

PLANNING COMMITTEE

Tuesday, 19th July, 2016

Present:- Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, Heesom, Northcott, Panter, Pickup, Reddish, Sweeney, Turner, G Williams and J Williams

Apologies Apologies were received from Councillor(s) Mancey, Owen and Simpson

1. APOLOGIES

Apologies were received from Councillors S Hambleton, Mancey, Owen and Simpson.

2. DECLARATIONS OF INTEREST

Councillor Proctor declared an interest on the Alsagers Bank War Memorial and would vacate the Chair during its consideration.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 21 June, 2016 be agreed as a correct record subject to the recording of Councillor Sweeney as being in attendance.

4. APPLICATION FOR MAJOR DEVELOPMENT - THORP PRECAST, APEDALE ROAD, CHESTERTON. THORP PRECAST LTD. 16/00300/FUL

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

- (i) Time limit
- (ii) Approved plans and details (including submitted details of external lighting)
- (iii) Provision of parking and turning areas prior to use
- (iv) Submission of details and provision of cycle parking prior to use
- (v) Tree protection throughout construction phase in accordance with information provided
- (vi) Contaminated land conditions
- (vii) No external noise generating plant or equipment, including mechanical ventilation or refrigeration/ air conditioning, refuse compacting/ baling plant shall be installed in any part of the development until full and precise details have been submitted and approved
- (viii) Implementation of the recommendations of the submitted wildlife survey

5. APPLICATION FOR MAJOR DEVELOPMENT - FORMER WOODSHUTTS INN, LOWER ASH ROAD, KIDSGROVE. 16/00326/FUL

- Resolved:**
- (i) That the variation of condition 15 be permitted subject to the applicant entering into a S106 by no later than 12th August 2016, that preserves the Council's position in respect of obligations secured prior to the grant of permission 14/00767/FUL and subject to the imposition of all other conditions.
 - (ii) If the obligation is not secured by 12th August, the Head of Planning has delegated authority to refuse the application for the reason set out in the report, or, if he considers it appropriate, to extend the period of time within which such an obligation can be secured.

6. **APPLICATION FOR MAJOR DEVELOPMENT - TAGDEDALE QUARRY, . ECCLESHALL ROAD, LOGGERHEADS. RENEW LAND DEVELOPMENTS LTD. 15/00015/OUT**

- Resolved:**
- (i) That officers write to the appellant to confirm that the obligations referred to in the recommendation that was provided to the Planning Committee on 5th January 2016 are required by the Local Planning Authority with an amendment to the education contribution referred to in point (ii) to be for both primary and secondary education places (the policy compliant requirement being for £530,545 in total rather than the original figure of £513,923); and that the Authority would wish to also see a financial contribution of £3,000 towards the preparation and monitoring of a Travel Plan for St Mary's CE Primary School, Mucklestone;
 - (ii) That, in preparing the Council's Statement of Case officers, or the Council's agents, include reference to these above requirements;
 - (iii) That, should the appellant seek before the appeal is determined to enter into a Section 106 agreement with the Council containing such obligations, officers have the appropriate authority to enter into such an agreement; and
 - (iv) That, for the avoidance of any doubt, officers draft a Statement of Common Ground for approval by the Chair of the Planning Committee.

Committee confirmed the recommendations set out within the report with the amendment to recommendation (4) as follows:
That, for the avoidance of any doubt, your officers draft a Statement of Common Ground for approval by the Chair of Committee.

7. **APPLICATION FOR MAJOR DEVELOPMENT - MICE AND DICE LTD. POOL DAM, NEWCASTLE. MICE AND DICE LTD. 16/00338/CEO**

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

- (i) Time limit
- (ii) Approved plan/documents

8. **APPLICATION FOR MINOR DEVELOPMENT - LAND WEST OF RAVENS CLOSE, BIGNALL END. ASPIRE HOUSING. 16/00273/FUL**

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

- (i) Standard time limit;
- (ii) Approved plans;
- (iii) Prior approval of external facing materials;
- (iv) Prior approval landscaping scheme;
- (v) Access, parking, servicing and turning areas being provided prior to occupation;
- (vi) Additional 14 no. car parking bays being provided for existing residents before the existing parking area is removed;
- (vii) Prior approval of a Construction Management Plan
- (viii) Prior approval of a written scheme of archaeological investigation;
- (ix) Finished floor level shall be 150mm above ground level
- (x) Affordable housing provision.
- (xi) Full land contamination conditions;
- (xii) Submission and approval of noise assessment/mitigation measures;
- (xiii) Construction and demolition hours;
- (xiv) Foul and surface water drained on separate systems;
- (xv) Prior approval of drainage scheme
- (xvi) Archaeological watching brief

