

PLANNING COMMITTEE

Tuesday, 23rd May, 2017
Time of Commencement: 6.30 pm

Present:-	Councillor Bert Proctor – in the Chair
Councillors	Burgess, Fear, S Hambleton, Northcott, Panter, Reddish, Simpson, Spence, Sweeney, S Tagg, G Williams and J Williams
Officers	Guy Benson, Geoff Durham, Jennet Hough, Trevor Vernon and Darren Walters

Prior to the commencement of business, a minute's silence was held in tribute to the victims of the attack on the Manchester Arena which happened yesterday.

1. **APOLOGIES**

Apologies were received from Councillors' Heesom, Turner and G White.

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 25 April, 2017, as circulated at the meeting, be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF MEADOW WAY, BALDWINS GATE. BELLWAY HOMES (WEST MIDLANDS). 16/01101/FUL**

Proposed by Councillor Northcott and seconded by Councillor Panter

Resolved: That no "advance" Planning Committee site visit be arranged.

5. **APPLICATION FOR MAJOR DEVELOPMENT- WM MORRISON SUPERMARKET, LOWER MILEHOUSE LANE, NEWCASTLE. WM MORRISON SUPERMARKETS PLC. 17/00137/FUL**

Resolved: That the variation of the condition be approved subject to all conditions from application 97/00792/OUT that remain relevant at this time and the undermentioned condition:

The opening hours of the retail foodstore hereby permitted shall be restricted to between the hours of 7.00am and 10.00pm Monday to Saturday and 9.00am to 6.00pm on Sunday, the exception being during the four days prior to Christmas Eve (excluding Christmas Eve

itself and any Sunday) during which the trading hours shall be from 06.00am to midnight.

6. APPLICATION FOR MAJOR DEVELOPMENT - ASTON FARM, ASTON. MR & MRS MOTTERSHEAD. 17/00189/FUL

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

- (i) Details of the colour stain of weatherboarding and roofing materials to be submitted to and approved in writing by the local Planning Authority
- (ii) Feed bins to be finished in a dark recessive colour.
- (iii) Prior approval of levels
- (iv) Landscaping scheme
- (v) Retention of hedgerow adjoining the building and protection measures during construction in relation to hedgerow and trees within hedgerow
- (vi) Routeing of servicing vehicles and type
- (vii) External lighting shall be as set out in the Design and Access Statement and submitted technical information unless otherwise agreed.
- (viii) Installation and retention of silencers on extraction fans of the same type and specification installed in connection with 10/00122/FUL
- (ix) Waste storage and disposal in accordance with the details set out in the submitted Design and Access Statement and Odour Assessment.

7. APPLICATION FOR MAJOR DEVELOPMENT -LAND EAST OF HOME FARM, KEELE ROAD, KEELE. KEELE UNIVERSITY. 17/00193/FUL

Resolved: (a) That, subject to the applicant entering into a Section 106 obligation by 7th June 2017 to secure financial contributions towards travel plan monitoring (£2,200) (unless the applicant agrees to extend the statutory period for the determination of the application to 8th July 2017 in which case the date for the applicant to enter into the obligation would be 7th July 2017)

the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Approved drawings.
- (iii) Materials.
- (iv) Provision of parking, servicing and turning areas prior to the building being brought into use in accordance with the approved plans.
- (v) Provision of cycle parking prior to the building being brought into use in accordance with the approved plans.
- (vi) Travel Plan
- (vii) Landscaping details.
- (viii) Prior approval and implementation of a surface water drainage scheme

- (ix) Prior approval and implementation of a Construction Environmental Management Plan
- (x) Noise assessment for ventilation, extraction systems and other plant.
- (xi) Prior approval and implementation of appropriate ground gas mitigation measures

(b) Should the above Section 106 obligation 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 measures to ensure that the development achieves sustainable development outcomes, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

8. APPLICATION FOR MAJOR DEVELOPMENT - NEW LOOK , PIT HEAD CLOSE, TALKE. NEW LOOK. 17/00240/FUL

Resolved: That the removal of condition 4 be permitted subject to suitably worded conditions similar to those attached to planning permission 16/00712/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 - FORMER JUBILEE BATHS, NELSON PLACE, NEWCASTLE. WESTLAND ESTATES LTD. 17/00252/FUL

Resolved: (a) That, subject to the applicant entering into a Section 106 obligation by no later than 25th June 2017 , to secure the following:

- (i) a financial contribution to the enhancement and maintenance of an area of public open space of £219,172 (to be adjusted to reflect both indexation and interest since September 2016) and a travel plan monitoring fee of £2,200.
- (ii) 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.
- (iii) Payment of the capital element of the public open space and the Resident Parking Zone contributions within 2 weeks of the date of completion of the obligation, and of the maintenance element of the POS contribution on or before occupation of the development or 30 September 2017 (whichever is the earliest).

