

PLANNING COMMITTEE

Tuesday, 7th October, 2014

Present:- Cllr Proctor – in the Chair

Councillors Mrs Bates, Mrs Braithwaite, Cooper, Mrs Hambleton,
Mrs Heesom, Northcott, Miss Reddish, Mrs Simpson, Waring,
Welsh and Williams

26. **DECLARATIONS OF INTEREST**

Cllr Simpson declared an interest in items 7 and 8.

27. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: **That the minutes of the previous meeting be agreed as a correct record**

28. **APPLICATION FOR MAJOR DEVELOPMENT - HOMESTEAD/MAY PLACE DAY CENTRE; WREKIN HOUSING & WILKINSON ARCHITECTS; 14/00476/FUL**

Resolved:

A) Subject to:

- i) A contribution of no more than £45,899 towards public open space provision and maintenance (to take into account the pro rata maintenance figure) and
- ii) A contribution of £2,200 towards travel plan monitoring costs being secured by planning obligation by the 18th November, and
- iii) The Head of Planning being satisfied that an appropriate and acceptable solution has been secured with respect to the arboricultural impacts with respect to the area between No. 9 May Place and the development and the access off Sandy Lane,

That the application be permitted subject to conditions concerning the following matters:-

1. Commencement of development
2. Approved plans
3. Approval of Finished ground and floor levels
4. Approval of all External Materials
5. Approval of all hard standing and access materials
6. Approval of Landscaping scheme
7. Tree protection measures
8. Approval of drainage and surface water regulation
9. Approval of waste collection arrangements
10. Prior approval of a construction method statement
11. Full suite of contaminated land conditions
12. Prior approval of any external lighting

13. Prior approval of any noise mitigation measures
14. Prior approval of kitchen grease trap
15. Prior approval of kitchen ventilation system
16. Restriction on construction hours
17. Prior approval of details showing the widening of the pedestrian footway to 2 metres
18. Prior approval of surface water drainage for the parking, servicing and turning areas
19. Prior approval of details to show how the emergency access use will be controlled
20. Implementation of the travel plan in accordance with the timetable within that plan, and provision of progress reports on the promotion of sustainable transport measures to the LPA for a period of five years
21. Provision of the cycle parking prior to first occupation
22. Prior approval of design measures regarding noise from heating, ventilation and air conditioning systems
23. Dimensioned tree protection plan
24. Detailed Arboricultural Method Statement
25. Details of the position of utility apparatus and method statement as to how to be achieved with the RPAs of retained trees
26. Details of facilitation of pruning works

B) Should the matters referred to in (i) and (ii) above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would be contrary to policy on the maintenance of the quality of public open space and sustainable transport measures.

C) Should the Head of Planning not be satisfied that an appropriate and acceptable solution has been achieved with respect to the items referred to in iii) above, the matter be brought back to the Planning Committee for reconsideration

29. **APPLICATION FOR MAJOR DEVELOPMENT -LAND WEST OF WEST AVENUE, WEST OF CHURCH STREET AND CONGLETON ROAD AND NORTH OF LINLEY ROAD, BUTT LANE; TAYLOR WIMPEY; 14/00562/REM**

Cllr Robinson spoke against the application.

Resolved:

That the application be permitted subject to conditions relating to the following:

- Link to outline planning permission and conditions
- Approved plans
- Provision of access, parking, servicing and turning areas in accordance with the approved plans
- Materials (facing, roofing and surfacing)
- Submission/approval/implementation of details of a link through to the adjacent site
- Removal of permitted development rights restricting the formation of hardstandings on the front gardens
- Details of the play equipment
- Details of signage for the play area

- Details of planting within the play area
- Details of shrub/hedge species
- Recommendations of arboricultural survey report
- Retained trees to be replaced if removed within 5 years
- Revised landscaping scheme to include some replacement planting to rear of Congleton Road properties
- That any tree related conditions be amended to address any unjustified removals/minor amendments to improve the scheme.

Advisory note requesting that the developer looks into the removal of the dilapidated fence along the footpath.

