

PLANNING COMMITTEE

Tuesday, 28th October, 2014

Present:- Councillor Sophia Baker – in the Chair

Councillors Mrs Bates, Mrs Braithwaite, Cooper, Fear, Mrs Hambleton, Mrs Heesom, Northcott, Proctor, Miss Reddish, Mrs Simpson, Waring, Welsh and Williams

1. DECLARATIONS OF INTEREST

Councillor Mrs Sandra Hambleton declared an interest in application number 14/00705/FUL as a Member of the Staffordshire and Stoke on Trent Fire Authority.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved:- That the minutes of the meeting held on 7 October, 2014 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - TESCO STORE, LIVERPOOL ROAD. KIDSGROVE; TESCO/DPP/ 14/00637/FUL

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

- (i) Description of terms of consent being granted and confirmation that other conditions of 96/00178/FUL are not amended by the consent
- (ii) List of plans and document referred to in decision
- (iii) No use of service yard for deliveries between midnight and 6 a.m. the next day
- (iv) Recommendations within the Environmental Noise Assessment to be implemented.
- (v) Refrigerated motors to be turned off prior to vehicles entering the site and back on once they have left the site
- (vi) Vehicle delivery route option involving no reversing movements to be used
- (vii) Submission and approval of management plan to ensure pedestrian safety maintained

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT DODDLESPOOL, MAIN ROAD, BETLEY; MR MARK OULTON; 14/00610/FUL

Councillor David Loades spoke on this application as the County Councillor for the Newcastle Rural Division.

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

- i) Development to be completed in accordance with approved plans.
- ii) Restriction on hours of operation to 8am to 4pm on weekdays only.
- iii) All activity associated with the engineering works, i.e. the vehicle movements, the removal of soil from the site, and the re-contouring of the site areas to cease by 1 June, 2015.
- iv) Any material deposited in the area hatched blue on the attached plan shall be moved to an appropriate location within the site. The appropriate area shall be agreed in writing with the LPA within one month from the date of the decision and the material moved to that location within one month of that approval.
- v) Submission of dust mitigation measures within one month from the date of the decision and implementation for the duration of the development.
- vi) Submission of appropriate signage, speed restriction, resurfacing and maintenance details for 10 metres rear of the carriageway edge, road cleaning and access widening details within one month from the date of the decision and full implementation within one month of that approval.
- vii) Removal of portacabin, commercial trailer/cabin and screening/processing machinery within one month from the date of the decision
- viii) No industrial skips or fuel tanks shall be brought onto the site unless agreed with the LPA
- ix) Lorries entering and leaving the site shall not exceed 10 per day (10 lorries in and 10 lorries out)
- x) Submission of information on the impact of the development on Betley Mere and implementation of any identified mitigation measures
- xi) Submission of details for approval regarding the amount of peat and top soil to be integrated into the existing unit and locations.
- xii) No peat to be exported
- xiii) No soil, railway ballast or other material shall be imported onto the site at any time.

5. APPLICATION FOR MAJOR DEVELOPMENT -ETRURIA VALLEY PHASE 2A, FORGE LANE, ETRURIA; STOKE ON TRENT REGENERATION LTD/RPS PLANNING; 348/215 (SOT REF 57466/RES)

Resolved:- That the City Council be informed that the Borough Council has no objections to the proposed development.

6. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT TO MARKET DRAYTON ROAD, LOGGERHEADS; SSFRA/CALDERPEEL ARCHITECTS; 14/00705/FUL

Councillor David Loades spoke on this item as Ward Councillor

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

- (i) Variation of condition 1, which lists the approved plans, by substitution of the amended site plan that shows the location of the substation.

- (ii) Additional landscaping around the substation to include evergreen species.
- (iii) All other conditions of 12/00499/REM shall continue to apply.

7. APPLICATION FOR MINOR DEVELOPMENT - 1 LANSDALL AVENUE, WOLSTANTON; FOXALL/BDS SURVEYORS - PETER PALMER; 13/00833/FUL

Members were informed that this application had been withdrawn.

8. APPLICATION FOR MINOR DEVELOPMENT - SANDFIELD HOUSE, BAR HILL; DAVID BARKER/CROF ARCHITETURE; 14/00684/FUL

Councillor David Loades spoke on this application as the County Councillor for the Newcastle Rural Division.

Resolved:- That the application be deferred to enable the applicant to explore alternative options for providing a safe access within the existing curtilage.

9. PLANNING PEER REVIEW

Consideration was given to a report requesting Members comments on a proposed Action Plan to be considered by Cabinet to address the recommendations of the Planning Peer Review Team.

Members expressed their wish to inform Cabinet of the views of the Committee in relation to whether the action plan should be submitted for additional scrutiny to the appropriate scrutiny committee.

A vote was taken with 7 votes in favour and 8 votes (including the casting vote of the Chair) against additional scrutiny of the action plan.

Resolved:- (i) That it be recommended to Cabinet that the proposed Draft Action Plan be agreed.

(ii) That training for both members of the Planning Committee and officers be provided on local finance considerations (an amended action with respect to recommendation 5).

(iii) That guidance be provided to both Parish Councils and the public on the status of local finance considerations in the determination of planning applications (a new action with respect to recommendation 5).

(iv) That Cabinet be informed that the Planning Committee resolved unanimously that it is of the view that the Action Plan should not include consideration of introducing making call-ins subject to the Chair's approval (a deletion of an action with respect to recommendation 9).

10. HALF YEARLY SECTION 106 REPORT

Planning Committee - 28/10/14

Consideration was given to a report advising Members of the planning obligations which had been secured for the first half of this year, works that had been funded in part or whole by planning obligations and compliance with their requirements.

Resolved:- (i) That the report be received.

(ii) That the Head of Planning and Development continue to report on a half-yearly basis to the Planning Committee on planning obligations which have been secured over the preceding six months, works that have been funded during that period in whole or in part by planning obligations and compliance with their requirements.

(iii) That the next report referring to the period April, 2014 to September 2014 be submitted to the Committee before the end of 2014.

11. LOCAL REGISTER REVIEW

Members considered a report on the updated Register of Locally Important Buildings and Structures following the 2014 review. Seventeen buildings and structures were proposed to be added to the Register.

Resolved:- That the proposed additions to the Register, as set out in the report, be agreed.

12. APPEAL AND COSTS DECISION - BIDDULPH ROAD

Resolved:- That the decision be noted.

13. BETLEY HALL GARDENS - CONFIRMATION OF A TPO

Resolved:- That Tree Preservation Order No 159 (2014), Betley Hall Gardens be confirmed as made and that the owners of the tree be informed accordingly.

14. APPLICATION FOR FINANCIAL ASSISTANCE (HBG) FROM THE CONSERVATION AND HERITAGE FUND - KEELE WAR MEMORIAL

Resolved:- That a grant of £237 for the repair and repointing of the stonework plinth at the war memorial be approved subject to the appropriate standard conditions.

15. URGENT BUSINESS

There was no urgent business

COUNCILLOR SOPHIA BAKER
Chair