

## **PLANNING COMMITTEE**

Thursday, 2nd February, 2017  
Time of Commencement: 6.30 pm

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

Councillors Burgess, Fear, S Hambleton,  
T Hambleton, Heesom, Holland, Panter,  
Pickup, Reddish, Simpson, Sweeney,  
G Williams, J Williams and Wright

Officers Guy Benson, Geoff Durham, Elaine  
Moulton, Trevor Vernon and Darren  
Walters

### 1. **APOLOGIES**

The Committee sent their best wishes to Councillor Northcott. The Chair would send an email on the Committee's behalf.

### 2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

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

**Resolved:** That the minutes of the meeting held on 4 January, 2017 be agreed as a correct record.

### 4. **APPLICATION FOR MAJOR DEVELOPMENT - 2 - 4 MARSH PARADE, NEWCASTLE. WESTLAND ESTATES LTD. 16/00630/FUL**

**Resolved:** (a) That, subject to the applicant first entering into a Section 106 agreement by 3<sup>rd</sup> March 2017 (provided that they first agree in writing, by the 8<sup>th</sup> February, to extend the statutory determination period to the 7<sup>th</sup> March ) to secure a review mechanism of the scheme's ability to make a policy compliant contributions to public open space and the provision of policy-compliant on-site affordable housing, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution and the provision of such affordable housing if found financially viable, the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved Plans
- (iii) Submission of Materials
- (iv) Window reveal specification

- (v) Roof Specification Plans
- (vi) Boundary Treatments
- (vii) Approval of Tree Protection Proposals
- (viii) Arboricultural Method Statement
- (ix) Landscaping Scheme (including replacement tree planting)
- (x) Hard Surfacing
- (xi) Provision of Parking and Turning areas
- (xii) Construction Method Statement
- (xiii) Visibility Splays
- (xiv) Existing Access Permanently Closed
- (xv) Secure Cycle Storage
- (xvi) Design Measures to Secure Noise Levels
- (xvii) Ventilation Provision/ Arrangements
- (xviii) Full Land Contamination
- (xix) Drainage Details
- (xx) Bat Mitigation Measures

- (b) Should the matters referred to above not be secured within the above period, that the Head of Planning given delegated authority to refuse the application on the grounds that without such an obligation there would not be an appropriate review mechanism to allow for changed financial circumstance, and, in such circumstances, the potential provision of policy compliant affordable housing and financial contribution towards public open space.

**5. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF ECCLESHALL ROAD, LOGGERHEADS. NEWCASTLE BOROUGH COUNCIL. 16/00866/DEEM4**

- Resolved:**
- (A) That, subject to the applicant (providing they first agree in writing, by noon on the 3<sup>rd</sup> February, to extend the statutory determination period to the 7<sup>th</sup> March 2017) entering into a Section 106 obligation by 3<sup>rd</sup> March 2017 securing the following:
- (i) A management agreement for the long-term maintenance of the open space on the site
  - (ii) A contribution of £99,732 (on the basis that the development as built is for the full 55 units and of the type indicated) or such other sum as determined by the Head of Planning as appropriate on the basis of policy), towards the provision of education places at Madeley High School
  - (iii) In perpetuity, provision of 25% of the dwellings on-site as affordable units,

The application be permitted subject to the undermentioned conditions:

- (i) Standard time limits for submission of applications for approval of reserved matters and commencement of development

- (ii) Reserved matters submissions
- (iii) Approved plans
- (iv) Construction hours
- (v) Construction management plan
- (vi) Waste storage and collection arrangements
- (vii) Arboricultural Impact Assessment
- (viii) Arboricultural Method Statement
- (ix) Tree protection plan
- (x) Full details of site access including footway along the site frontage
- (xi) Layout of site including disposition of buildings and provision of adequate parking and turning within the curtilage
- (xii) Visibility splays
- (xiii) Foul and surface water drainage scheme
- (xiv) Any reserved matters application to comply with the Design and Access Statement
- (xv) Recommendations of Phase 1 Habitat Survey to be complied with including buffer zone
- (xvi) Provision of information signs and details to new residents regarding SSSIs
- (xvii) Dwellings to be a maximum of 2½ storeys in height

- (B) That, should the matters referred to in (i), (ii) and (iii) above not be secured within the above period, that the Head of Planning given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure the 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 period of time within which such obligations can be secured.

