

PLANNING COMMITTEE

Tuesday, 13th September, 2016
Time of Commencement: 7.00 pm

Present:- Councillor Bert Proctor – in the Chair

Councillors Fear, S Hambleton, Heesom, Holland, Northcott, Owen, Panter, Pickup, Reddish, Simpson, Sweeney, Turner, G Williams, J Williams and Winfield

Officers Louise Beeby, Guy Benson, Nick Bromley, Geoff Durham, Jennet Hough, Trevor Vernon and Darren Walters

1. **APOLOGIES**

Apologies were received from Councillors Burgess and Mancey.

2. **DECLARATIONS OF INTEREST**

Councillor Turner declared an interest in application 16/00646/DEEM4 as Portfolio Holder for Assets.

Councillor Simpson declared an interest in applications 16/00612/FUL and 16/00663/FUL as a relative of a resident at the property.

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

Resolved: That the minutes of the meeting held on 16 August, 2016 be agreed as a correct record subject to the inclusion of Councillor Fear and Councillor Simpson's apologies and the recording of Councillor Winfield as in attendance.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND TO REAR OF FORMER RANGLES GARAGE, HIGHERLAND, NEWCASTLE. DECIDEBLOOM LTD. 16/00405/REM**

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

- (i) The development shall be carried out in accordance with the conditions in outline planning permission 15/00077/OUT.
- (ii) Development to be built in accordance with revised plans unless overridden by a condition as indicated below
- (iii) Prior approval of all external facing materials
- (iv) Prior approval of additional soft and hard landscaping details including tree planting.
- (v) Highway matters – internal access and vehicle parking provisions.
- (vi) Tree protection matters including Arboricultural Method Statement, Tree Protection Plan, Schedule of works to retained

trees and removal of the proposed balconies from the approved plans related to building B1.

5. APPLICATION FOR MAJOR DEVELOPMENT - MIDLAND HOUSE, LONDON ROAD, CHESTERTON. REGENESIS DEVELOPMENTS LTD. 16/00623/REM

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

- (i) The development shall be carried out in accordance with the conditions set out in outline planning permission 12/00118/OUT.
- (ii) Plans.

6. APPLICATION FOR MINOR DEVELOPMENT - LAND SOUTH OF STAFFORD AVENUE, NEWCASTLE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 16/00646/DEEM4

Councillor Turner remained in the room but took no part in the discussion.

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

- (i) Standard time limit.
- (ii) Subsequent approval of access, appearance, landscaping, layout and scale of the development as reserved matters.
- (iii) Reserved matters submission to include the provision of a footpath link from Stafford Avenue to the public open space to the rear of the site.
- (iv) Reserved matters condition to include details of any works to stream and its banks
- (v) Reserved matters submission to include details of the retaining wall and the re-grading and landscaping of the adjoining land within the site to soften its appearance.
- (vi) Reserved matter submission addressing landscaping to include replacement tree planting.
- (vii) Submission and approval design measures to ensure acceptable noise levels are achieved for the occupiers of the development.
- (viii) Construction hours.

Councillor Simpson left the room during consideration of the following two items.

7. APPLICATION FOR OTHER DEVELOPMENT - 24 CURZON STREET, BASFORD. MR A STREET. 16/00612/FUL

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

- (i) Approved Plans
- (ii) Materials as specified in the application.

8. APPLICATION FOR OTHER DEVELOPMENT - 24 CURZON STREET, BASFORD. MR A STREET. 16/00663/FUL

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

- (i) Approved plans.
- (ii) Materials as specified in the application.

9. WATLANDS PARK, WOLSTANTON - PROPOSED CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT AND 7 PARK AVENUE ARTICLE 4 DIRECTION

Resolved:

- (i) That a Conservation Area at Watlands Park be agreed as shown on the plan attached as Appendix B to the agenda and arrangements be made to formally designate the Conservation Area as soon as possible
- (ii) That the draft Watlands Park Conservation Area Appraisal and Management Plan Supplementary Planning Document and the publication of the attached Consultation Statement and the SPD for the required final period of representations be agreed;
- (iii) That, subject to no representations being now received seeking changes to the Appraisal and Management Plan SPD, the Planning Committee commend the SPD to Cabinet for adoption, and
- (iv) That the Committee confirms the Article 4 Direction for 7 Park Avenue, Wolstanton

10. APPEAL DECISIONS - ASHLEY

Resolved: That the appeal decisions and the information provided in the report in other appeal decisions be noted.

11. APPEAL DECISION - LAND AT STATION ROAD, ONNELEY.

Resolved: That the decision be noted.

12. APPEAL DECISION - RED GATES, HADDON LANE, CHAPEL CHORLTON

Resolved: That the decision be noted.

13. APPEAL DECISION - GRINDEY COTTAGE, CHURCH LANE, BETLEY

Resolved: That the decision be noted.

14. QUARTERLY REPORT ON OPEN ENFORCEMENT CASES

Resolved:

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

15. URGENT BUSINESS

Planning Committee - 13/09/16

There was no Urgent Business.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 8.20 pm