

PLANNING COMMITTEE

Tuesday, 26th April, 2016

Present:- Councillor Mrs Sophia Snell – in the Chair
Councillors Braithwaite, Cooper, Fear, Hambleton, Loades, Northcott, Owen, Pickup, Proctor, Reddish, Simpson, Williams, Williams and Winfield

1. APOLOGIES

Apologies were received from Councillors Heesom, Mancey and Welsh.

2. DECLARATIONS OF INTEREST

Councillor Reddish declared an interest in 15/16007/HBG. (Family member is a Trustee).

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 29 March, 2016 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT GATEWAY AVENUE, BALDWINS GATE. KIER LIVING LTD. 15/01106/REM

Resolved: That the application be refused for the following reasons:

(proposed by Councillor Loades and seconded by Councillor Northcott)

- (i) The layout / density and design of plots 1 – 10, including the provision of two storey accommodation and the forward position of the development at the end of Hillview Crescent is out of keeping relative to the adjoining existing development.
- (ii) This part of the development has an unsatisfactory relationship in terms of residential amenity with properties on Gateway Avenue and Hillview Crescent.
- (iii) The clustering of the affordable units within the overall development including within plots 1-10 would be contrary to policies on seeking inclusive developments and the Council's Affordable Housing SPD.

5. APPLICATION FOR MAJOR DEVELOPMENT - THE ORME CENTRE, ORME ROAD, NEWCASTLE. ORME CENTRE LTD. 15/00700/OUT & 15/01078/LBC

Resolved: (a) That application (15/00700/OUT) be refused for the following reasons:

(Proposed by Councillor Fear and seconded by Councillor Reddish).

- (i) Poor design of the new building with an adverse impact on the setting of the listed building and overbearing impact on Orme Road, having regard to its surroundings.
 - (ii) Likely significant additional on street parking demand leading to an exacerbation of congestion and harm to highway safety on streets in the vicinity of the development.
 - (iii) Failure to provide with the application an Air Quality Assessment in accordance with policies in the development plan, NPPF and NPPG.
- (b) No resolution was made in respect of application 15/01078/LBC.

6. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT RAVENSDALE, OFF CHEMICAL LANE, TUNSTALL - SOT REF 59353/OUT (NULBC REF 348/233)

Resolved: That Stoke on Trent City Council be advised that the Borough Council has no objections to the application provided that the City Council are satisfied that the development, in addition to the development permitted at Chatterley Valley, will not materially affect the operation of the strategic highway network, and to be asked to consider whether controls over HGV routeing arrangements would be appropriate.

7. APPLICATION FOR MAJOR DEVELOPMENT - CONSULTATION BY CHESHIRE EAST ON OUTLINE APPLICATION AT LAND OFF CEDAR AVENUE, ALSAGER. 348/234

Resolved:

- (i) That Cheshire East be informed that the Borough Council has no objections to the application.
- (ii) That Cheshire East be informed that the Borough Council has no wish at present to be consulted on applications for less than 200 dwellings in or adjoining Alsager unless such developments form part of a larger area or are within the North Staffordshire / South Cheshire Green Belt.

8. APPLICATION FOR MAJOR DEVELOPMENT - QUEENS HOTEL, ETRURIA ROAD, BASFORD. SOTCC REF. 59587/FUL (NULBC REF 348/235)

Resolved: That Stoke on Trent City Council be advised that the Borough Council has no objections to the application subject to the following:

- (i) An Archaeological Watching Brief condition is imposed on any approval. Consideration should also be given to the Roman Road.
- (ii) Access to the public right of way is maintained during the construction period or a temporary diversion is put in place during this period.

Stoke on Trent City Council are also to be asked to assure themselves that the level of parking provision within the scheme will not lead to additional parking demand on adjoining streets within the Borough.

9. **APPLICATION FOR MINOR DEVELOPMENT - THE BRAE, DEN LANE, WRINEHILL. MR R ASHFORD. 16/00238/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 submission documents
- (iv) Removal of permitted development rights for extensions, outbuildings and hardstandings
- (v) Soft landscaping scheme to include full details of replacement planting and boundary treatments
- (vi) Completion of access, parking and turning areas prior to occupation
- (vii) Access/ entrance walls to be provided to a maximum height of 900mm
- (viii) Surface water drainage interceptor rear of the highway

10. **APPLICATION FOR MINOR DEVELOPMENT - MITCHELLS WOOD FARM, BELLS HOLLOW, CHESTERTON. FARMHOUSE STOVES. 16/00146/FUL**

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

- (i) Temporary three year permission
- (ii) Removal of building after three years
- (iii) Approved plans.

