

PLANNING COMMITTEE

Tuesday, 18th August, 2015

Present:- Councillor Marion Reddish – in the Chair

Councillors Braithwaite, Cooper, Hambleton, Heesom, Northcott, Owen, Proctor, Simpson, Welsh, Williams and Williams

Apologies Apologies were received from Councillor(s) Baker, Fear and Turner

1. DECLARATIONS OF INTEREST

Councillor Mrs Braithwaite declared an interest in application number 15/00448/OUT as a relative of the speaker on this item. Councillor Braithwaite left the room during its consideration.

Councillor Welsh declared an interest in application number 15/00556/OUT as a relative of some residents of May Street. Councillor Welsh remained in the room but took no part in the discussion.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the revised minutes of the meeting held on 21 July, 2015 be agreed as a correct record. The revision related to item 13, to include the following sentence:

‘Councillors’ Fear, Mancey and Northcott requested that it be recorded that they voted against the recommendations’.

3. DISCLOSURE OF EXEMPT INFORMATION.

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

The Committee went into closed session whilst legal advice was given to Members in respect of the Five Year Housing Land Supply Statement.

Members of the public were invited to return to the Public Gallery after the briefing.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND N.E. OF ECCLESHALL ROAD / S.E. OF PINWOOD DRIVE / N.W. OF LOWER ROAD, HOOK GATE. DESIGN CONSTRUCTION MANAGEMENT SERVICES LTD. 15/00448/OUT

Resolved: That the application be deferred for a site visit.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT DODDLESPool, MAIN ROAD, BETLEY. MR M OULTON. 15/00521/FUL

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

- (i) The removal of soil from the site shall cease within nine months from the date of the decision notice.
- (ii) All conditions of planning permission 14/00610/FUL and previously agreed details shall continue to apply other than condition 3 as varied by the grant of this permission.

6. APPLICATION FOR MAJOR DEVELOPMENT - DAVID WEATHERALL BUILDING, KEELE UNIVERSITY, KEELE. KEELE UNIVERSITY ESTATES DEPARTMENT. 15/00583/FUL

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

- (i) Time limit
- (ii) Approved drawings
- (iii) Materials
- (iv) Implementation of landscaping
- (v) Car parking provision plus permeable areas
- (vi) Glazing transition details

7. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT ETRURIA VALLEY, STOKE ON TRENT. 348/228 (SOTCC REF 58580/FUL)

Resolved: That the City Council be informed that the Borough Council has no objections to the proposed development.

8. APPLICATION FOR MINOR DEVELOPMENT - 1-2 MOSS COTTAGES, MOSS LANE, BALDWINS GATE. MR & MRS QUINN. 15/00319/FUL

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

- (i) Time limit
- (ii) Plans
- (iii) Materials
- (iv) Landscaping scheme (inclusive of open water channel to be created.
- (v) Tree protection measures
- (vi) Vehicle parking, turning and access provision
- (vii) Contaminated land remediation

9. APPLICATION FOR MINOR DEVELOPMENT - WORKSHOP, MAY STREET, SILVERDALE. DARWENT PROPERTIES. 15/00556/OUT

Councillor Rout spoke on this application

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

- (i) Standard time limit
- (ii) Approved plans
- (iii) Approval of reserved matters
- (iv) Reserved matters landscape details shall include replacement tree planting through removal of existing trees on site.
- (v) Tree protection measures
- (vi) Contamination remediation
- (vii) Highway matters

10. APPLICATION FOR MINOR DEVELOPMENT - NEWCASTLE BOROUGH COUNCIL DEPOT, KNUTTON LANE, KNUTTON. NEWCASTLE BOROUGH COUNCIL. 15/00615/DEEM3

- Resolved:**
- (a) That the decision be delegated to the Head of Planning for approval subject to the undermentioned conditions:
 - (i) Time limit
 - (ii) Approved plans
 - (iii) Provision of access, parking, servicing and turning prior to the use commencing.
 - (iv) Construction hours restrictions
 - (v) Implementation of noise mitigation measures in accordance with submitted Noise Assessment prior to the use commencing.
 - (vi) The permission is for the benefit of the Borough Council only.
 - (vii) Any additional conditions that the Head of Planning considers appropriate having regard to any comments received, within fourteen day of the date of this meeting, from the Waste Planning Authority,
 - (b) Should the Waste Planning Authority raise objections which cannot be addressed by such conditions, the application would be brought back to a future Planning Committee for consideration.

11. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT COTSWOLD, NEWCASTLE ROAD, LOGGERHEADS. MS J CHAMBERS. 15/00525/OUT

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

The development would appear cramped owing to the resultant small plot size for Cotswold and also the proposed new dwelling, which is not in keeping with the surrounding properties and is harmful to the character of the area.

12. APPLICATION FOR MINOR DEVELOPMENT - SILVER BIRCH. BIRKS DRIVE, ASHLEY HEATH. MR & MRS FROST. 15/00435/FUL

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

- (i) Standard Time limit for commencement of development
- (ii) Approved plans
- (iii) Materials
- (iv) Boundary treatments
- (v) Construction to be carried out in accordance with the submitted tree report
- (vi) Approval of construction details of all new surfacing within Root Protection Areas of existing trees
- (vii) Landscaping proposals to include tree planting to mitigate the loss of trees
- (viii) Provision of access, parking and turning areas prior to occupation
- (ix) Gates to be in the position shown on the approved plans and to open away from Birks Drive.
- (x) Implementation of the recommendations of the Bat and Nesting Bird Survey
- (xi) Removal of permitted development rights

13. APPLICATION FOR OTHER DEVELOPMENT - 7 OLDCOTT CRESCENT, KIDSGROVE. MR K DEEGAN. 15/00518/FUL

Resolved: (i) That the application be refused for the following reason:

The antenna and mast unacceptably reduces the living conditions of neighbouring properties due to their oppressive and overbearing effect.

- (ii) That the Head of Business Improvement, Central Services and Partnerships be authorised to issue enforcement and all other notices and to take, and institute on behalf of the Council all such action and prosecution proceedings as are authorised by and under the Town and Country Planning Act 1990 for the removal of the radio antenna and ,mast within three months.

14. EXPEDIENCY OF ENFORCEMENT ACTION. 5 BOGGS COTTAGES, KEELE. 14/00036/207C3

Councillor Kearon spoke on the following application.

Resolved: (i) That Mr & Mrs Edwards be provided the opportunity to make an application to remove or vary the occupancy condition attached to planning permission N21428

- (ii) In the event of such an application not being received by the Local Planning Authority within the next three months, the issue of the expediency of enforcement action with respect to the current breach to be brought back to the Planning Committee for reconsideration
- (iii) In the event of such an application being submitted, that it be brought to the Planning Committee for determination and that officers make arrangements for a site visit to be held prior to its consideration by the Planning Committee.

15. SHOP FRONT DESIGN GUIDE

Consideration was given to a report on the Shop Front Guidance Design Document which could be used to improve the quality of development of commercial premises. Members were asked to agree to the document going out for public consultation.

- Resolved:**
- (i) That the submitted draft document be approved for consultation purposes.
 - (ii) That a further report be brought back to the Committee on the outcome of the consultation before the guidance is approved.

16. DEVELOPMENT MANAGEMENT PERFORMANCE ACTION PLAN

Consideration was given to a report addressing a request made at the Planning Committee of 23 June to provide an Action Plan indicating how shortfalls in performance against targets would be addressed.

- Resolved:** That the Development Management Performance Action Plan be noted.

17. URGENT BUSINESS

There was no Urgent Business.

**COUNCILLOR MARION REDDISH
Chair**