

PLANNING COMMITTEE

Tuesday, 25th April, 2017
Time of Commencement: 6.30 pm

Present:-	Councillor Bert Proctor – in the Chair
Councillors	Burgess, Fear, S Hambleton, Holland, Naylor, Northcott, Panter, Pickup, Reddish, Simpson, Sweeney, G Williams, J Williams and Winfield
Officers	Geoff Durham, Rachel Killeen, Elaine Moulton and Peter Stepien
Apologies	Councillor(s) Heesom, Mancey, Turner and White

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

Councillor Reddish declared an interest in application 16/01108/DEEM4 as a Council representative for the management of Whitfield Community Centre.

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

Resolved: That the minutes of the meeting held on 28 March, 2017 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH WEST OF MUCKLESTONE ROAD, WEST OF PRICE CLOSE AND NORTH OF MARKET DRAYTON ROAD, LOGGERHEADS. AMBER RESIDENTIAL PROPERTIES LTD. 16/00784/REM**

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Provision of access, parking, servicing and turning areas in accordance with the approved plans
- (iv) Completion of vehicular and pedestrian access points onto Mucklestone Road and the footpaths along the development frontage
- (v) Completion of access and parking areas for individual plots
- (vi) Materials (facing, roofing and surfacing)
- (vii) Landscaping and tree protection conditions

5. **APPLICATION FOR MAJOR DEVELOPMENT - LENNARD JONES BUILDING, KEELE UNIVERSITY. UNIVERSITY OF KEELE. 17/00091/FUL**

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

- (i) Time limit.
- (ii) Approved drawings.
- (iii) Materials, including the provision of details of glazing which seeks to minimise glare from internal lighting.
- (iv) Tree protection measures.
- (v) Landscaping details.
- (vi) Noise assessment for ventilation, extraction systems and other plant.
- (vii) Prior approval of a construction management plan.

In addition, an advisory note should be added to the decision requiring consideration of the use of sensors within rooms so that the lights turn off if no one is in the room.

6. APPLICATION FOR MAJOR DEVELOPMENT - FORMER ORME CENTRE, ORME ROAD, NEWCASTLE. G & S ORME CENTRE LTD. 16/00796/OUT & 16/00798/LBC

Listed building consent 16/00798/LBC

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

- (i) Time limit for commencement of development
- (ii) Approved plans
- (iii) Demolition works not to proceed until planning permission granted for redevelopment and a contract let for that development
- (iv) Details and materials for the making good of the main building following the demolition of extensions
- (v) Method statement for repair and consolidation of stonework
- (vi) Further details of internal doors and window architraves where alterations are being made
- (vii) Details of repair work to existing windows and details including samples of proposed new windows
- (viii) Details of any secondary glazing systems
- (ix) Details of suspended ceilings system
- (x) Details of the mezzanine floor
- (xi) Details of the treatment of internal corridors and internal windows/fanlights
- (xii) Details of drainage requirements to service the en-suites
- (xiii) Details of all other proposed external materials
- (xiv) Any repointing to be in lime mortar

Planning application 16/00796/OUT

Resolved: (A) That, subject to the applicant (providing they first agree in writing, by noon on 28th April to extend the statutory determination period to the 9th June 2017) entering into a Section 106 obligation by agreement by 6th June 2017 to secure a review mechanism of the scheme's ability to make a policy compliant contributions to public

open space, travel plan monitoring and on street parking controls, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contributions if found financially viable, the application be permitted subject to the undermentioned conditions:

- (i) Standard time limits for submission of application for approval of reserved matters and commencement of development
- (ii) Reserved matters submission
- (iii) Approved plans
- (iv) Occupation to be restricted to students only
- (v) Residential parking survey of streets to be agreed prior to first occupation of the development and a second survey 12 months later when fully occupied
- (vi) Provision of access
- (vii) Off-site highway works
- (viii) Details of surfacing materials, surface water drainage and delineation of parking bays
- (ix) Closure of existing access
- (x) Car park access to remain ungated
- (xi) Provision of secure weatherproof cycle parking
- (xii) Travel plan
- (xiii) Construction method statement
- (xiv) Landscaping and tree protection conditions
- (xv) Contamination conditions with respect to controlled waters
- (xvi) Building recording
- (xvii) Written scheme of archaeological investigation
- (xviii) Construction and demolition hours
- (xix) Piling
- (xx) Dust mitigation
- (xxi) Dwelling noise levels
- (xxii) External materials
- (xxiii) Drainage conditions
- (xxiv) Implementation of security/crime prevention measures
- (xxv) Building wide ventilation system for Main Building
- (xxvi) Heating system of both Main and New buildings
- (xxvii) Phasing requirement
- (xxviii) Revised parking layout
- (xxix) Provision of 19 car parking spaces

(B) Failing completion by the date referred to in the above resolution B(1) of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the planning application on the grounds that in the absence of a secured planning obligation the public open space needs of the development would not be met and the development would fail to ensure it achieves sustainable development outcomes; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

7. APPLICATION FOR MAJOR DEVELOPMENT - FORMER SILVERDALE COLLIERY, SCOT HAY ROAD, SILVERDALE. DAVID WILSON HOMES. 17/00097/FUL

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

- (i) In the absence of a second Locally Equipped Area for Play (LEAP) the development does not appropriately provide for the needs of the occupiers of the dwellings contrary to Policy C4 of the Local Plan and the aims and objectives of the NPPF.
- (ii) Members resolved that it is expedient to take enforcement action for the reason set out at recommendation (i) and that Legal Services be authorised to issue enforcement or any other notice and to take and institute on behalf of the Council all such action and prosecution proceedings as are authorised by and under the Town and Country Planning Act 1990 to secure, within six months, the provision of a second Locally Equipped Area for Play as required by condition B8 of planning permission 06/0337/OUT and to address any other outstanding issues associated with play provision on this development as your Officer considers appropriate.

