLAND, NEWCASTLE; RANGLES (GARAGES) LTD/WILLARDWILLARD;

Resolved:- That the application be refused for the following reasons:

- (i) The number of dwellings proposed and its three storey nature is inappropriate in this elevated position and would be harmful to the appearance of the area.
- (ii) The use of the proposed vehicular access by the number of residential units proposed and also the proximity of three storey development to neighbouring garden land will result in an unsatisfactory level of residential amenity for residents along Seabridge Road adjacent to the site.
- (iii) Without an appropriate secured financial contribution relating to public open space contribution the development would be contrary to policy on the provision of open space for residential development.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT TO HAMPTONS METAL MERCHANTS, KEELE ROAD; PERSIMMON HOMES (NW LTD); 14/00269/FUL

Resolved:- That the application be deferred to enable the Highway
Authority to ask other bus operators whether they would visit the estate.

6. APPLICATION FOR MAJOR DEVELOPMENT - PRIORY DAY CARE CENTRE, LYMEWOOD GROVE; MR N WESTON-EDWARDS & YU DEVELOPERS/CROFT ARCHITECTURE; 14/00284/FUL

Resolved:- (i) That, subject to the applicant entering into a

Section 106 planning obligation securing a contribution to public open space provision/enhancement by the 23rd July 2014, the application be permitted subject to the undermentioned conditions:

- (iv) Time limit/Plans
 - (v) Materials
 - (vi) Tree protection measures
 - (vii) Implementation of the tree works specified
 - (viii) Retention of trees
 - (ix) Landscaping
 - (x) Construction hours
 - (xi) Construction and demolition management plan/ method statement
 - (xii) Protection of the highway from mud and debris
 - (xiii) Dust mitigation measures during demolition and construction
 - (xiv) Internal noise levels of dwellings
 - (xv) Contaminated land remediation
 - (xvi) Foul and surface water drainage provision
 - (xvii) Provision of access, parking, servicing and turning areas
 - (xviii) Retention of approved garages to be retained for parking of motor vehicles and cycles
 - (xix) Private road signage
 - (xx) Contaminated land remediation
 - (xxi) Removal of permitted development rights for boundary treatments, hardstandings, outbuildings and extensions for all plots
 - (xxii) Occupancy restriction to the over 55's and their dependents
- (ii) That, should the obligation not be secured by the due date, the Head of Planning and Development be given delegated authority to refuse the application unless it is considered appropriate to extend the period for completion of the obligation.

7. APPLICATION FOR MAJOR DEVELOPMENT - CHATTERLEY GATEWAY NORTH PHASE 2, SITE 8; HARWORTH ESTATES & TRUSTEES OF PR POWELL/TURLEY; 14/00331/REM

Resolved:- That the application be permitted subject to the undermentioned conditions:

- (i) Approved plans
- (ii) Importation of soil/material.

8. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT 86 BUCKMASTER AVENUE; ASPIRE HOUSING/ELLIS HILLMAN; 14/00293/FUL

This item was withdrawn.

9. **APPLICATION FOR MINOR DEVELOPMENT - TELECOMMUNICATIONS MAST, MOUNT ROAD, KIDSGROVE; VODAFONE/MONO CONSULTANTS; 14/00334/FUL**

Resolved:- That the application be permitted subject to the undermentioned conditions:

- (i) Commencement within three years
- (ii) Development being carried out in accordance with the approved plans
- (iii) Equipment cabinets to be finished in green.

10. **APPLICATION FOR MINOR DEVELOPMENT - KIDSGROVE (CENTRAL) RAILWAY STATION; STATION ROAD, KIDSGROVE; VODAFONE LIMITED/MONO CONSULTANTS; 14/00359/FUL**

Resolved:- That the application be permitted subject to the undermentioned conditions:

- (i) Commencement within three years
- (ii) Development being carried out in accordance with the approved plans
- (iii) Finished colour.

11. **APPLICATION FOR OTHER DEVELOPMENT - CLAYTON SPORTS CENTRE, STAFFORD AVENUE; NEWCASTLE AND HARTSHILL CRICKET CLUB; 14/00212/COU**

Resolved:- That the application be deferred to enable discussions to extend the hours of use of the car park.

12. **ANNUAL APPEAL REPORT**

Consideration was given to an annual report on the Planning and related appeals from April, 2013 to March, 2014.

- Resolved:-**
- (i) That internal management procedures within the Service including the assessment of case officers' recommendations by more senior officers continue to be applied;
 - (ii) That your Officer report to the Chair and Vice Chairman in six months time on appeal performance in the first half of the 2014/15, and on any further steps that have been taken in the light of that performance;
 - (iii) That the Committee reaffirms its previous resolution that Members draw to Case Officers' attention any concerns that they have with an application coming to the Committee for determination as soon as possible having received notice of the application in the weekly list, so that potential solutions to the concerns are sought with the applicant in line with the requirements of the National Planning Policy Framework;

- (iv) That the Committee reaffirms its previous resolution that full advantage be taken of the use of conditions in planning permissions to make developments acceptable;
- (v) That the Committee reaffirms its previous resolutions that Members proposing to move refusal of a proposal contrary to recommendation be urged to contact the Head of Planning Services no less than 24 hours before the Committee, with details of the reasons they are minded to give for such a refusal;
- (vi) That the Committee reaffirms its previous resolution that when a proposal to refuse to grant planning permission is made at the Committee contrary to the officer's recommendation, advice be sought as to the most appropriate way to meet the requirement to work in a proactive and positive manner with applicants;
- (vii) That the Committee reaffirms its previous resolutions that the mover and seconder of a resolution of refusal contrary to officer recommendation be identified by the Chair and recorded and in the event of an appeal being lodged there be an expectation that those members will make themselves available as witnesses on behalf of the Council in the appeal proceedings should either the Head of Planning Service or the Head of Central Services deem that appropriate; and
- (viii) That the Committee reaffirm its previous resolutions that a proactive approach be taken by officers to appeal handling with early holding of case conferences where appropriate, the strength of the case being continually reassessed in the light of any new evidence received, and that in the case of matters being determined by means of public inquiries the Head of Central Services or his representative takes charge of the matter.

13. FIVE YEAR HOUSING LAND SUPPLY 2015 - 2019

Members considered a report on the five year housing land supply assessment for the Borough of Newcastle under Lyme for 1 April, 2014 to 31 March, 2015.

Members stated that the Committee should receive regular reports (updates) so as to be continually involved in the conveyance of the new local plan.

An issues and options report would be brought back to the Planning Committee next year prior to going out to consultation.

Resolved:-

- (i) That the results of the five year supply report be noted.
- (ii) That the significance of the five year supply in

Development Management decision making be noted.

14. MINERALS LOCAL PLAN

Consideration was given to the new Minerals Local Plan for Staffordshire 2015 – 2030, on which the Borough Council had been consulted by the County Council.

- Resolved:-**
- (i) That officers, in consultation with the Chairman, submit a response to the County Council to the effect that the Borough Council has no particular observations to make upon the Consultation document.
 - (ii) That the Chairman be authorised to approve comments to be drawn up by the officers that may then be forwarded to the County Council as this Council's response.

15. DISCLOSURE OF EXEMPT INFORMATION

Resolved:- That the public be excluded from the meeting during consideration of the following item because it is likely that there will be disclosure of exempt information as defined in paragraphs 1, 2 and 6 in Part 1, Schedule 12A of the Local Government Act, 1972.

16. Restricted Minutes of the Meeting held on 10th June 2014.

COUNCILLOR SOPHIA BAKER
Chair