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Planning Committee - 15/09/15

PLANNING COMMITTEE

Tuesday, 15th September, 2015

Present:- Councillor Sophia Baker – in the Chair

Councillors Braithwaite, Cooper, Fear, Hambleton, Northcott, Owen, Simpson, Williams and Williams

Apologies Apologies were received from Councillor(s) Heesom, Mancey, Proctor, Reddish, Turner and Welsh

1. DECLARATIONS OF INTEREST

Cllr Braithwaite declared an interest in item 3 on the agenda.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the previous meeting be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND NE OF ECCLESHALL ROAD, SE OF PINWOOD ROAD AND NW OF LOWER ROAD, HOOK GATE. DESIGN CONSTRUCTION MANAGEMENT SERVICES LTD. 15/00448/OUT

Cllr David Loades spoke against the application and thanked the Committee for the site visit which had been well attended by local residents.

Resolved:

That the application be permitted subject to the following conditions:

1. Standard time limits for submission of applications for approval of reserved matters and commencement of development
2. Reserved matters submissions
3. Contaminated land
4. Implementation of recommendations of noise assessment
5. Construction hours
6. Construction management plan
7. Waste storage and collection arrangements
8. Arboricultural Impact Assessment
9. Arboricultural Method Statement
10. Tree Protection Plan
11. Boundary treatments
12. Landscaping scheme to include details of the retention of trees and hedgerows that are shown to be retained and that the replacement hedgerows are indigenous species.
13. Layout of site including disposition of buildings and provision of adequate parking, turning and servicing within the curtilage
14. Completion of accesses
15. Provision of visibility splays
16. Widening of the carriageway on Pinewood Road and provision of 2m wide footway on both Pinewood Rd and Lower Road
17. Provision of dropped kerb pedestrian crossings

18. Closure of existing access crossings made redundant
19. Surface water drainage scheme
20. Dwellings to be a maximum of 2 storeys
21. Retention of hedgerows that currently divide the site into 3
22. Mitigation measures for protected species
23. Submission of details of waste collection points

4. APPLICATION FOR MAJOR DEVELOPMENT - FORMER MAXIMS, LOWER STREET / STANIER STREET, NEWCASTLE. 15/00498/FUL AND 15/00499/LBC

Resolved:

- a) That the application for listed building consent be approved subject to the following conditions:

- 1) Time limit for commencement of development
- 2) Targeted building recording and any subsequent mitigation
- 3) Details of restoration of the interiors to be submitted and informed by strip out work
- 4) Mortar mix of any repointing of existing building
- 5) Timber survey to establish scope of repairs or otherwise
- 6) Details of proposed roof insulation
- 7) Window reinstatement details
- 8) Details of secondary glazing
- 9) Details of bricks (colour, size and bonding) to be used to reinstate the rear elevation
- 10) Details of means by which the cruck blade in the two storey service building is to be removed and then reinstated
- 11) Salvaging and reinstatement, and replication of cornice detailing

- b) That the planning application be approved, subject to the following conditions:

- 1) Time limit for commencement
- 2) Revised and approved plans
- 3) Phasing of works
- 4) Window detail
- 5) Prior provision of the access, parking, servicing and turning area;
- 6) Prior close of existing vehicle accesses onto Lower Street,
- 7) Prior approval of revised access details onto Stanier Street, including road markings;
- 8) Implementation of the submitted Travel Plan,
- 9) Approval and provision of cycle parking;
- 10) Position of any gates;
- 11) Approval and implementation of a Construction Method Statement
- 12) Finished floor level,
- 13) Protection of 'controlled water' receptors from contamination during the development;
- 14) Avoidance of piling without consent (in order to protect ground water quality),
- 15) Avoidance of proposals to drain surface or roof water into the ground without consent,
- 16) Culvert survey
- 17) Construction hours,
- 18) Submission, approval and implementation of a Construction Method Statement,

- 19) Giving of notice of piling works
- 20) Internal dwelling noise limits,
- 21) Fume extraction systems,
- 22) Mechanical ventilation/refrigeration/air conditioning equipment controls
- 23) Prevention of food and grease debris entering the drainage system,
- 24) Heating and power arrangements particularly CHP arrangements,
- 25) External artificial lighting,
- 26) Waste and recycle storage and collection arrangements and timing.
- 27) Contaminated land
- 28) Additional information relating to retention of trees on Stanier Street
- 29) Full landscaping details, including appropriate tree planting to replace those lost as a result of the scheme
- 30) External materials
- 31) Archaeological evaluation and any subsequent mitigation
- 32) That a detailed surface water drainage scheme be submitted and approved.

