

## PLANNING COMMITTEE

Tuesday, 6th December, 2016

Time of Commencement: MeetingActualStartTime

**Present:-** Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, S Hambleton, Heesom, Holland, Panter, Reddish, Snell, Spence, Sweeney, G Williams and J Williams

Officers Guy Benson, Geoff Durham, Rachel Killeen and Peter Stepien

### 1. APOLOGIES

Apologies were received from Councillors' Mancey, Northcott, Pickup and Turner.

### 2. DECLARATIONS OF INTEREST

Councillor Mrs Hambleton declared an interest in application 16/00724/FUL as an Aspire Board Member.

Councillor Snell declared an interest in 16/00859/FUL. The applicant is his wife.

Both Members vacated the Chamber during consideration of the respective items.

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

**Resolved:** That, subject to the following amendment being made, the minutes of the meeting held on 8 November, 2016 be agreed as a correct record:

Minute 9 - Application 16/00626/FUL

Additional condition agreed at the meeting but omitted from the minutes:

- (x) In addition to the restrictions imposed in condition (ix), during term time only, no construction traffic shall enter or leave the site between the hours of 08.15 and 09.15 and half an hour before, and between 14.45 hours and 15.45 hours on Monday to Friday.

### 4. APPLICATION FOR MAJOR DEVELOPMENT - SITE OF FORMER WOODSHUTTS INN, LOWER ASH ROAD, KIDSGROVE. NOVUS PROPERTY SOLUTIONS. 16/00724/FUL

**Resolved:** That the variation of condition 24 of 16/00326/FUL be permitted so that it reads as follows:

No development shall commence until a scheme for the provision of affordable housing as part of the development has been secured. The affordable housing shall be provided in accordance with the approved scheme, the scheme shall include:

- The provision of 7 of the dwellings as shared ownership tenure residential units and 15 of the dwellings as affordable rent tenure residential units.
- The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy will be enforced.

and subject to the imposition of all other conditions attached to planning permission 14/00767/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.

**5. APPLICATION FOR MAJOR DEVELOPMENT - FORMER MAXIMS, STANIER STREET, NEWCASTLE. PRIME UK DEVELOPMENTS LTD. 16/00877/FUL AND 16/00876/LBC**

**Resolved:**

(A) With respect to the application for listed building consent 16/00876/LBC

That the application be permitted subject to the undermentioned conditions:

- (i) Time limit for commencement of development
- (ii) Prior to commencement of the permitted reconstruction a sample of brickwork for the wall to be provided for approval
- (iii) Demolition and reconstruction to be implemented in accordance with the submitted method statement.
- (iv) Building recording of the structure prior to its demolition.

(B) With respect to the application for planning permission 16/00877/FUL

That the application be permitted subject to the undermentioned conditions:

- (i) New approved plans and supporting information.
- (ii) All other conditions of the previous permission, application no. 15/00498/FUL, that are still required and relevant.

**6. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF DEANS LANE AND MOSS GROVE, RED STREET, CHESTERTON. NEWCASTLE BOROUGH COUNCIL. 16/00902/DEEM4**

**Resolved:**

- (A) That, subject to (a) the landowner in question first entering by 24<sup>th</sup> January 2017 into a section 106 obligation which would secure the provision and maintenance of acceptable visibility splays on third party land and (b) a further obligation being completed, again by 24<sup>th</sup> January 2017, securing 25% Affordable Housing onsite, a financial contribution of £147,150 (index linked) towards the improvement of the equipment on Red Street Open Space and/or Barbridge Road Play Area and £99,732 (index linked) towards secondary education places at Chesterton Community Sports College, or such amounts as reflect the eventual development,

The application be approved subject to the undermentioned conditions:

- (i) Condition to reflect outline nature of application,
  - (ii) Time limit for submission of any approval of reserved matters and for commencement
  - (iii) Approved plans and documents,
  - (iv) Restriction of the scale of the dwellings to two storeys in height,
  - (v) Reserved matters application to include a detailed surface water drainage scheme (SuDS),
  - (vi) Reserved matters application to include a footpath link on the eastern boundary
  - (vii) Visibility splays of 2.4mx56m from Moss Grove onto Dean Lane and kept free from obstruction,
  - (viii) The means of construction of the roads/paths within the development
  - (ix) Submission and approval of a Highways Construction Method Statement,
  - (x) Design measures to control internal and external noise levels,
  - (xi) Construction hours,
  - (xii) Submission and approval of a Construction Environmental Management Plan,
  - (xiii) Recyclable materials and refuse storage details,
  - (xiv) Tree protection for all category B trees,
  - (xv) Submission and approval Method Statement for the treatment and future management of boundary hedgerows,
  - (xvi) Any reserved matter application should include biodiversity improvements,
  - (xvii) Recommendations of the ecological report should be adhered to,
  - (xviii) Site investigation works outlined in the Coal Mining Risk Assessment Report,
  - (xix) Coal Mining remedial works as required.
- (B) That, should the matters referred to in A(a) and (b) above not be secured by the 24<sup>th</sup> January 2017, then the Head of Planning given delegated authority if (a) is not secured to refuse the application on the grounds that the development would not have satisfactory visibility splays at the Moss Grove/Deans Lane junction and accordingly would be contrary to the interests of highway safety, and (if the matters referred to in A(b) have not been secured by that same date) on the grounds that the development would also fail to secure an acceptable provision of adequately maintained public open space, appropriate provision for

required education facilities and an appropriate level of affordable housing or, if he considers it appropriate, to extend the time period within which the obligations referred to above can be secured.

**7. APPLICATION FOR OTHER DEVELOPMENT - LAND ADJACENT 168 KNUTTON LANE, KNUTTON. MR I SIDDIQUI. 16/00838/COU**

**Resolved:** That the application be permitted subject to the undermentioned condition: relating to the following matter:

Landscaping to be carried to soften the appearance of the fence in accordance with an approved scheme and within 3 months of the date of the decision.

**8. APPLICATION FOR OTHER DEVELOPMENT - 29 VALE STREET, SILVERDALE. MR G & MRS S SNELL. 16/00859/FUL**

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

- (i) Time limit
- (ii) Approved plans
- (iii) Materials to be as specified – extensions to be rendered and with plain clay tiles to match the existing property.

**9. APPLICATION FOR OTHER DEVELOPMENT - 12 THE BRACKENS, WESTBURY PARK, CLAYTON. MR D COPESTAKE. 16/00904/FUL**

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

- (i) Time limit
- (ii) Plans
- (iii) Materials

**10. MID-YEAR DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2016/2017**

Consideration was given to a report providing members with a mid-year update on the performance recorded for Development Management between 1 April and 30 September, 2016.

Members queried the reference to a backlog indicated under item 2 on page 53 of the agenda and what was being done with regard to this.

The Council's Head of Planning and Development, Mr Guy Benson stated that this issue was due to the absence of a Planning Officer. The matter was currently being investigated to seek solutions.

- Resolved:**
- (i) That the report be received.
  - (ii) That the Head of Planning 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 Service Plan for 2016/17.

- (iii) That the next 'Development Management Performance Report' be submitted to Committee around May 2017 reporting on performance for the complete year 2016/17.

**11. AFFORDABLE HOUSING - POLICY ON APPLICATION OF OFF SITE FINANCIAL CONTRIBUTIONS**

Consideration was given to a report which had been requested by Members at the Planning Committee held on 16 August, 2016.

The report was in respect of the policy that is within the affordable Housing Supplementary Planning Document as to where, within the district, financial contributions from development towards affordable housing can be spent.

Officers were thanked for bringing the report.

- Resolved:**
- (i) That it be not resolved that such commuted sums should have to be spent in areas where they have been generated from
  - (ii) That officers, upon the receipt of such sums consult with the relevant Parish Council or Parish Councils on whether or not there are opportunities to expend such sums within the areas of those Councils

**12. TREE PRESERVATION ORDER TPO 176. LAND AT WREKIN, MUCKLESTONE WOOD LANE, LOGGERHEADS.**

**Resolved:** That Tree Preservation Order No.176 (2016), land at Wrekin, Mucklestone Wood Lane, Loggerheads, confirmed as made and the landowner of the site to be informed accordingly.

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

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

**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 monitoring report on cases where enforcement action has been authorised

**15. APPEAL DECISION - 134 CHATTERLEY DRIVE, KIDSGROVE. 16/00241/FUL**

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

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**16. APPEAL DECISION - 133 SMITHY LANE, KNIGHTON. 16/00312/FUL**

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

**17. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT)  
-EBENEZER HOUSE, RYECROFT, NEWCASTLE. 16/17002/HBG**

**Resolved:** Grant of £725 for the replacement window approved subject to the appropriate standard conditions.

**18. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR BERT PROCTOR  
Chair**

Meeting concluded at Time Not Specified