30. APPLICATION FOR MAJOR DEVELOPMENT - ST.QUENTIN, SANDY LANE, NEWCASTLE UNDER LYME; ST. QUENTIN'S NURSING HOME LTD; 14/00543/FUL

Resolved:

That the application be refused for the following reasons:

The two storey building proposed is harmful to the form and character of the area by virtue of its footprint and scale which encroaches into an open frontage which is a key component of the character of Sandy Lane – an area of recognised special character. If permitted the proposal will also compromise future decisions affecting the unique character of the area.

31. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE EAST OF HASSALL ROAD, ALSAGER, CHESHIRE; 348/214 (CHESHIRE EAST REF.14/4010C)

Resolved:

That the Council notify Cheshire East Council that the Borough Council objects to the application on the grounds that major development in this location would be likely to undermine the delivery of the Newcastle-under-Lyme and Stoke-on-Trent Joint Core Strategy.

32. APPLICATION FOR MINOR DEVELOPMENT - 51 LONDON ROAD, CHESTERTON; NOTEMACHINE; 14/00575/FUL;

Cllr Mrs Johnson Spoke against the application.

Resolved: a) That the ATM shall only be operational between 7am and 10pm.

b) That the lighting levels shall not exceed 800 cd/m²

33. APPLICATION FOR MINOR DEVELOPMENT - 51 LONDON ROAD. CHESTERTON; NOTEMACHINE; 14/00576/ADV;

Cllr Mrs Johnson spoke against the application.

Resolved: a) That the lighting of the adverts will only be operational between 7am and 10pm only.

b) The lighting levels shall not exceed 800 cd/m²

34. STOKE ON TRENT AND STAFFORDSHIRE LOCAL ENTERPRISE PARTNERSHIP PLANNING CONCORDAT

Resolved: That it be recommended to Cabinet to ratify and enter into the Planning Concordat

35. DRAFT NEWCASTLE UNDER LYME AND STOKE ON TRENT STATEMENT OF COMMUNITY INVOLVEMENT 2014 CONSULTATION

A report was submitted requesting the Committee to consider the Draft Newcastle-under-Lyme and Stoke-on-Trent Statement of Community Involvement 2014 for public consultation purposes.

Resolved:

1) That it be recommended to Cabinet to approve the Draft Newcastle-under Lyme and Stoke-on-Trent Statement of Community Involvement 2014 for public consultation purposes

2) That a further report be submitted to a subsequent meeting of the Committee on the outcome of the first phase of public consultation and to approve the next steps.

36. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) -4 HIGHWAY LANE, KEELE; 14/15004/HBG

Resolved:

That the Planning Committee approves a grant of £297 for window replacement at 4 Highway Lane, Keele.

37. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - NEWCASTLE METHODIST CHURCH, MERRIAL STREET; 14/15002/HBG

Resolved:

That the Planning Committee approves a grant of £527 for window repair and replacement on Merrial Street frontage of the Methodist Church.

38. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - ST THOMAS CHURCH, BUTTERTON; 14/15003/HBG

Resolved:

That the Planning Committee approves a grant of £1,013 for the repair of the vestry ceiling and removal of dry rot at St Thomas's Church, Butterton.

39. APPEAL DECISION - XJK ENFORCEMENT NOTICE; 09/00230/207C3

Resolved: That the appeal and costs decisions be noted.

40. APPEAL DECISION - BOON HILL ROAD, BIGNALL END; 13/00662/OUT

Resolved: That the decision be noted

41. APPEAL DECISION - ROOSTERS DAY NURSERY, BRASSINGTON TERRACE, DEN LANE, WRINEHILL; 13/00761/FUL

Resolved: That the decision be noted.

42. DISCLOSURE OF EXEMPT INFORMATION

Resolved: That the public be excluded

43. 1300056207C2 LAND AT DODDLESPOOL, MAIN ROAD, BETLEY

Resolved:

That no action be taken until the submitted planning application is determined by the Council

44. URGENT BUSINESS

45. KEELE CONFIDENTIAL URGENT ITEM

Resolved:

That the Council should no longer defend reason for refusal No.6 and should offer no evidence in support of that reason for refusal at the inquiry.

46. GATEWAY AVENUE

Resolved:

That the information provided be noted.

Chair