11. **APPLICATION FOR OTHER DEVELOPMENT - KEELE HALL, KEELE UNIVERSITY, KEELE. UNIVERSITY OF KEELE. 16/00157/LBC**

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

- (i) Time limit
- (ii) In accordance with the approved plan
- (iii) Materials as application submission
- (iv) The windows installed to be in accordance with details that have been submitted to and approved by the Local Planning Authority.

12. **APPLICATION FOR OTHER DEVELOPMENT - KEELE HALL, KEELE UNIVERSITY, KEELE. UNIVERSITY OF KEELE. 16/00207/LBC**

Resolved: The application be refused for the following reason:
(Proposed by Councillor Proctor and seconded by Councillor Fear)

Such alterations would be harmful to the special interest of the listed building and the authority are not convinced of the justification for such works having regard to the height of the existing balustrading.

13. PROPOSED CONSERVATION AREA AT WATLANDS PARK, WOLSTANTON AND CONSIDERATION OF AN IMMEDIATE ARTICLE 4 DIRECTION AT NUMBER 7 PARK AVENUE, WOLSTANTON.

- Resolved:**
- (i) That the proposal to designate a Conservation Area at Watlands Park be agreed in principle and officers now carry out the necessary consultation in respect of the proposed area that will help to inform the decision on whether to designate a Conservation Area and its boundaries.
 - (ii) That the draft Appraisal and Management Plan Supplementary Planning Document (SPD) for the proposed Conservation Area be approved for public consultation purposes to help inform that decision.
 - (iii) That an immediate Article 4 Direction be made with respect to 7 Park Avenue, Wolstanton in the terms set out in the report, and that within the statutory six month period officers report back on the results of the required publicity to the Direction.

14. DRAFT BRAMPTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

- Resolved:**
- (i) That the submitted Draft Conservation Area Appraisal and Management Plan (CAAMP) Supplementary Planning Document (SPD) be approved for consultation purposes.
 - (ii) That a further report be received on the outcome of the public consultation, before adoption of the SPD is considered.

15. APPEAL DECISION -APPEAL BY ST. QUENTIN RESIDENTIAL HOMES LTD AGAINST THE DECISION OF THE COUNCIL REFUSING PLANNING PERMISSION FOR A TWO STOREY EXTENSION TO PROVIDE A 24 BEDROOM ELDERLY MENTALLY INFIRM (EMI) UNIT AND REPLACEMENT CONSERVATORY AT ST QUENTIN RESIDENTIAL HOME, SANDY LANE, NEWCASTLE

- Resolved:** That the decision be noted.

16. APPEAL AND COSTS DECISIONS - APPEAL BY ASPIRE HOUSING AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR 4 NO., 2 BEDROOM, SEMI-DETACHED PROPERTIES AT A SITE OFF QUEENSWAY, NEWCASTLE

- Resolved:** That the decisions be noted.

17. APPEAL AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR TWO DETACHED 4/5 BEDROOM DWELLINGS AT WREKIN HOUSE, OFF MUCKLESTONE WOOD LANE, LOGGERHEADS

- Resolved:** That the decision be noted.

18. PROVISIONAL PLANNING COMMITTEE SITE VISIT DATES - 2016-17

- Resolved:** That the list of times and dates for possible Planning Committee site visits for 2016/17 be agreed.

19. **QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO.**

- Resolved:
- (i) That the report be noted.
 - (ii) That the Head of Planning continue to report, on a quarterly basis, on the exercise of authority to extend the period of time for an applicant to enter into Section 106 obligations.

20. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - THE BARRACKS, BARRACKS ROAD, NEWCASTLE (REF: 15/16007/HBG)**

- Resolved:** That a grant of £5000 for the repair of the windows at the Barracks be approved, subject to the appropriate standard conditions.

21. **ANY OTHER BUSINESS**

The Chair thanked the committee members and officers for their contribution during the past year. Councillor Proctor thanked Councillor Snell for her valuable contribution to the committee during her time as Chair.

COUNCILLOR MRS SOPHIA SNELL
Chair