

## **PLANNING COMMITTEE**

Tuesday, 10th November, 2015

**Present:-** Councillor Mrs Sophia Snell – in the Chair

Councillors Cooper, Hambleton, Heesom, Mancey, Northcott, Owen, Simpson, Turner, Williams and Williams

Apologies Apologies were received from Councillor(s) Fear, Proctor and Welsh

### **1. APOLOGIES**

Apologies were received from Cllr Miss Reddish, Cllr Proctor and Cllr Welsh.

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

There were no declarations of interest stated.

### **3. MINUTES OF PREVIOUS MEETING(S)**

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

### **4. MINUTES OF THE PLANNING COMMITTEE HELD ON 21ST JULY 2015**

**Resolved:** a) That the Committee note the alternative recommendation that was proposed, seconded and voted on in relation to the 5 year housing land supply.

### **5. APPLICATION FOR MAJOR DEVELOPMENT - NEWPAK PRODUCTS, LONDON ROAD, CHESTERTON; CAVEMAN TRAINING/ROB DUNCAN PLANNING CONSULTANCY LTD; 15/00729/COU**

**Resolved:** (a) That the application be permitted subject to the following conditions:

1. Submission and approval of a noise management plan within one month from decision. Implementation of the plan within one month of its approval or other time period as agreed with the Local Planning Authority.
2. A condition restricting the number of people per class to 50 and a 30 minute period between each fitness class.
3. A condition requiring signage of the car park to be specified and provided.

(b) That officers write to the applicant regarding parking provision.

### **6. APPLICATION FOR MAJOR DEVELOPMENT - FORMER DIAMOND ELECTRONICS, WEST AVENUE, KIDSGROVE; REVELAN GROUP; 15/00885/FUL**

**Resolved:** That the application be permitted and that condition 5 be removed subject to all the relevant conditions from planning permission 14/00736/FUL that have not already been satisfied continuing to apply.

**7. APPLICATION FOR MINOR DEVELOPMENT - 10 SIDMOUTH AVENUE; THE BIRCHES (STAFFS) LTD / MR ROBERT BERRY; 15/00724/FUL**

**Resolved:**

That the decision be deferred for a site visit on the grounds that a site visit would enable members to more properly consider the impact of the tree removal works and the works to the Birches building.

**8. APPLICATION FOR MINOR DEVELOPMENT - RAVENS CREST, MAIN ROAD, BETLEY; MR & MRS ANDREW AND LEE PEDDIE; 15/00804/FUL**

**Resolved:**

That the application be permitted subject to:

1. Standard Time limit for commencement of development
2. Approved plans
3. Materials
4. Removal of Permitted Development rights
5. Contaminated land
6. Importation of materials
7. Provision of access, parking and turning areas prior to occupation
8. Surfacing of access drive
9. Gradient of access drive
10. Gates to be 5m rear of the carriageway edge
11. Landscaping scheme
12. Detailed tree felling/pruning specification
13. Tree protection measures
14. No damage to existing trees

**9. APPLICATION FOR MINOR DEVELOPMENT - RED GATES, HADDON LANE; MR IAN SNAITH/ELLIS HILLMAN PARTNERSHIP; 15/00878/FUL**

**Resolved:**

That the application be refused for the following reasons:

The design of the proposed dwelling, by virtue of its scale, would have a harmful impact on the character of the area and quality of the landscape, contrary to policies N17 and N19 of the local plan, policy CSP 1 of the CSS and the guidance and requirements of the NPPF, along with the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD.

**10. APPLICATION FOR MINOR DEVELOPMENT - LAND SOUTH -EAST OF HOLLYCROFT FARM, LORDSLEY LANE, ASHLEY; MRS DERRICOTT; 15/00814/FUL**

**Resolved:**

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

- Commencement of development
- Plans referred to in consent
- Materials
- Dwelling noise levels
- Waste storage and collection arrangements
- Highway matters

**11. APPEAL DECISION -BUCKMASTER AVENUE ; 14/00764/FUL**

**Resolved:** That the decision be noted.

**12. HALF YEARLY DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2015/2015**

**Resolved:**

(a) That the report received.

(b) That the Head of Planning and Development with the Development Management Team Leader seeks to maintain performance of the Development Management team where satisfactory and improve the service provided where our level of performance falls significantly below the targets set out in the Planning and Development Service Plan for 2015/16.

(c) That the next 'Development Management Performance Report' be submitted to Committee around May 2016 reporting on performance for the complete year 2015/16.

**13. ARTICLE 4 DIRECTION**

A report was submitted requesting the Committee to consider whether an Article 4 Direction should be made to remove permitted development rights for changes of use from dwelling houses (Use Class C3) to Small Houses in Multiple Occupation (Use Class C4) in Sidmouth Avenue, Gower Street, Granville Avenue, Northcote Place and part of King Street. This would mean that a planning application would be required to carry out such changes of use.

Members considered the proposal and thought that it would be a sensible idea to put an article 4 direction in place immediately whilst at the same time looking to include a Borough wide policy in the Local Plan.

Cllr Fear proposed the following recommendation which was seconded by Cllr Turner and voted on with all members in agreement:

**Resolved:**

(a) That an immediate Article 4 Direction be issued to remove, with respect to the area indicated on the plan attached to the report, that permitted development right that allows without the need for planning permission, changes of use from dwelling houses (Use Classes C3) to Small Houses in Multiple Occupation (Use Classes C4)

(b) That active consideration be given to including within the Joint Local Plan policy concerning such changes of use and the more widespread declaration of Article 4 Directions relating to the same change of use

**14. SHOP FRONT DESIGN GUIDANCE**

**Resolved:** that the Guidance Note be adopted.

**15. TREE PRESERVATION ORDER 169**

**Resolved:**

That Tree Preservation Order No 169 (2015), land adjacent to the Huxley Building, Keele University, be confirmed as made and that the owners of the site be informed accordingly.

**16. TREE PRESERVATION ORDER 170**

**Resolved:** That Tree Preservation Order No 170 (2015), land at 7 Park Avenue, Wolstanton, be confirmed with amendments and that the owners of the site be informed accordingly.

**17. URGENT BUSINESS - URGENT WORKS AT WOODSHUTTS FARMHOUSE, SECOND AVENUE, KIDSGROVE**

An urgent report was submitted requesting approval for the use of the Historic Buildings Grant (HBG) fund to assist with the preparation of a schedule of work which could form the basis of an Urgent Works Notice at Woodshutts Farmhouse, Kidsgrove, and help to fund the execution of such works.

The farmhouse was a Listed Building on the Council's Buildings at Risk Register.

The urgency of this matter related to the importance of immediately taking steps to stabilise this building following a recent fire, and before the onset of winter.

**Resolved:**

That Members agree to the use of the Historic Buildings Grant fund to

- (1) commission (and pay for) a report for a specification of works to keep the building safe from collapse and weatherproofing following a recent fire which could then form the basis for an Urgent Works Notice if the Executive Director (Regeneration and Development) considers such Notice should be served;
- (2) to provide financial assistance of up to £2,000 to the owner to undertake such works, and
- (3) to execute the works referred to in that Notice if the owner does not do so.

**COUNCILLOR MRS SOPHIA SNELL**  
**Chair**