

PLANNING COMMITTEE

Tuesday, 28th April, 2015

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

1. DECLARATIONS OF INTEREST

Councillors Mrs Braithwaite and Miss Reddish declared a personal interest in Planning application 14/00948/OUT.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 31 March/1 April, 2015 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - HAMPTONS METAL MERCHANTS AND LAND ADJOINING KEELE ROAD; MR JM & NW HAMPTON; 14/00948/OUT

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

- (i) Odour arising from the adjoining landfill site is highly likely to adversely affect the living conditions of the occupiers of the proposed development and it is not considered that this can be addressed through appropriate mitigation.
- (ii) In the absence of any odour mitigation measures that would suitably address the concerns expressed at 1, the applicant has failed to demonstrate that the development would not unduly restrict or constrain the activities permitted to be carried out at the adjoining waste management facility and the implementation of the Waste Strategy, contrary to policy.
- (iii) In the absence of a secured planning obligation and having regard to the likely additional pupils arising from a development of this scale and the capacity of existing educational provision in the area, the development fails to make an appropriate contribution towards primary school provision.
- (iv) In the absence of a secured planning obligation the development fails to make an appropriate contribution towards the provision of affordable housing which is required to provide a balanced and well-functioning housing market.
- (v) In the absence of a secured planning obligation the future

maintenance and public access to the required public open space to meet the needs of the development has not been secured.

4. **APPLICATION FOR MINOR DEVELOPMENT - MULTI STOREY CAR PARK, THE MIDWAY; NEWCASLTE UNDER LYME BOROUGH COUNCIL; 15/0241/DEEM3**

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

- (i) Commencement of development within three years.
- (ii) Development in accordance with the submitted plans.
- (iii) Materials and colour of the security fencing to be in accordance with the submitted details.

5. **APPLICATION FOR MINOR DEVELOPMENT - FORMER FIRE STATION ASHLEY; ROBERT DUNCAN HOMES LTD; 15/00017/FUL**

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

- (i) Commencement of development
- (ii) Plans referred to in consent
- (iii) Prior approval of materials, boundary treatments and surfacing materials
- (iv) Contaminated land
- (v) Noise levels
- (vi) Provision of access, parking and turning before occupation and subsequent retention
- (vii) Closure of redundant accesses
- (viii) Retention of visibility splays free of obstruction.
- (ix) Retention of garages for parking of vehicles and cycles.
- (x) Construction Method Statement
- (xi) Surface water drainage

6. **APPLICATION FOR MINOR DEVELOPMENT - LAND AND BUILDINGS ADJACENT TO OAKDENE FARM, GREAT OAK ROAD, BIGNALL END; MR D WOODFINE; 15/00206/FUL**

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

- (xii) Commencement of development
- (xiii) Plans referred to in consent
- (xiv) Materials
- (xv) Contaminated land
- (xvi) Tree protection
- (vii) Compliance with recommendations of Landscape Design Report

(viii) Highway matters

7. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT)
- MOW COP COMMUNITY HALL AND BLACKBROOK MILESTONE**

- Resolved:**
- (i) That a grant of £1008 be approved for the repairs to the roof of the Mow Cop Community Hall (former School to St Thomas' Church, subject to the appropriate standard conditions.
 - (ii) That a grant of £206 be approved for the repair of the Blackbrook milestone, subject to the appropriate standard conditions.

8. **APPEAL DECISION - LAND BEHIND NO.5 PINWOOD DRIVE, ASHLEY HEATH**

Consideration was given to a report advising Members about the outcome of an appeal against application 14/00053/OUT. The appeal was dismissed.

Members commented that this was an example of where the officers' recommendation had not been taken and the decision not to do so had been the right one.

Resolved: That the decision and the comment be noted.

9. **APPEAL DECISION - LYMES FARM HOUSE, LYMES ROAD, BUTTERTON**

Consideration was given to a report advising members on the outcome of an appeal against application 14/00240/ELD. The appeal was dismissed.

Resolved: That the decision be noted.

10. **DISCLOSURE OF EXEMPT INFORMATION**

Resolved:- That the public be excluded from the meeting during consideration if the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs 5 in Part 1 of Schedule 12A of the Local Government Act, 1972

11. **OLD SPRINGS FARM; 12/00068/207C2**

Resolved: That the recommendation be noted.

12. **URGENT BUSINESS**

Members were issued with a list of Site visits for the next Municipal Year.

Resolved: That the site visit dates be accepted.

COUNCILLOR SOPHIA BAKER
Chair