**6. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF FESTIVAL WAY, STOKE ON TRENT. GT ENERGY UK LTD. 16/00893/FUL**

**Resolved:** (a) That the Head of Planning given the delegated authority to secure a Section 106 obligation, if required, by a date yet to be identified, to ensure that monitoring of any seismic activity associated with the development is carried out appropriately and, subject to the completion of any such Section 106 obligation, the application be permitted subject to the undermentioned conditions:

- (i) No extraction of geothermal water to commence until the specific details of the protocol and the threshold levels for the implementation of the threshold-based traffic light system associated with the monitoring of seismic activity have been submitted and approved by the Local Planning Authority.

- (ii) Operation of the energy centre and extraction of geothermal water to proceed in accordance with the approved protocol and threshold levels unless otherwise agreed by the Local Planning Authority or other similar measures that ensure consistency with the decision of the City Council in respect of application 60407/FUL.
  - (iii) Development to be carried out in all other respects in accordance with the submitted information including the identified mitigation measures.
  - (iv) Any other conditions that are reasonable and appropriate to this development that ensures consistency with the decision of the City Council in respect of application reference 60407/FUL.
- (b) In the event of such an obligation being considered necessary by the Head of Planning and not being forthcoming by the date referred to above (a) that the Head of Planning be given delegated authority to refuse the application on the grounds that insufficient protection has been secured against seismic activity; unless he considers appropriate to extend that period.

**7. APPLICATION FOR MAJOR DEVELOPMENT - AUDLEY WORKING MENS CLUB, NEW ROAD, BIGNALL END. SANDYCROFT CONSTRUCTION LTD. 16/01036/FUL**

- Resolved:** (A) That, subject to further consideration of the design of the side elevation of plot 1 which faces New Road; the applicant first entering into a S106 obligation, by 3<sup>rd</sup> March 2017, to preserve the Council's position in respect to obligations entered into in respect of 15/00692/FUL which secured a review mechanism of financial contributions if the development is not substantially commenced within 12 months from the date of the decision, the application be permitted subject to the imposition of all other the other conditions attached to planning permission 15/00692/FUL as far as they remain relevant including the undermentioned conditions:
- (i) Standard Time limit for commencement of development
  - (ii) Approved plans
  - (iii) Submission and approval of external materials
  - (iv) Boundary treatments
  - (v) Prior submission and approval of a landscaping scheme
  - (vi) Removal of permitted development rights for hardstandings within all front gardens
  - (vii) Removal of permitted development rights for extensions, roof alterations and outbuildings for all plots
  - (viii) Provision of access prior to occupation
  - (ix) Provision of parking and turning areas
  - (x) Surfacing details

- (xi) Access road shall remain un-gated
- (xii) A surface water interceptor
- (xiii) Construction Method Statement as approved
- (xiv) Tree Protection (overhanging trees)
- (xv) Tree pruning (overhanging trees)
- (xvi) Design measures to secure noise levels
- (xvii) Construction/ Demolition Hours
- (xviii) Drainage – foul and surface water
- (xix) Full contaminated land

(B) That, should the matters referred to in (A) above not be secured within the above period, that the Head of Regeneration and Planning Services given delegated authority to refuse the application on the grounds that without a review mechanism there would be no up to date justification for a development with no policy compliant financial contributions towards public open space and education.

**8. APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY, ECCLESHALL ROAD, LOGGERHEADS. RENEW LAND DEVELOPMENTS LTD. 15/00015/OUT**

**Resolved:** That the decision of your officer, following consultation with the Chair, that the Council as the Local Planning Authority should not pursue the obtaining of a planning obligation requiring the payment of a financial contribution towards primary school places, be noted.

**9. APPEAL DECISION - LOWER MILL HOUSE, FURNACE LANE, MADELEY. 16/00489/FUL**

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

**10. TREE PRESERVATION ORDER - 14 HAWTHORNE GARDENS, TALKE. TPO177**

**Resolved:** That Tree Preservation Order Number 177 be confirmed with amendments and the owner of the site be informed accordingly.

**11. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR BERT PROCTOR**  
**Chair**

Meeting concluded at 7.40 pm