

## **PLANNING COMMITTEE**

Tuesday, 20th June, 2017  
Time of Commencement: 7.00 pm

**Present:-** Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, Holland, Northcott,  
Panter, Reddish, Simpson, Spence,  
Sweeney, S Tagg, G Williams,  
J Williams, Winfield and Wright

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

1. **APOLOGIES**

Apologies were received from Councillors' Hambleton, Heesom and White

2. **COUNCILLORS SANDRA AND TREVOR HAMBLETON**

The Planning Committee sent their best wishes to Councillors Sandra and Trevor Hambleton.

3. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

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

**Resolved:** That the minutes of the meeting held on 23 May, 2017 be agreed as a correct record.

5. **APPLICATION FOR MAJOR DEVELOPMENT - ORCHARD HOUSE AND 35 CLAYTON ROAD, NEWCASTLE. BAC O'CONNOR. 17/00194/OUT**

*Proposed by Councillor John Williams and seconded by Councillor Holland.*

**Resolved:** That the application be deferred to enable officers to obtain clearer information regarding the site access.

6. **APPLICATION FOR MAJOR DEVELOPMENT- ST JOHN FISHER CATHOLIC COLLEGE, ASHFIELDS NEW ROAD, NEWCASTLE. ST JOHN FISHER CATHOLIC COLLEGE. 17/00156/FUL**

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

- (i) Approved drawings.

- (ii) Time Limit.
- (iii) Prior approval of all external facing materials.
- (iv) Prior approval and implementation of an Construction and Environmental Management Plan and a Construction Vehicle Management Plan.

**7. APPLICATION FOR MAJOR DEVELOPMENT - FORMER WOODSHUTTS INN, LOWER ASH ROAD, KIDSGROVE. ASPIRE HOUSING LTD. 17/00324/FUL**

**Resolved:** (i) That the *removal* of condition 14 be refused for the following reason:

In the absence of the provision of a suitable odour abatement system to the kitchen ventilation system of the hot food takeaway adjoining the site on Lower Ash Road there is a high impact risk that odour arising from that premises will adversely affect the living conditions of the occupiers of the development. It is therefore considered that if the condition is removed as proposed the residential development is not appropriate for this location, contrary to the aims and objectives of the National Planning Policy Framework;

- (ii) That the *variation* of the condition in question be approved so that it now reads:

Within 9 months of the date of this decision an odour abatement system to the kitchen ventilation system of the hot food takeaway adjoining the site on Lower Ash Road *shall have been* installed in accordance with full and precise details that have been submitted to and approved in writing by the Local Planning Authority beforehand. The system shall be designed to operate in full accordance with the approved details before any of the dwellings hereby permitted are occupied and shall thereafter be maintained in accordance with the approved details. The kitchen ventilation system shall be regularly maintained to ensure its continued operation and the cooking process shall cease to operate if at any time the extraction equipment

**8. APPLICATION FOR MAJOR DEVELOPMENT -FORMER ORME CENTRE, ORME ROAD, NEWCASTLE. GSG ORME CENTRE LTD. 16/00796/OUT**

**Resolved:** (i) That it be agreed to extend the date by which substantial commencement must be achieved to within 18 months from the date of the planning permission.

(ii) That it be agreed that the date by which the agreement must be completed now be 14<sup>th</sup> July.

**9. APPLICATION FOR MINOR DEVELOPMENT - ST PETER'S CHURCH, MAER. ANDREW MAINWARING. 17/00219/FUL**

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

- (i) Time limit.
- (ii) Approved drawings.
- (iii) Materials.
- (iv) Excavations shall be hand dug.
- (v) Archaeological watching brief be undertaken following written consent.

10. **APPLICATION FOR MINOR DEVELOPMENT - AUDLEY COMMUNITY CENTRE, NANTWICH ROAD, AUDLEY. MRS DOBSON. 17/00260/FUL**

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

- (i) Standard time limit for commencement of development.
- (ii) Approved plans.

11. **APPLICATION FOR MINOR DEVELOPMENT - SLACKEN LANE. ASHGREEN LTD. 13/00266/CN06, CN07 AND CN11**

**Resolved:** (i) That the drainage details, provided with application 13/00266/CN06 be approved as acceptable and satisfying the requirements of condition 6 of planning permission 13/00266/FUL.

