

PLANNING COMMITTEE

Tuesday, 8th December, 2015

Present:- Councillor Mrs Sophia Snell – in the Chair

Councillors Braithwaite, Cooper, Fear, Heesom, Mancey, Northcott, Owen, Proctor, Reddish, Simpson, Welsh, Williams and Williams

Apologies Apologies were received from Councillor(s) Hambleton

1. APOLOGIES

Apologies were received from Cllr Mrs Hambleton.

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. APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY, ECCLESHALL ROAD, LOGGERHEADS. RENEW LAND DEVELOPMENTS LTD. 15/000015/OUT

Cllr Fear proposed a site visit which was seconded by Cllr Mrs Braithwaite, all Members voted in agreement.

Resolved:

That a decision be deferred for in order for a site visit to take place to enable the Committee to see the site itself, and to view White House Farm setting, related junctions, pinch points on Mucklestone Wood Lane, pedestrian crossing points and footpaths

5. APPLICATION FOR MINOR DEVELOPMENT - 10 SIDMOUTH AVENUE, NEWCASTLE. THE BIRCHES (STAFFS) LTD. 15/00724/FUL

Resolved:

That the application be permitted subject to the following conditions:

- Standard time limit;
- Approved plans;
- Materials;
- Submission and approval of amended plans of the proposed garage to the Birches, such plans to include the removal of the dormer window; Landscaping;
- All boundary treatments (including rear garden areas for the new dwellings);
- Retention and protection of all trees shown to be retained;

- Prior approval of tree protection measures
- Prior approval of an arboricultural site monitoring schedule.
- Alignment of utility apparatus (including drainage) outside the root protection or using a trenchless method;
- Arboricultural construction method statement to include details of construction access and use of protected surfacing, no-dig surfacing, and construction proposals for the garage;
- Schedule of works to retained trees;
- Contamination remediation;
- Demolition/ construction activity be limited to reasonable hours;
- Noise assessment indicating any mitigation measures required;
- Highway matters.
- Removing the permitted development rights to change the use of the properties from C3 to C4 and
- Requiring specific details of the reinstatement of the original end gable to be submitted for the Council's approval and thereafter implemented.

6. APPLICATION FOR MINOR DEVELOPMENT - WERETON ROAD COMMUNITY PARK, QUEEN STREET, AUDLEY. CHILDREN AND RESIDENTS OF AUDLEY. 15/00923/FUL

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. Landscaping plan details to be approved
4. Final sections and heights to be approved.
5. Any external lighting to be approved
6. No soil (or soil forming materials) to be imported until information on their source, the results of any soil analysis and an assessment of their suitability for use has been submitted and approved by the LPA.
7. Prior approval of a scheme of tree protection for the existing hedgerow adjacent to the proposed BMX track for the duration of the construction phase.

7. APPLICATION FOR MINOR DEVELOPMENT - CHAPEL BARN, SHRALEY BROOK ROAD, HALMEREND. MR & MRS FRANKISH. 15/00919/FUL

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. Prior approval of any alterations to joinery and ironmongery (doors and windows).
4. Removal of permitted development rights on the proposed and retained dwelling.
5. Alterations and replacement of front boundary wall to have matching materials and design.
6. New areas of hardstanding to have matching materials.

7. Highway conditions relating to access, parking and turning areas, closure of the existing access, visibility splays and no gates.

8. **APPLICATION FOR MINOR DEVELOPMENT - STONE QUARRY FARM, HIGH STREET, ALSAGERS BANK. MR EVANS. 15/00880/COU AND 15/01010/DOB**

Resolved:

(a) Permit planning application reference 15/00880/COU, subject to conditions relating to the following: -

1. Standard Time limit for commencement of development.
2. Approved plans.
3. Removal of permitted development rights on the proposed dwelling.

(b) That the applicant be advised that the local planning authority are willing to discharge the section 106 obligation (application reference 15/01010/DOB) subject to the necessary completed documentation to discharge the obligation being in place within 6 months of the date of the above approval. If the obligation is not discharged in that time period the matter will be brought back to the Planning Committee

9. **APPEAL DECISION - 22 BOON HILL, BIGNALL END**

Resolved: That the decision be noted.

10. **APPEAL DECISION - LAND ADJ WINDCLOSE COTTAGE, STONE ROAD, CHAPEL CHORLTON**

Resolved: That the decision and the comments from officers be noted.

11. **TREE PRESERVATION ORDER - LAND AT WREKIN, MUCKLESTONE WOOD LANE, LOGGERHEADS. TPO 171**

Resolved: That Tree Preservation Order No 171 (2015), land at Wrekin, Mucklestone Wood Lane, Loggerheads, be confirmed as made and that the owners of the site be informed accordingly.

12. **TREE PRESERVATION ORDER - LAND AT FINTRY, PINWOOD ROAD, NEWCASTLE.TPO 172**

Resolved: That the decision be deferred to enable officers to further assess issues on the site.

13. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - THE OLD VICARAGE, CONGLETON ROAD, MOW COP**

Resolved: That a grant of £751 be approved for the replacement of 4 timber windows at The Old Vicarage, Congleton Road, Mow Cop, subject to the appropriate standard conditions

14. **MEMBERS PROTOCOL ON PLANNING MATTERS**

Resolved: That the report and the Members Protocol on Planning Matters be noted.

15. URGENT BUSINESS

There was no Urgent Business.

**COUNCILLOR MRS SOPHIA SNELL
Chair**