

PLANNING COMMITTEE

Tuesday, 28th February, 2017

Time of Commencement: 6.30 pm

Present:- Councillor Bert Proctor – in the Chair

Councillors Burgess, S Hambleton, Heesom,
Holland, Northcott, Panter, Pickup,
Reddish, Simpson, Spence, Turner,
G Williams and J Williams

Officers Nick Bromley, Geoff Durham, Rachel
Killeen, Elaine Moulton, Peter Stepien,
Trevor Vernon and Darren Walters

1. **APOLOGIES**

Apologies were received from Councillors' Mancey, Snell and Sweeney.

On behalf of the Committee, the Chair sent best wishes to Councillor Mancey for a speedy recovery.

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 2 February, 2017 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - THE HOMESTEAD, SANDY LANE, NEWCASTLE. THE WREKIN HOUSING TRUST. 16/00880/FUL**

Resolved: (i) That, with the variation of condition 2, which lists the approved plans, to include the plan which includes the alterations to the design of the roof over the kitchen, the application be permitted subject to the imposition of all other conditions of 14/00476/FUL that remain relevant at this time.

(ii) That it be agreed that it is expedient to take enforcement action against the unauthorised balustrading, requiring that the metal railing balustrading be removed and replaced with glass balustrading as approved by the Local Planning Authority within 3 months from the date that the enforcement notice takes effect, for the following reasons:-

(a) it appears that the breach of planning control has taken place within the last four years;

- (b) the retention of the metal railing balustrading does not provide sufficient noise mitigation for the terraced area from the traffic noise on Brampton Road/Sandy Lane and as such the development conflicts with the aims and objectives of the National Planning Policy Framework 2012, in particular the aim for the creation of healthy communities and the requirement to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- (c) that planning permission should not be granted for the retention of the metal railing balustrading as planning conditions could not overcome the objections to the development;
- (iii) Should the metal railing balustrading not be removed and replaced with the permitted glass balustrading within 8 weeks of the decision on this application; or a further planning application for alternative balustrading, supported by a noise assessment that demonstrates appropriate noise levels, is not submitted within the same period and then subsequently approved, the Council's solicitor be authorised to issue the enforcement notice for the reasons as set out above and/or any other notices and to take and institute any proceedings on behalf of the Council and any and all action authorised by the Town and Country Planning Act 1990 to secure the removal of the metal railing balustrading.

5. APPLICATION FOR MAJOR DEVELOPMENT - UNITS 21 AND 22 ROSEVALE ROAD, CRACKLEY, CHESTERTON. AIR LIQUIDE CALGAZ. 16/01089/FUL

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

- (i) The provision of the parking, servicing and turning areas in accordance with the approved plans prior to use, and retained for the lifetime of the development
- (ii) Prior approval of secure weatherproof parking for a minimum of 8 cycles, to then be implemented prior to the use commencing and retained for the life of the development
- (iii) Prior approval of an odour assessment, and an odour management and response plan
- (iv) Prior approval of a noise assessment, and implementation of mitigation measures

6. APPLICATION FOR MAJOR DEVELOPMENT - HOME FARM SITE, KEELE UNIVERSITY, KEELE. UNIVERSITY OF KEELE. 17/00012/FUL

Resolved: That a site visit be held in connection with this application at the

same time as the Committee undertake a site visit in connection with applications 16/01014/FUL, 16/01015/FUL and 16/01016/FUL.

7. APPLICATION FOR MAJOR DEVELOPMENT - SKY BUILDING. FORMER JUBILEE BATHS SITE, NEWCASTLE. WESTLAND ESTATES LTD. 16/00244/FUL

Resolved: That the decision of your officer, following consultation with the Chair, that the Council should agree to enter into a Section 106 agreement, be noted.

8. APPLICATION FOR MINOR DEVELOPMENT - MULTI STOREY CAR PARK, THE MIDWAY, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 16/01047/DEEM3

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

- (i) Commencement of development within 3 years
- (ii) Development in accordance with the submitted plans
- (iii) Colour of the roller shutter doors to be dark grey or another dark recessive colour to be agreed.
- (iv) The pedestrian gates shall open inwards away from the highway.
- (v) Permission to enure for benefit of Newcastle under Lyme Borough Council only

9. APPLICATION FOR MINOR DEVELOPMENT - LAND AT SELBOURNE, PINEWOOD ROAD, ASHLEY. MR P MARSON. 16/01107/OUT

Resolved: (A) That, subject to the applicant first entering into a Section 106 obligation by 31st March 2017, to secure a contribution of £2,943 per dwelling to improvements to facilities at Burntwood playground and their maintenance,

the application be permitted subject to the undermentioned conditions::