- (ii) That the proposed Slacken Lane widening and resurfacing details provided with application 13/00266/CN07 be approved ( Including the provision of a new hawthorn hedge adjoining the widened Slacken Lane) as acceptable and satisfying the requirements of condition 7 of planning permission 13/00266/FUL subject to the requirement that Tree Protection Fencing is provided in the position shown on a plan; that all excavations works are carried out outside of the Tree Protection Fencing unless it has first been demonstrated that this can be done without damage to tree roots; and that 'no-dig' ground protection is undertaken in the identified area.

- (iii) That the waste and recycling details provided with application 13/00266/CN11 be approved (including the plan identifying on-site turning head and parking for all properties) as acceptable and satisfying the requirements of condition 11 of planning permission 13/00266/FUL.

12. **APPLICATION FOR OTHER DEVELOPMENT - CORNER OF CHURCH LANE AND SILVERDALE ROAD, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 16/00312/DEEM3**

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

- (i) Approved (revised) plans.
- (ii) Tree protection measures.
- (iii) Highway method statement to address installation and maintenance of the sign.

13. **APPLICATION FOR OTHER DEVELOPMENT - LAND AT LOWER STREET, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 17/00315/DEEM3**

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

- (i) Submission and approval of a plan at a scale of 1:50 or 1:100 showing the precise position of the sign to ensure no/minimal impact on trees, that the hoarding or its foundations etc do not project forward of the crash barrier;
- (ii) Landscaping of the embankment
- (iii) Highway method statement to address installation and maintenance of the sign.

**14. APPLICATION FOR OTHER DEVELOPMENT - FAIRFIELD HOUSE, BAR HILL ROAD, ONNELEY. MR & MRS LEA. 17/00405/AAD**

**Resolved:** (A) That a positive Certificate be issued indicating that it is the opinion of the Local Planning Authority that planning permission would have been granted for the following development, in addition to the development for which the land is to be acquired, if it were not proposed to be acquired by the Authority possessing compulsory purchase powers;

- (i) Construction of two dwellings, up to two storey in height, with a footprint as indicated on the submitted plan
- (ii) Construction of two buildings for use falling within Class C4 (small houses in multiple occupation)
- (iii) Construction of a building/s for uses falling within Class B1 (b) and (c) (research and development and light industry)
- (iv) Any other uses which, should the comments of the County Council not be received prior to the meeting, your Officer considers appropriate to include

(B) That planning permission would have been granted for the above development, at the relevant date or if permission granted after the relevant date, subject to the conditions relating to the following which may have an impact on the value of the land:

- (i) Widening of the access and provision of vehicle visibility splays.
- (ii) Provision of suitable noise attenuation measures and restriction on hours of use for any Class B1 use of the site.
- (iii) Any conditions relevant to developments identified following receipt of the comments of the County Council

And such certificate shall include a statement of the Council's reasons for the above opinion, which shall be based upon the content of this report, and that your officers should have delegated authority to ensure that the Certificate to be provided meets the statutory requirements

**15. HALF YEARLY REPORT ON PLANNING OBLIGATIONS**

**Resolved:** (i) That the report be noted.

- (ii) That the Head of Planning continue to provide such a report on a half yearly basis to the Planning Committee.

16. **TREE PRESERVATION ORDER - 16 DIMSDALE PARADE EAST, NEWCASTLE. TPO 180**

**Resolved:** That Tree Preservation Order No 180 (2017), 16 Dimsdale Parade East be confirmed as made and that the owners of the site be informed accordingly.

17. **CONFIRMATION OF ARTICLE 4 DIRECTIONS FOR THE BRAMPTON AND WATLANDS PARK CONSERVATION AREAS**

**Resolved:** That the non-immediate Article 4 Directions for the Brampton and Watlands Park Conservation Areas be confirmed as coming into force on 29 June, 2017 as set out in the Directions.

18. **URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR BERT PROCTOR**  
**Chair**

Meeting concluded at 8.40 pm