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Planning Committee - 01/03/16

## PLANNING COMMITTEE

Tuesday, 1st March, 2016

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

Councillors Braithwaite, Cooper, Hambleton, Heesom, Mancey, Northcott, Owen, Pickup, Reddish, Simpson, Turner, Welsh, Williams and Winfield

Apologies Apologies were received from Councillor(s) Fear

### 1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

### 2. MINUTES OF PREVIOUS MEETING(S)

**Resolved:** That the minutes of the meeting held on 2 February, 2016 be agreed as a correct record.

### 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. 15/00441/DOAHR

**Resolved:** That the application to modify (reduce) the number of affordable units required by the Section 106 agreement be approved (with social rented dwellings being replaced with affordable rented dwellings), subject to the proviso that 30 (17.5%) affordable housing units be now provided with the affordable rented and shared ownership units being as indicated on the plan submitted by Taylor Wimpey on the 12<sup>th</sup> February 2016, for a period of 3 years after which the number (and type) would revert to the original affordable housing obligation, such modification only relating to those dwellings completed within that period.

### 4. APPLICATION FOR MAJOR DEVELOPMENT - THE ZANZIBAR, MARSH PARADE, NEWCASTLE. MR D LEACH. 15/01061/COU

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Approved drawings.
- (iii) Refurbishment hours restricted to 7am and 6pm Monday to Friday and not at any time on Sundays Bank Holidays or after 1pm on any Saturday.
- (iv) Restriction of permitted waste collections and deliveries to between 7am and 6pm only on any day.
- (v) Provision of ventilation system and odour control.
- (vi) Restriction of food types that may be cooked without adequate ventilation.
- (vii) Cessation of cooking in the event of ventilation problem.

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- (viii) Prior approval of noise generating plant such as mechanical ventilation, refrigeration or air conditioning.
- (ix) Prevention of food and grease debris from entering the drainage system.
- (x) Details of refuse storage and collection arrangements.
- (xi) Marking out the car park for loading/servicing and visitor/trader spaces.
- (xii) All loading/unloading takes place within a designated space within the car park.

5. **APPLICATION FOR MAJOR DEVELOPMENT - HAMPTONS (AND LAND ADJACENT), KEELE, MR JN AND NW HAMPTON. 15/01085/OUT**

**Resolved:** That a decision be deferred to enable the response of the District Valuer to be received, following additional dialogue with the applicant.

6. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER ST GILES AND ST GEORGE'S PRIMARY SCHOOL, BARRACKS ROAD, NEWCASTLE. STAFFORDSHIRE COUNTY COUNCIL. 16/00008/FUL**

**Resolved:** (a) That, Subject to the applicant entering into a Section 106 obligation by no later than 1<sup>st</sup> April to secure a financial contribution of £50,000 to be used to fund Resident Parking Zones in the event that it has been demonstrated (through surveys secured by condition) that the development has resulted in on street parking problems, and a travel plan monitoring contribution of £2,200..

The application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Approval of external facing materials – the stone cladding to have a reddish hue and implementation of approved details.
- (iv) Approval of the full and precise details of the vertical 'breaks' on the Queen's Gardens elevation and implementation of approved details.
- (v) Approval of full and precise details of the appearance of the windows and implementation of approved details.
- (vi) Approval of details to widen the pavement on Barracks Road through the removal of the layby and implementation of the approved details
- (vii) Approval of the hard and soft landscaping details, to Include details of replacement trees, surfacing, seating and other street furniture and implementation of approved details.
- (viii) Approval of details of hostile vehicle mitigation measures, means to restrict access to the parking area and other appropriate security measures and implementation of approved details.
- (ix) Approval of details of any barrier to the car park and implementation of the approved details.
- (x) Approval and implementation of a Green Travel Plan

- (xi) Contaminated land conditions.
  - (xii) Approval of a detailed surface water drainage scheme
  - (xiii) Limitation on the hours of construction.
  - (xiv) Construction management plan, including protection of roads from mud and debris, and dust mitigation.
  - (xv) Piling
  - (xvi) Implementation of the recommendations outlined in the submitted Noise Assessment.
  - (xvii) Waste storage and collection arrangements.
  - (xviii) Archaeological watching brief
  - (xix) The submission of further information that demonstrates how service vehicles can manoeuvre around the car park, and approval of any amendment to the parking layout to accommodate such vehicle movements.
  - (xx) A residential parking survey of streets to be agreed prior to first occupation of the development and a second survey 12 months later when fully occupied.
- (b) That, should the Section 106 obligation not be secured by 1<sup>st</sup> April 2016 the Head of Planning be given delegated authority to refuse the application on the grounds that without such an obligation securing the required contribution to sustainable transport measures and on street parking measures the development would be unsustainable; unless he considers it appropriate to extend that period.

7. **APPLICATION FOR MAJOR DEVELOPMENT - ST GILES AND ST GEORGE'S PRIMARY SCHOOL, ORME ROAD, NEWCASTLE. STAFFORDSHIRE COUNTY COUNCIL. 16/00039/CPO**

**Resolved:** That the County Council be advised that the Borough Council is supportive of the principle of extending the capacity of the school in the interests of the delivery of housing. However, there are concerns regarding the design.

8. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER ST GILES AND ST GEORGE'S PRIMARY SCHOOL, BARRACKS ROAD, NEWCASTLE. STAFFORDSHIRE COUNTY COUNCIL. 16/00082/FUL**

**Resolved:** That the variation of condition 4 be permitted so that it reads as follows:

*The demolition of the existing building on the site shall not commence until the steps outlined in the statement by the applicant dated 22<sup>nd</sup> February 2016, except for those listed under items (c) and (e) have been undertaken, and the replacement building shall first have been granted planning permission, and such construction works all have commenced within six months of the demolition of the building. For the avoidance of any doubt the contract referred to under item (b) is the building contract for site establishment, demolition of the existing building, and for advance orders of the replacement development (structural steelwork, piling and steel reinforcement, etc) and not the building contract for the new build.*

subject to the imposition of all other conditions attached to planning permission 15/01077/FUL, unless they have already been discharged by the date of issue of the permission in which case the approved details will be referred to.

9. **APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJ TO 31 BANBURY STREET, BUTT LANE. BROWNS (SHOPFITTING AND CONSTRUCTION) LTD. 14/00027/FUL**

**Resolved:** That it be agreed to extend the date for the completion of the Section 106 Agreement until 10 March, 2016.

10. **APPLICATION FOR MINOR DEVELOPMENT - ALWYN, NANTWICH ROAD, AUDLEY. MR BIRKIN. 15/001146/FUL**

That the application be permitted, subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development.
- (ii) Approved plans.
- (iii) Removal of permitted development rights relating to extensions and alterations to the dwelling
- (iv) No top soil to be imported until it has been tested for contamination
- (v) Reporting of unexpected contamination if found
- (vi) Completion of access prior to use of development
- (vii) Closure of the redundant access prior to the development being brought into use
- (viii) Surfacing of driveway in a bound and porous material for a minimum distance of 6 metres back from the site boundary, prior to the development being brought into use

11. **APPLICATION FOR MINOR DEVELOPMENT - WHITE HOUSE FARM, DEANS LANE, BALTERLEY. MR G WALTERS. 16/00015/DOB**

**Resolved:** That the applicant be advised that the local planning authority are willing to discharge the section 106 obligation (application reference 16/00015/DOB) following the granting of planning permission under 15/00682/COU and subject to the necessary completed documentation to discharge the obligation being in place within 6 months of the date of the above approval.

12. **APPLICATION FOR OTHER DEVELOPMENT - 13A KING STREET, NEWCASTLE. MR TOMER SPITKOWSKI. 15/01144/FUL**

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Standard time limit;
- (ii) Approved plans;
- (iii) Window and door design details;
- (iv) Bin storage to be provided in accordance with the submitted details;
- (v) Details of cycle storage;

- (vi) Noise assessment and any mitigation measures deemed to be appropriate;
- (vii) During conversion works no machinery is operated or process carried out on the site between the hours of 18.00pm and 07.00am Monday to Friday and not at any time on Sundays or after 13.00om on any Saturday.
- (viii) Submission and approval of a management scheme for the premises.

13. **APPLICATION FOR OTHER DEVELOPMENT - LOWER MILL COTTAGE, FURNACE LANE, MADELEY. MRS TORRENS. 16/00009/FUL**

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Standard time limit
- (ii) Approved plans
- (iii) Materials as per approved plans and application form
- (iv) Removal of permitted development rights for extensions, external alterations and outbuildings

14. **APPLICATION FOR OTHER DEVELOPMENT - LAND TO THE EAST OF A34, TALKE ROAD, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 16/00056/DEEM3**

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Approved plans.
- (ii) Tree protection measures
- (iii) Highway method statement to address installation and maintenance of the sign.

15. **OPEN ENFORCEMENT CASES**

**Resolved:**

- (i) That the report be received.
- (ii) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

16. **QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED.**

**Resolved:** That the information be received.

17. **TREE PRESERVATION ORDER - LAND AT WHITE OAKS, BIGNALL HILL, BIGNALL END. TPO173**

**Resolved:** That Tree Preservation Order No 173 (2015), land at White Oaks, Bignall Hill be confirmed as modified and that the owners and occupiers of the site (White Oaks) and the 'persons interested' (Staffordshire County Council and the owners and occupiers of the adjacent Former Diglake Quarry site) be informed accordingly.

18. **STUBBS WALK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

- Resolved:** (i) That the draft Conservation Area Appraisal and Management Plan (CAAMP) Supplementary Planning Document (SPD) be agreed and that the publication of the Consultation Statement and the SPD for the required final period of representation be also agreed
- (ii) That, subject to no representations being received seeking changes to the CAAMP SPD it is commended to Cabinet for adoption.

19. **APPEAL DECISION - 14 DALES GREEN ROAD, DALES GREEN. 15/00579/FUL**

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

20. **APPEAL DECISION - OLD GPO TELEPHONE EXCHANGE, BLOOR ROAD, HALES. 15/00175/FUL**

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

21. **APPEAL DECISION - SULBY. DEN LANE, WRINEHILL. 15/00504/FUL**

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

22. **URGENT BUSINESS**

The Chair thanked the Council's Principal Solicitor for her help and advice to the Planning Committee over the years. Lisa Hall would shortly be leaving the Authority to take up a position in the south.

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

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