9. **APPLICATION FOR MINOR DEVELOPMENT - SMITHY COTTAGES, SMITHY CORNER, BARR HILL MADELEY. JPK DESIGN. 16/00226/FUL**

Proposed by Cllr J Williams and seconded by Cllr Panter.

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

- (i) Overdevelopment of the site that is harmful to the character and appearance of the Conservation Area and the setting of the adjoining listed building.
- (ii) The development, by virtue of its scale and sighting would result in the loss of privacy and will have an overbearing impact on the occupiers of the adjoining properties.

10. APPLICATION FOR MINOR DEVELOPMENT - LAND NORTH OF NANTWICH ROAD, AUDLEY. SEVERN TRENT WATER LTD. 16/00307/FUL

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

- (i) Time limit
- (ii) In accordance with the approved plans.

11. APPLICATION FOR MINOR DEVELOPMENT - BEECHVILLE, ALBANY ROAD, NEWCASTLE. MR T SPITKOWSKI. 16/00515/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Dwelling noise levels
- (iv) Hours of refurbishment
- (v) Approval and Implementation of a brick wall to the bin store of a height of around 1.75m
- (vi) Approval and implementation of a scheme for the management of the bin store including details of the waste and recycling receptacles to be utilised.

12. APPLICATION FOR OTHER DEVELOPMENT - 84 BAR HILL COTTAGE, BAR HILL, MADELEY. INSIGHT TOWN PLANNING LTD. 16/00510/AAD

Resolved: (A) That a positive Certificate be issued indicating that it is the opinion of the Local Planning Authority that planning permission would have been granted for the following development, in addition to the development for which the land is to be acquired, if it were not proposed to be acquired by the Authority possessing compulsory purchase powers;

- (i) Construction of a single dwelling, up to two storey in height, with a footprint as indicated on the submitted plan
- (ii) Construction of a building for use falling within Class C4 (small houses in multiple occupation)
- (iii) Construction of a building for uses falling within Class B1 (b) and (c) (research and development and light industry)

(B) That planning permission would have been granted for the above development, at the relevant date or if permission granted after the relevant date, subject to the conditions relating to the following which may have an impact on the value of the land:

1. Widening of the access and provision of vehicle visibility splays.
2. Provision of suitable noise attenuation measures

and restriction on hours of use for any Class B1 use of the site.

And such certificate shall include a statement of the Council's reasons for the above opinion, which shall be based upon the content of this report, and that your officers should have delegated authority to ensure that the Certificate to be provided meets the statutory requirements

13. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - ALSAGERS BANK WAR MEMORIAL.

Councillor Pickup in the Chair

Consideration was given to a report requesting financial assistance to repair the First world War monument in Alsagers Bank.

Resolved: That a grant of £196 be approved, subject to the appropriate standard conditions.

14. APPEAL DECISION - MONKEY TREE COTTAGE, HEIGHLEY LANE, KNOWLE BANK, AUDLEY

Councillor Proctor in the Chair.

Members were advised that the Council's decision to refuse planning permission for the retention of replacement dog kennels had been allowed on appeal – subject to conditions.

Resolved: That the decision be noted.

15. URGENT BUSINESS

16. FORMER JUBILEE BATHS, NELSON PLACE, NEWCASTLE. WESTLANDS ESTATES LTD. 15/00166/FUL

Consideration was given to a report advising Members that the applicant had requested that the existing agreement for payment of the Public Open Space Contribution be deferred prior to or on 30 September, 2016.

Resolved: That the applicant be advised that the Council would be prepared to vary the existing agreement so that the payment of public open space contribution is deferred prior to and no later than 30 September, 2016.

COUNCILLOR BERT PROCTOR
Chair