

## **PLANNING COMMITTEE**

Tuesday, 21st March, 2017  
Time of Commencement: 6.30 pm

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

**Councillors** Burgess, S Hambleton, T Hambleton,  
Heesom, Holland, Northcott, Panter,  
Reddish, Simpson, G Williams,  
J Williams and Winfield

**Officers** Guy Benson, Geoff Durham, Rachel  
Killeen, Peter Stepien, Trevor Vernon  
and Darren Walters

### **1. APOLOGIES**

Apologies were received from Councillors Fear, Mancey, Pickup, Snell and Sweeney

### **2. DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

### **3. APPLICATION FOR MAJOR DEVELOPMENT - BARNES HALL, KEELE UNIVERSITY. UNIVERSITY OF KEELE. 16/01014/FUL**

**Resolved:** (A) That, subject to the applicant prior to the 28<sup>th</sup> March agreeing to extend the statutory period to 13<sup>th</sup> May 2017 and the applicant then entering into a Section 106 obligation by 6<sup>th</sup> May 2017 to secure financial contributions towards travel plan monitoring (£2,200 in total for all 3 schemes), the provision of real-time travel information (£15,000 in total for all 3 schemes), and a Toucan signal controlled crossing on Cemetery Road (£39,000 in total for all three schemes)

The application be permitted subject to the undermentioned conditions:

- (i) Commencement time limit
- (ii) Approved plans
- (iii) Contaminated land
- (iv) Construction hours
- (v) Construction management plan
- (vi) Glazing specification
- (vii) Noise levels from mechanical ventilation provision to habitable areas
- (viii) Ventilation provision to habitable spaces
- (ix) Noise from plant

- (x) Flue height
  - (xi) Provision of parking, servicing and turning areas indicated on approved plans
  - (xii) Suspension of parking restrictions at the Hawthorns.
  - (xiii) Cycle parking in accordance with approved details
  - (xiv) Travel plan
  - (xv) Upon occupation, or at a later date if agreed, a review of the parking and modal split situation at the University to be undertaken, and such measures as shall be justified by the conclusions of that review, including if appropriate, the provision of additional or alternatively reduced parking, and management measures, to be submitted to the Local Planning Authority for its approval together with a timetable for the implementation of such measures, and thereafter their implementation
  - (xvi) Temporary car parking provision
  - (xvii) Tree protection plan and method statement
  - (xviii) Landscaping scheme
  - (xix) Facing and surfacing materials
  - (xx) Sample panel to be retained on site
  - (xxi) Details of surface water and foul sewage drainage
- (B) That your officers in consultation with the Chair be authorised to draw up a statement complying with Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended, that is based upon the content of the agenda report
- (C) That, should the above Section 106 obligations 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 fail to secure measures to ensure that the development achieves sustainable development outcomes, and does not impact on highway/pedestrian safety, or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

**4. APPLICATION FOR MAJOR DEVELOPMENT - HORWOOD HALL, KEELE UNIVERSITY. UNIVERSITY OF KEELE. 16/01016/FUL**

**Resolved:** (A) That, subject to the applicant prior to the 23<sup>rd</sup> March

agreeing to extend the statutory period to 13<sup>th</sup> May 2017 and the applicant then entering into a Section 106 obligation by 6<sup>th</sup> May 2017 to secure financial contributions towards travel plan monitoring (£2,200 in total for all 3 schemes), the provision of real-time travel information (£15,000 in total for all 3 schemes), and a Toucan signal controlled crossing on Cemetery Road (£39,000 in total for all three schemes),

the application be permitted subject to the undermentioned conditions:

