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Date of meeting **Tuesday, 22nd January, 2013**

Time **7.00 pm**

Venue **Council Chamber, Civic Offices, Merrial Street,
Newcastle Under Lyme, Staffordshire ST5 2AG**

Contact **Peter Whalan**

Supplementary information to the Planning Committee

AGENDA

PART 1– OPEN AGENDA

- 12** **New Farm, London Road, Knighton. Brereton Farms. (Pages 1 - 2)**
 12/00784/FUL
- 13** **Quarterly Report on Extensions to Time Periods Within Which (Pages 3 - 4)**
 Obligations Under Section 106 Can Entered Into

Members: Councillors Miss Baker, Boden, Cairns, Clarke (Vice-Chair), Fear (Chair),
 Hambleton, Mrs Hambleton, Howells, Jones, Matthews, Miss Reddish,
 Stringer, Studd, Sweeney, Williams and Mrs Williams

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| <p>'Members of the Council: If you identify any personal training / development requirements from the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Committee Clerk at the close of the meeting'</p> |
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Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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Agenda Item 12

NEW FARM, LONDON ROAD, KNIGHTON BRERETON FARMS. 12/00784/FUL (item 5 – main agenda)

Since the preparation of the agenda report the comments of the **Highway Authority** have been received and they reiterate the views previously provided to Shropshire Council and already included within the published agenda report. They include the following observations

- (1) The existing access crossing is 3.5m wide, the gates on the access driveway are 7m wide, the footway is being overrun by vehicles accessing the site hence the requirement for recommended condition (i).
- (2) The applicant has submitted further information on visibility at the access in a letter dated 7 January 2013. Visibility to the north is limited to 22.5m by a hump back bridge. However it should be noted that the access is an established existing agricultural access which has been in use for many years. The types of vehicles using the access will be agricultural vehicles and two lorries which are also permitted to use the access.

Manual for Streets 2 states that the driver's eye height is set at 2m for HGV drivers when compared to a car driver's eye height of 1050mm. The driver's eye height of 2m will have the effect of providing a marked improvement to visibility in the northern direction for drivers exiting onto the highway.

The proposal to widen the access to 7.3m will allow improved access for vehicles with trailers to swing in from the highway without having to cross over the opposite side of the road, which will provide a betterment and be beneficial to highway safety.

- (3) There have been no recorded accidents on the B5036 (London Road) relating to vehicles using the access since 2000. There have been 3 recorded accidents in the proximity of the site since 2000, however none of these accidents related to the use of this agricultural access. Full details of the dates and types of accidents have been provided.

Your Officer's Comments

The **Highway Authority's** advice should be noted, and it is supportive of the recommendation already given on this application.

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QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO (item 6 – main agenda)

The agenda indicates that an update would be given on a number of applications that are addressed within the report.

Application 11/00284/FUL – Silverdale Goods Yard (Reliant Building Contractors)

A verbal update will be given to the Planning Committee on this matter.

Application 12/00127/OUT - Land South Of West Avenue, West Of Church Street And Congleton Road and North Of Linley Road, Butt Lane, (Revelan Developments)

A verbal update will be given to the Planning Committee on this matter.

Application 12/00301/FUL – Plot 34 Eastwood Rise, Madeley Park Wood. (Mr. N. Baskeyfield)

The agreement has now been completed and subsequently the planning permission for this development was issued on 14 January 2013, which was outside the 8 week statutory determination period.

Application 12/00512/FUL – Former Thistleberry House Residential Home, Keele Road (Taylor Wimpey North Midlands)

The agreement has been completed and subsequently the planning permission was issued on 11 January 2013 within the 13 week statutory determination period. Members may wish to note that the related appeal against the Council's earlier decision with respect to 12/00466/FUL has now been withdrawn as a consequence of the issuing of the planning permission with respect to 12/00512/FUL.

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