5. APPLICATION FOR MAJOR DEVELOPMENT - PLOT 9 AND PART PLOT 10 KEELE UNIVERSITY SCIENCE AND BUSINESS PARK, KEELE UNIVERSITY. CAUDWELL CHILDREN AND KEELE UNIVERSITY. 15/00542/FUL

Resolved:

a) That the application be approved subject to the following conditions:

1. Time Limit
2. Approved drawings
3. Prior approval of all facing and surfacing materials (including the boundary wall and timber cladding of the cycle store, bin store, staff break out area etc), and implementation of approved details.
4. Prior approval of the external appearance of the smoking shelters and implementation of the approved details.
5. Prior approval of landscaping and implementation of approved details.
6. Prior approval and implementation of methods to protect existing vegetation to the eastern and southern boundaries during the construction phase.
7. Prior approval of any external lighting and implementation of approved details.
8. Prior approval and implementation of methods to prevent mud and debris being deposited on the highway during construction.
9. Contaminated land conditions.
10. Provision of parking, servicing and turning areas prior to occupation.
11. Prior approval and implementation of cycle parking facilities.
12. Prior approval and provision of bird and bat boxes in accordance with the recommendation of the Ecological Assessment.
13. Prior approval of boundary treatments which shall not include weld mesh fencing along any boundary adjoining a highway.

b) That it is not considered expedient to take any enforcement action with respect to any breach of the obligation of the 1997 Section 106 agreement which this particular development might represent, without prejudice to its position should Caudwell's Charity subsequently vacate the premises.

6. APPLICATION FOR MAJOR DEVELOPMENT - THE KING'S SCHOOL, FOURTH AVENUE, KIDSGROVE. THE GOVERNORS, KING'S SCHOOL. 15/00577/FUL

Resolved:

That the application be approved subject to a suitably worded Community Use Agreement condition along with suitably worded conditions similar to those attached to planning permission N.14/06, unless they have already been discharged by the date of issue of the permission as outlined in the verbal supplementary.

7. APPLICATION FOR MAJOR DEVELOPMENT - UPPER HOUSE FARM, ALMINGTON. MR D EARDLEY. 15/00602/FUL

Resolved:

That the application be approved subject to the following conditions:

1. Time Limit
2. Plans.
3. External facing materials.

8. APPLICATION FOR OTHER DEVELOPMENT - YEW TREE COTTAGE, DEANS LANE, BALTERLEY. MR S LANE. 15/00567/FUL

Resolved:

That the application be approved subject to the following conditions:

1. Standard time limit for implementation of permission
2. Approved plans
3. Tree protection fencing to BS5837:2012 should be installed around any tree that is to be retained, and maintained throughout construction.
4. Removal of Permitted Development Rights for extensions and external alterations
5. The existing conservatory to be demolished and appropriately disposed of prior to the occupation of the development

9. APPLICATION FOR OTHER DEVELOPMENT - BAR HILL VILLA, BAR HILL ROAD, ONNELEY. MR D JOHNSON. 15/00638/FUL

Resolved:

That a decision be deferred for a site visit.

10. INTERIM PLANNING POLICY STATEMENT; MID-YEAR 5-YEAR HOUSING LAND SUPPLY STATEMENT AND; LOCAL PLAN TIMETABLE

Resolved:

The Committee requested that the following comments be passed to Cabinet.

- 1) That in view of the five year housing land supply situation it is important to make progress with the Joint Local Plan.
- 2) That the Draft Housing Clarification is brought back to the Planning Committee or Full Council for discussion prior to it being agreed by Cabinet.

11. LIST OF LOCAL VALIDATION REQUIREMENTS FOR PLANNING AND LISTED BUILDING CONSENT APPLICATIONS

Resolved:

That the revised List of Local Validation Requirements as circulated in the second supplementary agenda and amended by the addition of further documents in column 5 of information item 14 be approved, for publication on the Council website and use in the validation process.

12. THE BUSINESS, MEMBERSHIP AND FREQUENCY OF THE COUNCIL'S STRATEGIC PLANNING CONSULTATIVE GROUP

Resolved:

That the recommendations in the report to the Cabinet meeting of 16th September noted.

13. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - SMITHY HOUSE. 4 HIGHWAY LANE, KEELE AND CHURCHYARD WALL AT ST THOMAS' CHURCH

Resolved:

- a) That a grant of £210 for the replacement of 2 timber windows at Smithy House, Highway Lane, Keele, subject to the appropriate standard conditions, and
- b) That a grant £3,834, for the conservation repair of the churchyard wall, St Thomas Church, Mow Cop, subject to the appropriate standard conditions

14. CONSULTATION BY STOKE CITY COUNCIL ON APPLICATION 58703/FUL FOR LAND AT COPSHURST QUARRY, LIGHTWOOD ROAD, LONGTON

Resolved:

That the Head of Planning respond on behalf of the Borough Council to the request for comments.

15. NEWCASTLE BAPTIST CHURCH, LONDON ROAD, NEWCASTLE URBAN REGENERATION (STAFFS) LTD. 14/00477/FUL

Resolved:

- 1) That the Committee confirms that it considers that a reappraisal of the financial viability of the development should be required if the development is not substantially commenced within 18 months of the date of the grant of planning permission;
- 2) That the Committee confirms that it considers clearance of the site in this case would not constitute "substantial commencement" of the development, for the purposes of the desired planning obligation;
- 3) That the Committee confirms that it considers that the agreement should not be worded so as to accommodate some provisions whereby if the applicant

encounters adverse ground conditions on this then, in such circumstances, the deadline in the Section 106 after which a reappraisal would be required can be extended; and

4) That should the applicant not indicate that they are willing to enter into a Section 106 agreement on the basis set out within recommendation 1), within 14 days of being informed of this decision, that the application be refused on the ground that without such an undertaking account would not be able to be appropriately taken of a change in market conditions and a development that could have made required contributions would not do so

COUNCILLOR MRS SOPHIA SNELL
Chair