- (i) Commencement time limit
  - (ii) Approved plans
  - (iii) Contaminated land
  - (iv) Construction hours
  - (v) Construction management plan
  - (vi) Glazing specification
  - (vii) Noise levels from mechanical ventilation provision to habitable areas
  - (viii) Ventilation provision to habitable spaces
  - (ix) Noise from plant
  - (x) Flue height
  - (xi) Provision of parking, servicing and turning areas indicated on approved plans
  - (xii) Suspension of parking restrictions at the Hawthorns
  - (xiii) Cycle parking in accordance with approved details
  - (xiv) Travel plan
  - (xv) Upon occupation, or at a later date if agreed, a review of the parking and modal split situation at the University to be undertaken, and such measures as shall be justified by the conclusions of that review, including if appropriate, the provision of additional or alternatively reduced parking, and management measures, to be submitted to the Local Planning Authority for its approval together with a timetable for the implementation of such measures, and thereafter their implementation
  - (xvi) Temporary car parking provision
  - (xvii) Tree protection plan and method statement
  - (xviii) Landscaping scheme
  - (xix) Facing and surfacing materials
  - (xx) Sample panel to be retained on site
  - (xxi) the Medical centre car park to be available only for Medical centre users and staff
  - (xxii) Details of surface water and foul sewage drainage
- (B) That your officers in consultation with the Chair be authorised to draw up a statement complying with Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended, that is based upon the content of the agenda report
- (C) That, should the above Section 106 obligations 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 fail to secure measures to ensure that the development achieves sustainable development outcomes, and does not impact on highway/pedestrian safety; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

**5. APPLICATION FOR MAJOR DEVELOPMENT - LINDSAY HALL, KEELE UNIVERSITY. UNIVERSITY OF KEELE. 16/01015/FUL**

**Resolved:** (A) That, subject to the applicant prior to the 23<sup>rd</sup> March agreeing to extend the statutory period to 13<sup>th</sup> May 2017 and the applicant then entering into a Section 106 obligation by 6<sup>th</sup> May 2017 to secure financial contributions towards travel plan monitoring (£2,200 in total for all 3 schemes), the provision of real-time travel information (£15,000 in total for all 3 schemes), and a Toucan signal controlled crossing on Cemetery Road (£39,000 in total for all three schemes),

the application be permitted subject to the undermentioned conditions:

- (i) Commencement time limit
- (ii) Approved plans
- (iii) Contaminated land
- (iv) Construction hours
- (v) Construction management plan
- (vi) Glazing specification
- (vii) Noise levels from mechanical ventilation provision to habitable areas
- (viii) Ventilation provision to habitable spaces
- (ix) Noise from plant
- (x) Flue height
- (xi) Provision of parking, servicing and turning areas indicated on approved plans
- (xii) Cycle parking in accordance with approved details
- (xiii) Travel plan
- (xiv) Upon occupation, or at a later date if agreed, a review of the parking and modal split situation at the University to be undertaken, and such measures as shall be justified by the conclusions of that review, including if appropriate, the provision of additional or alternatively reduced parking, and management measures, to be submitted to the Local Planning Authority for its approval together with a timetable for the implementation of such measures, and thereafter their implementation

- (xv) Temporary car parking provision
  - (xvi) Suspension of parking restrictions at the Hawthorns
  - (xvii) Tree protection plan and method statement
  - (xviii) Landscaping scheme
  - (xix) Facing and surfacing materials
  - (xx) Sample panel to be retained on site
  - (xxi) Details of surface water and foul sewage drainage
- (B) That your officers in consultation with the Chair be authorised to draw up a statement complying with Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended, that is based upon the content of the agenda report
- (C) That, should the above Section 106 obligations 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 fail to secure measures to ensure that the development achieves sustainable development outcomes, and does not impact on highway safety: or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

**6. APPLICATION FOR MAJOR DEVELOPMENT - PLOT 7 HOME FARM, KEELE UNIVERSITY. UNIVERSITY OF KEELE. 17/00012/FUL**

**Resolved:** That, subject to clarification being received as to the specific proposal to be considered, the application be permitted subject to the undermentioned conditions:

- (i) Approved plans
- (ii) Five year temporary period linked to construction programme for Horwood, Barnes and Lindsay Hall schemes
- (iii) Lighting scheme to be in accordance with submitted details.
- (iv) Provision of access, parking, and turning areas, with parking spaces delineated, prior to car park being brought into use.
- (v) Prior approval and implementation of a planting scheme
- (vi) Measures to protect the existing shrub planting on the eastern side of the site during construction in accordance with details to be agreed.
- (vii) Implementation of the ecological measures as recommended in the Ecological Statement

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

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

- (i) Time limit
- (ii) Materials as stated on application form / drawings
- (iii) In accordance with the approved plans

**8. URGENT BUSINESS**

There was no Urgent Business.

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

Meeting concluded at 7.20 pm