

PLANNING COMMITTEE

Tuesday, 8th November, 2016
Time of Commencement: 7.00pm

Present:- Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, S Hambleton, Heesom, Northcott, Panter, Reddish, Simpson, Snell, Sweeney, Turner, G Williams and J Williams

Officers Becky Allen, Nick Bromley, Geoff Durham, Elaine Moulton and Trevor Vernon

1. **APOLOGIES**

Apologies were received from Councillor Pickup.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: That the minutes of the meeting held on 11 October, 2016 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - UNIT 2 JAMAGE INDUSTRIAL ESTATE, PIT LANE, TALKE PITS. CTL ESTATES LTD. 16/00659/FUL**

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

- (i) Time limit
- (ii) Approved plans and details
- (iii) Materials as per the submission
- (iv) Provision of parking servicing and turning areas prior to the extension being brought into use.
- (v) The vehicular one way system shall be signed and marked out prior to use.
- (vi) Submission and approval of secure weatherproof parking for a minimum of ten cycles.

5. **APPLICATION FOR MAJOR DEVELOPMENT - NEW LOOK PIT HEAD CLOSE, NEWCASTLE. NEW LOOK. 16/00712/FUL**

Resolved: (a) That, subject to the applicant first entering by 1st December 2016 into a section 106 obligation securing a contribution sum of £2,100 towards Travel Plan monitoring, the

application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development,
- (ii) Approved plans,
- (iii) Materials as per submitted plans/ match existing buildings,
- (iv) Grampian condition requiring submission, approval and implementation of a landscaping scheme for the west facing side of the bund prior to the commencement of the development
- (v) Notwithstanding submitted site plan submission, approval and implementation of soft landscaping details within the development site,
- (vi) Provision of parking and manoeuvring areas prior to development being brought into use, subject to compliance with the above condition
- (vii) Travel Plan implementation,
- (viii) Submission and approval of an Air Quality Impact Assessment for heating system,
- (ix) Any external lighting to be as shown in the submitted Lighting Assessment Report 2860SBH and external lighting plan 2860SBH-24-01-0-1,
- (x) Mitigation as per submitted Ecological Constraints Assessment,
- (xi) Submission and approval of further surface water drainage details,

- (b) That, should the matters referred to in (a) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

6. APPLICATION FOR MINOR DEVELOPMENT - THE OFFLEY ARMS, POOLSIDE, MADELEY. LONDON AND EDINBURGH PENSION SCHEME LLP. 16/00594/FUL

Proposed by Councillor B Panter and seconded by Councillor J Williams

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

- (i) The application has failed to demonstrate that the proposed development would maintain an acceptable level of car parking for the public house and that the loss of parking arising from the development would not result in the highway safety issues due to on street parking.
- (ii) The applicant has failed to demonstrate that the existing access is adequate for the proposed development in addition to its continued use in association with the public house and that highway safety issues would not arise.

7. **APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT TO SHEET ANCHOR, NEWCASTLE ROAD, WHITMORE. G DONLON. 16/00609/FUL**

- Resolved:**
- (a) That, subject to the applicant entering into a S106 obligation by 25th November that secures:
- a financial contribution of £20,601 towards public open space provision and £19,399 as a payment towards off-site affordable housing provision within the Borough;
 - and the review of the financial assessment of the scheme, if there has been no substantial commencement within 1 year of the grant of planning permission and a greater contribution being made to the provision of affordable housing off-site (to a maximum of £219,795) if it has been evaluated at the time that the development can support

the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development.
- (ii) Approved plans.
- (iii) Materials.
- (iv) Detailed landscaping scheme.
- (v) Provision of access, parking and turning areas prior to occupation.
- (vi) Submission and approval of Surfacing, drainage and visibility details
- (vii) Garages to be retained for parking.
- (viii) External noise mitigation.
- (ix) Protection of the highway from mud and debris.
- (x) Unexpected land contamination.
- (xi) Construction hours.
- (xii) Drainage provision.
- (xiii) Details of appropriate vehicle safety protection measures along the boundary shared with the railway.

- (b) That, should the obligation not be secured within the above period, the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would be contrary to policy on open space provision; unless he considers it appropriate to extend the period for completion of the obligation.

8. **APPLICATION FOR MINOR DEVELOPMENT - THE NURSERIES, 35 ALSAGER ROAD, AUDLEY. SMARTBUILD AND DESIGN LTD. 16/00747/FUL**

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

- (i) standard time limit
- (ii) approved plans

- (iii) provision of access road, parking and turning areas in accordance with plans prior to occupation
- (iv) provision of visibility splays prior to occupation of the development
- (v) prior approval of surface water drainage for the access road, parking and turning areas
- (vi) the access road to remain ungraded
- (vii) prior approval of a Construction Method Statement
- (viii) prior approval of details of design measures supported by a noise assessment to ensure satisfactory internal noise levels for the proposed dwellings
- (ix) full suite of contaminated land conditions
- (x) Tree protection should be in accordance with the revised arboricultural report and drawing THL-0408 rev 5. Installation of special measures must take place before the start of works on site and be maintained in situ thereafter.
- (xi) Approval of finished floor levels prior to construction of the dwellings
- (xii) Approval of landscaping proposals, prior to construction of the dwellings
- (xiii) Removal of permitted development rights on all plots for extensions and dormer extensions covered by Classes A. and B
- (xiv) Prior approval of the design of the bin collection area prior to occupation of the dwellings.

9. APPLICATION FOR MINOR DEVELOPMENT -THE COPPICE SCHOOL, ABBOTS WAY, WESTLANDS. SHAW EDUCATION TRUST. 16/00626/FUL

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

(Note: Conditions (iii), (iv) and (ix) have been amended and therefore differ to the main agenda report)

- (i) Approved drawings
- (ii) Time Limit
- (iii) Prior approval of all external facing materials with the proposed cladding to be very close in colour to the brick.
- (iv) Prior approval and implementation of a Construction Method Statement which shall include provision of wheel washing facilities.
- (v) The works are completed in accordance with the arboricultural information required which shall include the wider drainage installation works.
- (vi) The prior approval and implementation of an Arboricultural Method Statement.
- (vii) Trees shown as retained shall be retained and protected throughout the construction period.
- (viii) Prior approval of details of mechanical ventilation.
- (ix) **In relation to the construction and demolition phases of the development no machinery shall be operated, no process shall**

be carried out and no construction traffic shall enter or leave the site between 18.00 hours and 07.00 hours Monday to Friday and not at any time on Sundays, Bank Holidays or after 13.00 hours on any Saturday.

- (x) That no community use is granted (for the avoidance of any doubt).

10. HALF YEARLY REPORT ON PLANNING OBLIGATIONS

- Resolved:**
- (i) That the report be noted.
 - (ii) That the Head of Planning continue to report on a half yearly basis to the Planning Committee on planning obligations which have been secured over the preceding six months, obligations that have been modified, works that have been funded during that period in whole or in part by planning obligations and compliance with their requirements

11. REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2016 REVIEW

- Resolved:** That the proposed additions to the Register, as set out in the agenda report, be agreed.

12. TREE PRESERVATION ORDER- ELDS NOOK, WILLOUGHBRIDGE. TPO175

- Resolved:** That the Tree Preservation order No 175 (2016), Elds Nook be confirmed as made and that the owners of the site be informed accordingly.

13. ARTICLE 4 DIRECTION FOR WHITMORE CONSERVATION AREA

- Resolved:** That the Article 4 Direction for Whitmore Conservation Area be confirmed.

14. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 8.50 pm