the application be permitted subject to the undermentioned conditions: -

- (i) Approved plans
- (ii) Materials

- (iii) Occupation to be restricted to students only
 - (iv) Landscaping, including details of boundary treatment/security fence, to be carried out in accordance with the approved details.
 - (v) Landscape management plan
 - (vi) Second residential parking survey of streets to be carried out 12 months after agreed prior to first occupation of the development when fully occupied.
 - (vii) Provision of parking, turning areas and pedestrian visibility splays
 - (viii) Replacement of disabled parking spaces that will be lost to accommodate the site access.
 - (ix) Prior approval of the details of the management of the parking area and measures to prevent occupiers having cars.
 - (x) Implementation of Travel Plan
 - (xi) Gymnasium, IT suite, cinema room and any other accommodation for the students use only
 - (xii) Ground floor glazing to rooms to ensure adequate privacy
 - (xiii) Window treatment within the whole building to be in accordance with approved details to ensure consistency of approach
 - (xiv) Provision of the security measures set out in the submission, or other measures that have been agreed.
 - (xv) Construction hours
 - (xvi) Construction Management Plan
 - (xvii) Implementation of measures to reduce the impact of noise as set out in the submitted noise assessment.
 - (xviii) Prior approval of plant and machinery, including a noise assessment and mitigation measures
 - (xix) Submission of an air quality impact assessment and details measures to minimise air pollution before installation of biomass and CHP systems and adherence to approved details for the life of the development.**
 - (xx) Details of ventilation system to ensure appropriate indoor air quality
 - (xxi) Waste storage and collection arrangements
 - (xxii) Importation of soil
 - (xxiii) Removal of permitted development rights for telecommunication apparatus
- (b) Failing completion, by the date referred to above, of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the application on the grounds that in the absence of a secured planning obligation the public open space needs of the development, the required contributions to sustainable transport measures and potentially to on street parking measures, would not be met; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.
- (c) In the event of either planning permission being refused (on the ground set out in (b). above) and the development still continuing beyond the date referred to and/or payment of the monies being delayed notwithstanding completion of the obligation, members resolve that it would be expedient to take enforcement action for the reasons set out in recommendation (b) and that Legal Services be authorised to issue enforcement or any other notice and to take and institute on behalf of the Council all such action and prosecution proceedings as are authorised by and under the

Town and Country Planning Act 1990 to secure payment of the above sums.

10. APPLICATION FOR MINOR DEVELOPMENT - SLACKEN LANE, ASHGREEN LTD. 13/00266/ CN06, CN07, CN11

Proposed by Councillor J Williams and seconded by Councillor S Hambleton

Resolved: That decisions be deferred on all three applications for the following reasons:

CN06: To provide the applicant with an opportunity to address the concerns of the LLFA regarding the lack of detailed information demonstrating that surface water soakaways will be acceptable.

CN07: To provide the applicant with an opportunity to address the concerns of the LDS.

CN11: To provide the applicant with an opportunity to provide detailed proposals that are acceptable with respect to this condition.

11. APPLICATION FOR MINOR DEVELOPMENT - ST JOHN THE EVANGELIST RC SCHOOL, GLOUCESTER ROAD, KIDSGROVE. SCHOOL GOVERNORS OF ST JOHN'S RC PRIMARY SCHOOL. 16/01032/FUL

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

- (i) Standard Time limit for commencement of development
- (ii) Approved Plans
- (iii) Materials
- (iv) Land Contamination
- (v) Scheme of Intrusive Site Investigations for Coal Mining
- (vi) A Report of Findings and a Scheme of Remedial Works for Coal Mining

12. APPLICATION FOR OTHER DEVELOPMENT - KEELE HALL, KEELE UNIVERSITY, KEELE. KEELE HALL. 17/00272/LBC

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

- (i) Time limit
- (ii) Approved
- (iii) Materials as stated on application form / drawings
- (iv) The precise appearance of the replacement doors to be agreed by the local planning authority before they are installed.

13. APPLICATION FOR OTHER DEVELOPMENT - LAND TO THE EAST OF THE A34, TALKE ROAD. NEWCASTLE BOROUGH COUNCIL. 17/00311/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.

14. APPLICATION FOR OTHER DEVELOPMENT - CORNER OF CHURCH LANE AND SILVERDALE ROAD, SILVERDALE. NEWCASTLE BOROUGH COUNCIL. 17/00312/DEEM3

Resolved: That the application be deferred to provide the applicant with an opportunity to address the discrepancy within the submitted material and to respond to the concerns raised by the Landscape Development Section.

15. APPLICATION FOR OTHER DEVELOPMENT - LAND AT LOWER STREET, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 17/00315/DEEM3

Resolved: That the application be deferred to allow the applicant the opportunity to comment upon the responses of the Landscape Development Section.

16. 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 his authority to extend the period of time for an applicant to enter into Section 106 obligations.

17. APPEAL DECISION - LAND OFF LOVERS LANE, HOOK GATE

Resolved: That the decision be noted.

18. APPEAL DECISION - TADGEDALE QUARRY

Resolved: That the decision and the officers comments be noted.

19. DATES OF SITE VISITS FOR 2017/18

Resolved: That the list of dates for site visits be approved.

20. START TIME OF PLANNING COMMITTEE MEETINGS FOR 2017/18

Resolved: That the commencement time for Planning Committees during the 2017/18 Municipal Year be 7pm with a facility for the Chair to bring the starting time forward to 6.30pm if he considers the likely length of the agenda makes it appropriate to do so.

21. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 7.50 pm