

PLANNING COMMITTEE

Tuesday, 16th August, 2016
Time of Commencement: 7.00 pm

Present:- Councillor Bert Proctor – in the Chair

Councillors Burgess, S Hambleton, Heesom, Northcott, Owen, Panter,
Pickup, Reddish, Sweeney, G Williams and J Williams

Officers Becky Allen, Guy Benson, Geoff Durham and Rachel Killeen

Apologies Councillor(s) Mancey

1. DECLARATIONS OF INTEREST

Councillor Pickup declared an interest in application 16/00367/FUL for living within close proximity to the Linley Road site.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 19 July, 2016 be agreed as a correct record.

3. MATTERS ARISING FROM THE MINUTES

Councillor Loades requested an update on item 6(i) of the Minutes as to whether the appellant had been written to. Officers advised that this had not been done at this time as a Statement of Case was being prepared but assured Councillor Loades that a letter would be sent as soon as possible.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF LINLEY ROAD, TALKE. ARNOLD CLARK MOTOR GROUP. 16/00367/FUL

Councillor Pickup left the room during consideration of this item.

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

- (i) Time limit
- (ii) Approved plans
- (iii) Details of widening and improvements to existing site access on Linley Road
- (iv) Provision of internal access road, parking, servicing and turning areas
- (v) Details of surfacing materials and delineation of parking bays, servicing and loading areas
- (vi) Details of weatherproof cycle parking
- (vii) Installation of security barrier
- (viii) Opening hours
- (ix) External lighting details
- (x) Details of control of noise and spray from HGV wash
- (xi) Boundary treatments
- (xii) Materials

- (xiii) Drainage conditions
- (xiv) Implementation of security/crime prevention measures
- (xv) Tree protection
- (xvi) Construction Method Statement
- (xvii) Hard and soft landscaping
- (xviii) Management and maintenance of existing and new woodland planting
- (xix) Position of utility apparatus
- (xx) Schedule of works to retained trees
- (xxi) Any other conditions arising from the comments of the Local Lead Flood Authority
- (xxii) Additional condition requiring delivery vehicles to be able to stay overnight on site.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE REAR OF FORMER RANGLES GARAGE, HIGHERLAND, NEWCASTLE. DECIDEBLOOM LTD. 16/00405/REM

Resolved: That the application be deferred to enable further arboricultural information to be provided and, if necessary, revised plans submitted.

6. APPLICATION FOR MAJOR DEVELOPMENT - LAND NE OF ECCLESHALL ROAD, SE OF PINWOOD ROAD AND NW OF LOWER ROAD, HOOK GATE. PETER JACKSON OF DCMS. 15/00448/OUT

Proposed by Councillor Loades and seconded by Councillor Northcott

Resolved:

- (i) That the request be refused.
- (ii) That officers be asked to bring forward a report on policy within the affordable housing SPD as to where, within the district affordable housing contributions can be spent.

7. APPLICATION FOR MINOR DEVELOPMENT - FORMER BLUE BELL INN, NEW ROAD, WRINEHILL. J LITTLETON & CO. 16/00518/FUL

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

- (i) Revised plans
- (ii) All other conditions of the previous permission 15/00759/FUL.

8. APPLICATION FOR MINOR DEVELOPMENT - BROOK FARM, 4 OAKWOOD LANE, ACTON. J LITTLETON & CO. 16/00485/FUL

Councillor Panter opposed this

Resolved: (a) That, subject to the receipt of no representations by the 26th August raising concerns that cannot be addressed by conditions, the Head of Planning and Development be authorised to grant planning permission subject to the undermentioned conditions:

- (i) Time limit
- (ii) In accordance with the approved plans
- (iii) Material to be submitted

- (iv) Removal of Permitted Development Rights—
Classes A, B, C, E and F
- (v) Written Scheme of archaeological investigation
- (vi) Hard and soft landscaping scheme to include
details of boundary treatments and definition of extent
of residential curtilage.

- (b) That, in the event that representations are received by
the 26th August raising concerns that cannot be addressed by
conditions, the application be brought back to the following
Planning Committee

9. **APPLICATION FOR OTHER DEVELOPMENT - 2 THE BRACKENS, WESTBURY
PARK. MRS A HODKINSON. 16/00566/FUL**

Proposed by Councillor Reddish and seconded by Councillor Sweeney.

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

- (i) Time limit
- (ii) Plans
- (iii) Materials conditions.

10. **THE BRAMPTON CONSERVATION AREA APPRAISAL AND MANAGEMENT
PLAN SUPPLEMENTARY PLANNING DOCUMENT**

Resolved: (i) That the Planning Committee agree the draft Brampton
Conservation Area Appraisal and Management Plan
Supplementary Planning Document and to the publication of
the Consultation Statement as attached to the agenda report
and the SPD for the required final period of representations

- (ii) That, subject to no representations being now received
seeking changes to the Appraisal and Management Plan SPD,
the Planning Committee commend the SPD to Cabinet for
adoption.

11. **APPEAL DECISION - LAND TO THE REAR OF THE STEPS, ASHLEY**

Resolved: That the decision be noted.

12. **APPEAL DECISION - 108 HOUGHERWALL ROAD, AUDLEY**

Resolved: That the decision be noted.

13. **QUARTERLY REPORT ON THOSE CASES WHERE ENFORCEMENT ACTION
HAS BEEN AUTHORISED.**

Resolved: That the information be received.

14. **QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH
OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO.**

Resolved: (i) That the report be noted

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- (ii) That the Head of Planning and Development continue to report, on a quarterly basis, on the exercise of his authority to extend the period of time for an applicant to enter into Section 106 obligations.

16. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 8.30 pm