

PLANNING COMMITTEE

Tuesday, 2nd February, 2016

Present:- Councillor Marion Reddish – in the Chair
Councillors Braithwaite, Cooper, Hambleton, Heesom, Mancey, Northcott, Owen, Simpson, Welsh, Williams, Williams and Winfield
Apologies Apologies were received from Councillor(s) Fear and Snell

1. DECLARATIONS OF INTEREST

Councillors Hambleton and Owen declared an interest in 15/01081/FUL.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meetings held on 5 and 13 January be agreed as correct records.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF WEST AVENUE, WEST OF CHURCH STREET AND CONGLETON ROAD AND NORTH OF LINLEY ROAD, BUTT LANE. TAYLOR WIMPEY (NORTH MIDLANDS). 15/00441/DOAHR

Resolved: That the application be deferred pending further advice on the exact number of plots to be 'Affordable'.

4. APPLICATION FOR MAJOR DEVELOPMENT - STOKE CITY FOOTBALL CLUB'S ACADEMY, CLAYTON WOOD TRAINING GROUND, ROSE TREE AVENUE, CLAYTON. STOKE CITY FOOTBALL CLUB. 15/00958/FUL

Resolved: (1) That the application be permitted subject to the undermentioned conditions:-

- (i) Time limit.
- (ii) Approved drawings.
- (iii) The construction management and mitigation measures identified in the submitted Transport Statement are fully adhered to.
- (iv) Introduction of temporary vehicle parking and waiting restrictions.
- (v) Details of the sports fencing prior to installation.
- (vi) Tree protection measures.
- (vii) Site landscaping.
- (viii) Ecological mitigation measures.
- (ix) Flood risk mitigation measures.
- (x) Japanese Knotweed removal/treatment.

(2) That Stoke on Trent City Council be advised that the Borough Council has no objections to the application submitted to Stoke on Trent City Council although it does ask

that the Borough Council be provided the opportunity to comment on any details submitted to all relevant conditions.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT ASHFIELDS NEW ROAD, NEWCASTLE. JESSOP BROS.. 15/00699/FUL

Resolved:

(1) That, subject to the applicant entering into a Section 106 obligation by 27th February 2016 requiring the review of the financial assessment of the scheme, if there is no substantial commencement within a year of the grant of planning permission, and a contribution then being made to public open space if the scheme is evaluated at that time to be able to support such a contribution, the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approval of materials
- (iii) Implementation of landscaping scheme
- (iv) Trees on northern boundary to be retained and tree protection measures to be agreed and implemented.
- (v) Contaminated land
- (vi) Construction Method Statement, to address environmental and highway matters, including details of methods to prevent mud and debris on the highway and dust mitigation measures.
- (vii) Implementation of noise mitigation measures to achieve appropriate noise levels.
- (viii) Construction hours.
- (ix) Approval of waste storage and collection arrangements.
- (x) Submission, approval and implementation of a detailed surface water drainage scheme.
- (xi) Provision of access, parking and turning areas prior to occupation
- (xii) Provision of landscaping and bollards on highway land adjoining turning circle on Ashfields New Road.
- (xiii) Prior approval of a scheme for the provision of a scheme with the tenure indicated in the appraisal. The scheme shall include the timing of the construction for the affordable housing, arrangements to ensure that such provision is affordable for both initial and subsequent occupiers and the occupancy criteria to be used for determining the identity prospective and successive occupiers of such units and the means by which such occupancy will be enforce.

(2) That, should the obligation referred to above not be secured by the 27th February 2016, the Head of Planning be given delegated authority to refuse the application on the grounds that without such on obligation there would not be an appropriate mechanism to allow for changed financial circumstances, and in such circumstances the potential provision of policy compliant contributions towards public open space; or, if he considers it appropriate, to extend the period of time within which such an obligation can be secured

6. APPLICATION FOR MAJOR DEVELOPMENT - AUDLEY WORKING MEN'S CLUB. AUDLEY WORKING MEN'S CLUB. 15/00692/FUL

Resolved: That the application be deferred pending further advice from the District Valuer.

7. **APPLICATION FOR MINOR DEVELOPMENT - FORMER SQUIRES COPPER, MOUNT ROAD, KIDSGROVE. HARDEGE DEVELOPMENTS LTD. 15/01116/FUL**

Resolved:

(1) That, subject to the applicant first entering into a section 106 obligation securing a contribution towards public open space, by way of access improvements to the Bellway Homes playground number 2 near Silvermine Close by the 12th March 2016, the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved plans
- (iii) Materials
- (iv) Boundary treatments
- (v) Landscaping proposals
- (vi) Provision of access, parking and turning areas prior to occupation
- (vii) Surface Water Drainage Interceptor
- (viii) Surfacing being of a bound material
- (ix) Garages to be retained for parking
- (x) Design measures to ensure noise levels
- (xi) Construction Hours
- (xii) Contaminated land
- (xiii) Tree Protection Measures
- (xiv) Submission of a scheme of remedial works for approval and the implementation of those remedial works as recommended by the Coal Authority.

(2) That, failing completion of the above planning obligation by the date referred to in the above recommendation, that 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 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.

