

PLANNING COMMITTEE

Tuesday, 3rd March, 2015

Present:-	Cllr Proctor – in the Chair
Councillors	Becket, Mrs Braithwaite, Cooper, Mrs Hambleton, Mrs Heesom, Miss Mancey, Northcott, Proctor, Miss Reddish, Mrs Simpson, Waring and Williams
Apologies	Apologies were received from Councillor(s) Baker, Mrs Bates and Welsh

1. APOLOGIES

Apologies were received from Cllr Welsh.

2. DECLARATIONS OF INTEREST

Cllr John Williams declared an interest in item number 5 on the agenda.

3. MINUTES OF PREVIOUS MEETING

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

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT TO 31 BANBURY STREET, TALKE; BROWNS (SHOPFITTING & CONSTRUCTION) LTD/PLANT DESIGN/GW; 14/00027/FUL

Cllr Robinson Spoke in favour of the application.

Resolved:

That the application be permitted subject to the applicant entering into a Section 106 obligation by 14th June 2015 to require the review of the financial assessment of the scheme if there is no substantial commencement within a year of the grant of planning permission.

and subject to conditions relating to the following matters:-

- Standard time limit for commencement
- Approved plans.
- Prior approval of facing materials and implementation of approved details.
- Prior approval and implementation of approved ground levels and finished floor levels.
- Prior approval and implementation of a detailed Arboricultural site monitoring schedule, and appropriate Arboricultural works to the sycamore tree.
- Prior approval of plans detailing 6m radius kerbs; a pedestrian crossing point including tactile paving; visibility splays of 2.4m by 43m; and an access gradient not exceeding 1:10 for the first 5m rear of the highway boundary. The access shall be completed before occupation of plots 7 to 14 and thereafter the visibility splays kept free of obstruction.

- Prior approval and implementation of the widening of the footway to 2m on Banbury Street and the permanent closure of the existing site access and its reinstatement as footway.
- No occupation until the access road, parking and turning areas have been provided in accordance with the approved plans.
- Submission, approval and implementation of surfacing materials for the access road, parking and turning areas; surface water drainage for such areas; and delineation of parking bays.
- Prior to occupation of plot 1 the parking spaces 1 and 2 shall be completed.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT TO STATION ROAD, SILVERDALE; RELIANT BUILDING LTD; 11/00284/FUL

Resolved: That the Council is prepared to vary the existing agreement so that half of each contribution is paid prior to commencement with the outstanding sums be paid prior to the commencement of the twelfth dwelling on the site.

6. APPLICATION FOR MINOR DEVELOPMENT - LAND OPPOSITE SUPERSTORE, LYME VALLEY ROAD, NEWCASTLE; IAN MATTHEWS/ROBERT BERRY; 14/00472/FUL

A vote was taken with 7 members voting in favour of the application and 2 against.

Resolved:

That the application be permitted subject to:

A. The applicant first entering into a Section 106 agreement by the 10th April 2015 to secure the long term management and maintenance of the parcel of land identified on the approved plans in accordance with a scheme agreed by the Local Planning Authority.

And conditions concerning the following matters:

1. Time limit and plans
2. Materials and boundary treatment details as per submission
3. Construction hours
4. Contaminated land
5. Hard and soft landscaping as per submission
6. Finished ground and floor levels
7. Access and parking arrangements completed prior to occupation
8. Parking being surfaced in a bound porous material
9. Relocation of a lighting column
10. Footpath being carried out in accordance with submitted plans
11. Recommendations of the FRA being adhered to

B. Failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Planning be given delegated authority to either refuse the application on the grounds that without the obligation being secured, the development would fail to secure the long term management and maintenance of landscaping which is necessary to ensure that the development is not harmful to the visual appearance of the area, unless he considers appropriate to extend the period for securing these obligations

7. **APPLICATION FOR MINOR DEVELOPMENT - CASTLE PRIMARY SCHOOL, MOW COP ROAD, MOW COP; CASTLE PRIMARY SCHOOL; 14/00782/FUL**

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

1. Time limit condition
2. Approved plans

8. **APPLICATION FOR MINOR DEVELOPMENT - LAND SOUTH OF CO-OPERATIVE LANE, HALMER END; MR AND MRS EARDLEY; 14/00929/OUT**

Cllr Becket proposed an amendment to the recommendation which was seconded by Cllr Miss Reddish:

That the application be permitted but outline development only be agreed only for two bungalows.

A vote was taken with 5 members voting in favour and 5 members abstaining.

Resolved:

- a) That the application be permitted but outline development only be agreed only for two bungalows.

And the following conditions:

1. Time limit condition
2. Approval of all reserved matters
3. Full suite of contaminated land conditions
4. Any reserved matters submission relating to access shall show a 4.5 metre wide access for 6 metres rear of the current access road (Co operative Lane)
5. Prior approval of surface water drainage and surfacing materials

9. **APPLICATION FOR MINOR DEVELOPMENT - REDGATES, HADDON LANE, CHAPEL CHORLTON; MR SNAITH; 15/00039/OUT**

Cllr David Loades spoke in favour of the application.

Cllr Becket moved a recommendation that the application should be accepted in principle and that the application be brought back to a future meeting of the Committee in order that conditions be imposed. The recommendation was seconded by Cllr Hambleton.

Nine members voted in favour of the proposal which was carried. One Member voted against.

Resolved: That the application be accepted in principle and that the application be brought back to a future meeting of the Committee in order that conditions be imposed.

10. APPLICATION FOR OTHER DEVELOPMENT - 10 SIDMOUTH AVENUE; THE BIRCHES (STAFFS) LTD; 15/00047/COU

Cllr Simon Tagg spoke against the application.

Members considered that the application was incomplete and that further information was required prior to a decision being made.

Cllr Williams moved that the application be deferred; this was seconded by Cllr Hambleton. A vote was taken with 8 members voting in favour and 2 abstaining.

Resolved:

That the application be deferred and that that applicant be requested to provide additional information such as plans for waste and recycling and whether a management scheme would be in place for the flats. Members also requested that the applicant speak to residents.

11. APPEAL DECISION - WALL FARM HOUSE, 99 NANTWICH ROAD, AUDLEY

Resolved: That the decision be noted

12. QUARTERLY REPORT ON ACTION TAKEN WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED

Resolved: That the information be received.

13. QUARTERLY REPORT ON OPEN ENFORCEMENT CASES

Resolved:

- That the report be received
- That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

14. TPO 161; INDUSTRIAL UNIT, LONDON ROAD, HOLDITCH ROAD, SPENDCROFT ROAD, CHESTERTON

Resolved:

That Tree Preservation Order No 161 (2014), Industrial Unit London Road, Holditch Road, Spendcroft Road Chesterton, be confirmed as made and that the owners of the site be informed accordingly.

15. TPO 162; 40/42 EARLS DRIVE, NEWCASLTE UNDER LYME, NEWCASTLE UNDER LYME, ST5 3QS

Resolved:

That Tree Preservation Order No 162 (2014), 40/42 Earls Drive, Newcastle under Lyme, ST5 3QS, be confirmed as made and that the owners of the site be informed accordingly.

16. **CONFIRMATION OF VARIATION OF TPO62**

Resolved: That Tree Preservation Order TPO62a (varied) is confirmed and that the owners of all of the properties that area affected are informed accordingly.

17. **PART 2 - DISCLOSURE OF EXEMPT INFORMATION**

Resolved: That the public be excluded.

18. **RESTRICTED ITEM - QUARTERLY REPORT ON ACTION TAKEN WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED**

Resolved: That the information be noted.

19. **URGENT BUSINESS**

There was no urgent business.

Chair