

PLANNING COMMITTEE

Wednesday, 4th January, 2017

Time of Commencement: MeetingActualStartTime

Present:- Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, S Hambleton,
T Hambleton, Heesom, Holland,
Northcott, Panter, Reddish, Spence,
Sweeney, G Williams and J Williams

Officers Nick Bromley, Geoff Durham, Elaine
Moulton, Peter Stepien and Darren
Walters

1. APOLOGIES

Apologies were received from Councillors Pickup, Simpson, Snell and Turner.

2. DECLARATIONS OF INTEREST

Councillor Sandra Hambleton declared an interest on applications 16/00874/FUL and 12/00127/OUT as a Board Member to Aspire Housing. Councillor Hambleton vacated the room during consideration of both items.

The Council's legal representative, Mr Trevor Vernon declared an interest on application 16/00958/FUL and vacated the room during its consideration.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 6 December, 2016 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - 2-4 MARSH PARADE, NEWCASTLE. WESTLAND ESTATES LTD. 16/00630/FUL

Proposed by Councillor Holland and seconded by Councillor Northcott.

Resolved: That the application be deferred to allow additional time to address the reasons for refusal as recommended in the agenda report.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT BARRIE GARDENS, TALKE. ASPIRE HOUSING. 16/00874/FUL

Councillor Mike Stubbs spoke on this application

Resolved: (a) That, subject to the applicant first entering into a Section 106 agreement by 3rd February 2017 (requiring that they first agree in writing to extend the statutory determination period to the 8th February 2017) to

secure a financial contribution of £24,352.80 for the enhancement and maintenance of the open space at Coalpit Hill,

the application be permitted, subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved plans
- (iii) Development to be occupied by those aged 55 and over
- (iv) Materials
- (v) Finished ground and floor levels and retaining wall design details
- (vi) Boundary treatments
- (vii) Tree protection
- (viii) Landscaping of the site and the surrounding open space
- (ix) Contaminated land conditions
- (x) Construction Method Statement (Highways and Environmental matters)
- (xi) Internal noise levels
- (xii) Construction hours
- (xiii) Approval of recyclable materials and refuse storage
- (xiv) Provision of access, parking, servicing and turning areas prior to occupation.
- (xv) Prior approval of surfacing materials and surface water drainage for the access road and parking areas, and the delineation of visitor parking bays; and implementation of approved details
- (xvi) Off-site highway works including the provision of a 2m wide footway linking the site with Lynn Avenue and provision and delineation of 5 parking spaces at the rear of 1 to 9 Barrie Gardens.
- (xvii) Proposed coal mining precautionary measures
- (xviii) Intrusive site investigations and remedial works implementation
- (xix) Prior approval of details for storage and collection arrangements for recycling and refuse and implementation of approved details
- (xx) Detailed drainage information for approval.

- (b) Should the matters referred to in (A) above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development fails to secure the provision/maintenance of off-site public open space or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

6. **APPLICATION FOR MAJOR DEVELOPMENT - MARKS AND SPENCER, WOLSTANTON RETAIL PARK, WOLSTANTON. MARKS AND SPENCER PLC. 16/00958/FUL**

Resolved: That, subject to the applicant entering into planning obligations by no later than 12th February 2017, that preserve the Newcastle Borough and Stoke City Councils' position in respect of obligations secured prior to the grant of permission 11/00611/FUL, the variation of condition 3 of 11/00611/FUL be permitted so that it reads as follows:

The permission hereby granted relates to a single storey retail unit of 13,010 m² gross internal floorspace with a sales area floorspace of no more than 8,962 m², of which no more than 7,973 m² shall be for the display of comparison goods and no more than 1,496 m² shall be for the display and sale of convenience goods only.

and subject to the imposition of all other conditions attached to planning permission 11/00611/FUL that remain relevant at this time.

7. **APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF WEST AVENUE, WEST OF CHURCH STREET AND CONGLETON ROAD AND NORTH OF LINLEY ROAD, BUTT LANE, KIDSGROVE. REVELAN DEVELOPMENTS LTD. 12/00127/OUT**

- Resolved:**
- (i) That the decision of the Chairman to agree to the variation of the existing Section 106 agreement to extend the period within which the Public Rights of Way Contribution can be spent be noted.
 - (ii) That the Head of Planning be given delegated authority to give appropriate instructions to the Council's solicitor so that the spirit of the Affordable Housing Supplementary Planning Document is maintained in any revision to the Agreement.

8. **APPLICATION FOR MAJOR DEVELOPMENT - BARNES HALL, LINDSAY HALL AND HORWOOD HALL, KEELE UNIVERSITY. UNIVERSITY OF KEELE. 16/00014/FUL, 16/00015/FUL AND 16/00016/FUL**

Proposed by Councillor Holland and seconded by Councillor Fear

Resolved: That a site visit take place on the Saturday before the Planning Committee meeting to which the applications will be reported.

9. **APPLICATION FOR MINOR DEVELOPMENT - 5 BOGGS COTTAGES, KEELE ROAD, KEELE. MR THOMAS. 16/00969/FUL**

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

The proposed variation of condition 1 of planning permission reference N21428 would result in a dwelling on this site, which would constitute inappropriate development within the Green Belt. The arguments advanced for the retention of the mobile home without compliance with the current condition do not constitute the very special circumstances required to justify

inappropriate development in the Green Belt. The proposal is therefore contrary to Policy S3 of the Newcastle-under-Lyme Local Plan 2011 and the National Planning Policy Framework.

10. APPEAL DECISION - BUILDER'S YARD, PARK ROAD, SILVERDALE, NEWCASTLE

Resolved: That the decision be noted.

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

- Resolved:**
- (i) That the report be noted
 - (ii) Agreed that the Head of Planning 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.

12. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 7.55 pm