8. **APPLICATION FOR MINOR DEVELOPMENT - FORMER BLUE BELL INN, NEW ROAD, ~WRINEHILL. J LITTLETON & CO LTD. 15/00759/FUL**

Resolved:

(1) That, subject to the applicant first entering into a section 106 obligation securing a commuted off-site affordable housing contribution of £45,000 by 14th March 2016, the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved plans
- (iii) Materials
- (iv) Protection and retention of existing trees and hedgerows
- (v) Compliance with Arboricultural Method Statement

- (vi) Specific and detailed landscaping scheme
- (vii) Provision of access, parking and turning areas prior to occupation
- (viii) Off-site highway works to include 1.8m wide footway and Checkley Lane junction improvements
- (ix) Submission and approval of Surfacing, drainage and visibility details
- (x) Garages to be retained for parking
- (xi) Gates to be in the position shown on the approved plans and to open away from Birks Drive.
- (xii) The existing Checkley Lane access permanently closed
- (xiii) Submission and approval of a Construction Method Statement
- (xiv) The erection of a 'Private Road' sign at the site entrance
- (xv) Unexpected land contamination
- (xvi) Noise mitigation measures
- (xvii) Construction hours

(2) That, should the matters referred to in (A) above not be secured within the above period, that the Head of Regeneration and Planning Services be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to ensure a commuted sum towards affordable housing or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

9. APPLICATION FOR MINOR DEVELOPMENT - LAND NORTH EAST OF BRITAIN AVENUE, CHESTERTON. MISS ALICE NEWMAN. 15/01081/FUL

Resolved:

That the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development.
- (ii) Approved plans.
- (iii) Provision of access, parking and turning areas prior to the development being brought into use
- (iv) Prior to use or occupation approval of surfacing materials for the parking court, surface water Drainage details for the parking area and delineation of the proposed parking bays
- (v) Prior approval of a Construction Method Statement
- (vi) Prior approval of a Tree Protection Plan for the construction phase of the development
- (vii) Prior approval of a landscaping scheme including proposed boundary treatments
- (viii) Full suite of contaminated land conditions
- (ix) Retention of the existing hedge on the boundary with the school access road
- (x) Approval of samples of facing and roofing materials
- (xi) The submission and approval of a footpath and landscape maintenance and management plan, to include details of how litter will be dealt with.
- (xii) The submission and approval of waste storage arrangements for the dwellings

10. **APPLICATION FOR OTHER DEVELOPMENT - CORNER OF MINTON STREET & HIGH STREET, WOLSTANTON. NEWCASTLE BOROUGH COUNCIL. 15/00940/DEEM3**

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

The siting of the sign within an area of open space in a prominent location would introduce an inappropriate and visually intrusive feature that would unacceptably harm the amenity of the area.

11. **APPLICATION FOR OTHER DEVELOPMENT - LAND AT LYME VALLEY PARKWAY, LONDON ROAD, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 15/00941/DEEM3**

Resolved: That the application be permitted with standard conditions.

12. **APPLICATION FOR OTHER DEVELOPMENT - LAND AT KING STREET, KIDSGROVE. NEWCASTLE BOROUGH COUNCIL. 15/00943/DEEM3**

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

- (i) Approved plans.

13. **APPLICATION FOR OTHER DEVELOPMENT - LAND AT TALKE ROAD, PARKHOUSE, CHESTERTON. NEWCASTLE BOROUGH COUNCIL. 15/00944/DEEM3**

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

- (i) The siting of the sign would introduce an inappropriate and visually intrusive feature that would unacceptably harm the amenity of the area and result in the loss of trees.

14. **APPLICATION FOR OTHER DEVELOPMENT -CORNER OF CEMETERY LANE AND SILVERDALE ROAD, POOLFIELDS . NEWCASTLE BOROUGH COUNCIL. 15/00945/DEEM3**

Resolved: That the application be deferred to allow consultation to take place with Silverdale Parish Council.

15. **APPLICATION FOR OTHER DEVELOPMENT - WOODSHUTTS FARM, SECOND AVENUE, KIDSGROVE. JOE WOOD. 15/00947/FUL & 15/00948/LBC**

Resolved:

With respect to 15/00947/FUL – that the application be permitted, subject to the undermentioned conditions:

- (i) Approved plans
(ii) Standard time limit

With respect to 15/00948/LBC – that the application be permitted, subject to the undermentioned conditions:

- (i) Approved plans
- (ii) Standard time limit
- (iii) Prior approval of samples of facing and roofing materials
- (iv) Prior approval of details of proposed joinery
- (v) Prior approval of full details of the proposed timber and glass link, including the finish and the timber profiling
- (vi) Prior approval of the finish of the timber frame internally

16. APPLICATION FOR OTHER DEVELOPMENT - RYE HILLS BARN, RYE HILLS, AUDLEY. MR & MRS STANYER. 15/01047/FUL

Resolved: That the application be permitted with no conditions.

17. APPEAL DECISION - HUNGERFORD HOUSE, HUNGERFORD LANE, MADELEY. 15/00155/FUL

Resolved: That the decision and officer comments be noted.

18. APPEAL DECISION - SHETLAND RISE, TOP ROCK ROAD, ASHLEY. 15/00397/FUL

Resolved: That the decision and officer comments be noted.

19. APPEAL DECISION - LAND ADJ TO THE OLD FARM HOUSE, MAIN ROAD, WRINEHILL. 15/00079/OUT

Resolved: That the decision and officer comments be noted.

20. QUARTERLY REPORT ON EXTENSION TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO.

Resolved: That the report be noted and the recommendation accepted that the Head of Planning continues to report on a quarterly basis.

21. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR MARION REDDISH
Chair