

PLANNING COMMITTEE

Tuesday, 13th October, 2015

Present:- Councillor Mrs Sophia Snell – in the Chair

Councillors Braithwaite, Fear, Hambleton, Mancey, Northcott, Owen, Proctor, Reddish, Simpson, Turner, Welsh, Williams and Williams

Apologies Apologies were received from Councillor(s) Heesom

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

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 AT ASHFIELDS NEW ROAD, NEWCASTLE. JESSUP BROTHERS LTD. 15/00699/FUL

Resolved:

That the application be permitted subject to

(A) The applicant entering into a Section 106 obligation by agreement by 6th November 2015 to require a financial contribution of £106,358 for the enhancement and maintenance of the open space at the Greenway and subject to the below conditions and additional conditions relating to the submission, approval and implementation of a detailed surface water drainage scheme; and the provision of landscaping and bollards on highway land adjoining the turning circle on Ashfields New Road.

1. Standard Time limit for commencement of development
2. Approval of materials
3. Implementation of landscaping scheme
4. Trees on northern boundary to be retained and tree protection measures to be agreed and implemented.
5. Contaminated land
6. 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.
7. Implementation of noise mitigation measures to achieve appropriate noise levels.
8. Construction hours.
9. Approval of waste storage and collection arrangements.
10. Surface water drainage system
11. Provision of access, parking and turning areas prior to occupation
12. 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.

(B) Failing completion by the date referred to above resolution, of the above planning obligation, that the Head of Planning has delegated authority to either refuse the application on the grounds that without such matters being secured the development fails to secure the provision/maintenance of off-site public open space or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

4. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJ ST GEORGES, PINEWOOD ROAD, ASHLEY. MR & MRS HERBERT. 15/00506/FUL

Cllr Northcott moved that the application be refused and this was seconded by Cllr Fear for the following reasons:

- a) That there would be significant damage to the local area which would not be outweighed by the benefit of one housing unit.
- b) That it was inappropriate development outside of the village envelope.

The Committee voted as follows:

6 in favour of refusal

6 against refusal

The Committee then voted on the recommendations in the report as follows:

8 were in favour

6 were against

Resolved:

That the application be permitted subject to conditions relating to the following: -

1. Standard Time limit for commencement of development
2. Approved plans
3. Materials
4. Boundary treatments
5. Landscaping proposals to include hedgerow planting
6. Provision of access, parking and turning areas prior to occupation
7. Visibility splays as shown and kept free from obstruction
8. Surfacing being of a bound material
9. Garages to be retained for parking
10. Gates to be 5m rear of the carriageway edge
11. Design measures to ensure noise levels

5. APPLICATION FOR MINOR DEVELOPMENT - BEEHIVE COTTAGE, BACK LANE, BETLEY. MR & MRS WALTON. 15/00662/FUL

Resolved:

That the application be permitted subject to the following condition:

1. Design measures to be submitted to the LPA within 3 months of the decision

6. **APPLICATION FOR MINOR DEVELOPMENT - RED ROOFS, HIGH LANE, ALSAGERS BANK. MR R LYTHGOE. 15/00747/FUL**

Resolved:

That the application be permitted with the following conditions:

1. Approved plans.
2. The community radio station use shall not be used independently of Red Roofs, High Lane.
3. The mast and associated equipment shall be permanently removed from the site when it ceases to be required.
4. Parking shall be provided as set out in the approved plans.

7. **APPLICATION FOR MINOR DEVELOPMENT - LAND ADJ 7 THE ROOKERY, SILVERDALE. CAXTON BUILDERS. 15/00702/FUL**

Resolved:

That the application be permitted subject to the following conditions:

1. Standard time limits
2. Approved plans
3. Hard and soft materials including surfacing
4. Boundary treatments
5. Approval of recyclable materials and refuse storage
6. Tree protection
7. Landscaping proposals
8. Construction Method Statement
9. Construction hours
10. Noise assessment/Internal noise levels
11. Contaminated land
12. Surface water drainage details

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

Following discussions, Cllr Proctor proposed that the application be permitted subject to conditions; this was seconded by Cllr Welsh and all members voted in favour of the recommendation.

Resolved:

That the application be permitted subject to the following conditions:

1. Submission, within 3 months of the date of the permission, of a scheme of landscaping of the bunds and implementation in the next planting season.
2. No caravan to be sited/pitched for a continuous period exceeding 12 months unless otherwise agreed in writing with the LPA.

Planning Committee - 13/10/15

3. No more than 18 caravans on the site at any one time.
4. Any other conditions considered appropriate in consultation with the Chair and Vice Chair.

9. APPEAL DECISION - EARDLEY HALL KENNELS. 14/00970/FUL

Resolved: That the decision be noted.

10. APPEAL DECISION - THE HAWTHORNS, KEELE. 13/00424/FUL & 13/00425/CON

Resolved: That the decision be noted.

11. APPEAL DECISION - ROWNEY FARM, NEWCASTLE ROAD, LOGGERHEADS. 14/00484/FUL

Resolved: That the decision be noted.

12. SECTION 106 - QUARTERLY REPORT

Resolved:

a) That the report be noted

b) That the Head of Planning continue to report on a quarterly basis on the exercise of his authority, to extend the period of time for an applicant to enter into the Section 106 obligations.

13. QUARTERLY ENFORCEMENT MANAGEMENT REPORT

Resolved: That the information be received.

14. OPEN ENFORCEMENT CASES

Resolved:

a) That the report be received

b) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

c) That the graph continue to be used in future presentations.

15. ITEM OF URGENT BUSINESS

Resolved:

That the Committee note the error in the minute on the meeting held on 3rd March 2014 relating to item 4 of that agenda by reference to the need to review the financial assessment of the scheme (planning application 14/00027/FUL) if there has been no substantial commencement within 14 months (rather than one year).

COUNCILLOR MRS SOPHIA SNELL
Chair