- (i) Standard time limits for submission of applications for approval of reserved matters and commencement of development
- (ii) Reserved matters submissions
- (iii) Approved plans
- (iv) Visibility splays
- (v) Access width
- (vi) Layout of site including disposition of buildings and provision of parking within the curtilage
- (vii) Surfacing materials for access and parking areas
- (viii) Details of alignment of utility apparatus
- (ix) Hard and soft landscape design
- (x) Tree retention and protection
- (xi) Details of any gates to the access

(B) That, failing completion of the above planning obligation by

the date referred to in the above recommendation, the Head of Planning be given delegated authority to either refuse the application on the grounds that without the obligation being secured, the development would fail to secure an appropriate contribution for the improvement to off-site public open space which would reflect the infrastructure needs of the development; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured

10. APPLICATION FOR OTHER DEVELOPMENT - KEELE HALL, UNIVERSITY OF KEELE, KEELE. UNIVERSITY OF KEELE. 17/00030/LBC

Resolved: That the application be deferred for a site visit on 18 March, 2017

11. PROPOSED ARTICLE 4 DIRECTION FOR STUBBS WALK CONSERVATION AREA

Resolved: That the making of a non-immediate Article 4 Direction for Stubbs Walk Conservation Area on the terms set out in the report be agreed.

12. 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) 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.

13. APPEAL DECISION - DWELLING AT 114 MOW COP ROAD, MOW COP. 16/00389/FUL

Resolved: That the decision be noted.

14. APPEAL DECISION - DUNNOCKSFIELD HOUSE, NEWCASTLE ROAD, MADELEY. 16/00341/OUT

Resolved: That the decision be noted.

15. APPEAL DECISION. HIGHDOWN, ELDEERTREE LANE, ASHLEY. 16/00343/OUT

Resolved: That the decision be noted.

16. APPEAL DECISION - TELEPHONE EXCHANGE, BLORE ROAD, HALES. 16/00629/FUL

Resolved: That the decision be noted.

17. APPEAL DECISION - HAZELWOOD BARN, BALTERLEY GREEN ROAD, BALTERLEY. 16/00640/COU

Resolved: That the decision be noted.

18. APPEAL DECISION - LAND ADJACENT TO MAERFIELD GATE FARM, STONE ROAD, BLACKBROOK. 16/00460/OUT

Resolved: That the decision be noted.

19. **APPEAL DECISION - SITE OF FORMER JUBILEE BATHS, OFF BRUNSWICK STREET, NEWCASTLE. 16/00244/FUL**

Resolved: That the decision be noted.

20. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) -ALL SAINTS CHURCH, MADELEY. 16/17003/HBG**

Resolved: That a grant of £1,122 for repointing and stonework repairs to All Saints' Church, Madeley be approved subject to the appropriate standard conditions

21. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - STATION HOUSE, BALDWINS GATE. 16/17004/HBG**

Resolved: That a grant of £1,924 for sash window repairs at Station House, Baldwins Gate be approved subject to the appropriate standard conditions

22. **TREE PRESERVATION ORDER - MERSEY ROAD, CLAYTON. TPO178**

Resolved: That Tree Preservation Order No 178 (2016), Mersey Road, Clayton be confirmed as made and that the owners of the site be informed accordingly.

23. **URGENT BUSINESS**

The following item had been brought to this Committee due to the matter of timing and completion date of 3 April, 2017.

24. **AUDLEY WORKINGMEN'S CLUB, NEW ROAD, BIGNALL END. SANDYCROFT CONSTRUCTION LTD. 16/01036/FUL**

Resolved: (i) That the date by which substantial commencement must be achieved be the 27th July 2017, failing which a financial reappraisal will be required (should the development referred to in planning application 16/01036/FUL be proceeded with) in order to establish whether the development should make policy compliant contributions
(ii) That the date by which the agreement must be completed (for planning permission to be granted) now be 3rd April 2017.

25. **STARTING TIME OF MEETINGS**

Councillor Holland commented on the change of the start time of the meeting. Whilst he appreciated that in some instances it is justifiable due to the amount of business, this evening's meeting had been concluded in one and a half hours. He stated that some Members found it difficult to attend earlier due to work commitments and that some members of the public also found it difficult to attend if they were working.

COUNCILLOR BERT PROCTOR

Planning Committee - 28/02/17

Chair

Meeting concluded at 8.00 pm