8. APPLICATION FOR MAJOR DEVELOPMENT - FORMER SAVOY CINEMA/METROPOLIS NIGHTCLUB, THE MIDWAY, NEWCASTLE. MODULTEC INTERNATIONAL LTD. 17/00174/FUL

Proposed by Councillor Fear and seconded by Councillor Reddish

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

- (i) The proposed development, by virtue of its scale, massing and design, would have an adverse impact on the character and appearance of the Newcastle Town Centre Conservation Area and the setting of Listed Buildings within the Conservation Area, namely the Guildhall and St. Giles' Church. The proposal would thereby be contrary to Policies CSP1 and CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, saved Policies B5, B9, B10 and B14 of the Newcastle-under-Lyme Local Plan 2011, Policies HE3 and HE4 of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010), the Newcastle-under-Lyme Town Centre Supplementary Planning Document (2009), Policy Newcastle TC CA No. 2 of the Newcastle Town Centre Conservation Area Management Proposals, and the aims and objectives of the National Planning Policy Framework (2012).
- (ii) Given the absence of parking proposed within the site, the significant additional on-street parking demand that is likely to be created by the development would lead to an exacerbation of congestion and related harm to highway safety on streets in the vicinity of the development contrary to the aims and objectives of the National Planning Policy Framework (2012) and the Ministerial Statement of March 2015.

9. **APPLICATION FOR MAJOR DEVELOPMENT - 2-4 MARSH PARADE, NEWCASTLE. GAVIN DONLON/ NICOL THOMAS. 17/00179/FUL**

Resolved: (A) That, Subject to the applicant first entering into a Section 106 agreement by 26th May 2017 to secure a review mechanism of the scheme's ability to make a policy compliant contribution to public open space and the provision of policy-compliant on-site affordable housing, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution and the provision of such affordable housing if found financially viable, the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of Development
- (ii) Approved Plans
- (iii) Submission of Materials
- (iv) Window reveal specification
- (v) Roof Specification Plans
- (vi) Boundary Treatments
- (vii) Approval of Tree Protection Proposals
- (viii) Arboricultural Method Statement
- (ix) Landscaping Scheme (including replacement tree planting)
- (x) Hard Surfacing
- (xi) Provision of Parking and Turning areas
- (xii) Construction Method Statement
- (xiii) Visibility Splays
- (xiv) Existing Access Permanently Closed
- (xv) Secure Cycle Storage
- (xvi) Design Measures to Secure Noise Levels
- (xvii) Ventilation Provision/ Arrangements
- (xviii) Full Land Contamination
- (xix) Drainage Details
- (xx) Bat Mitigation Measures

(B) That, should the matters referred to 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 an obligation there would not be an appropriate review mechanism to allow for changed financial circumstances, and, in such circumstances, the potential provision of policy compliant affordable housing and financial contribution towards public open space.

10. **APPLICATION FOR MINOR DEVELOPMENT - LAND AT WEDGWOOD AVENUE, WESTLANDS. NEWCASTLE VBOROUGH COUNCIL. 16/01108/DEEM4**

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

- (i) Time Limit for submission of reserved matters and implementation of the development
- (ii) Approval of reserved matters required before any

- development
- (iii) Restriction of hours during construction
- (iv) Contaminated land conditions
- (v) Details of boundary treatment, to include an acoustic fence between the rear gardens and the tennis courts, to be submitted as part of any reserved matters application.
- (vi) Approval of an Arboricultural Method Statement (BS5837:2012)
- (vii) Tree Protection Plan (BS5837:2012)
- (viii) Schedule of Works to Retained Trees (BS5837:2012)
- (ix) Parking and turning areas in place for the community centre as approved, with spaces delineated & retained
- (x) Weatherproof parking storage for 5 bicycles to be provided and thereafter retained for use in connection with the community centre
- (xi) Drainage to prevent any additional discharge onto the highway

11. ARTICLE 4 DIRECTIONS FOR THE BRAMPTON AND WATLANDS PARK CONSERVATION AREAS

Resolved: That the making of an Article 4 Direction for the Brampton and Watlands Park Conservation Areas be agreed.

12. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - ST MARGARET'S CHURCH, CHURCH LANE, BETLEY. 17/00149/HBG

Resolved: That the Grant be approved.

13. TREE PRESERVATION ORDER - LAND AT THE OLD COAL YARD, RYE HILLS, BIGNALL END. TPO 182

Resolved: That Tree Preservation Order (TPO 182) be confirmed.

14. REPORT ON THE OPERATION OF THE COMMITTEE'S GUILLOTINE ON LATE REPRESENTATIONS ON PLANNING COMMITTEE ITEMS.

- Resolved:**
- (i) That late representations from Parish Councils be considered to be subject to the guillotine procedure, with immediate effect
 - (ii) That Parish Councils be informed of this decision and reminded as to the operation of the Committee's policy on late representations

15. CONFIRMATION OF ARTICLE 4 DIRECTION FOR STUBBS WALK CONSERVATION AREA.

Resolved: That the Article 4 Direction for the Stubbs Walk Conservation Area be confirmed.

16. APPEAL DECISION - WOODBURY, SNAPE HALL ROAD, WHITMORE HEATH. 16 /00395/PLD

Resolved: That the decision be noted.

17. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 9.30 pm