

Public Document Pack

Date of meeting Tuesday, 23rd May, 2017
Time 6.30 pm
Venue Council Chamber, Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffordshire, ST5 2AG
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AG

Planning Committee

SUPPLEMENTARY AGENDA

PART 1– OPEN AGENDA

- | | |
|--|-----------------|
| 4A APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF MEADOW WAY, BALDWINS GATE. BELLWAY HOMES (WEST MIDLANDS). 16/01101/FUL | (Pages 3 - 4) |
| 6A APPLICATION FOR MAJOR DEVELOPMENT - ASTON FARM, ASTON. MR & MRS MOTTERSHEAD. 17/00189/FUL | (Pages 5 - 6) |
| 8A APPLICATION FOR MAJOR DEVELOPMENT - NEW LOOK , PIT HEAD CLOSE, TALKE. NEW LOOK. 17/00240/FUL | (Pages 7 - 8) |
| 10A APPLICATION FOR MINOR DEVELOPMENT – SLACKEN LANE, ASHGREEN LTD. 13/00266/ CN06, CN07, CN11 | (Pages 9 - 10) |
| 10B APPLICATION FOR MINOR DEVELOPMENT – SLACKEN LANE, ASHGREEN LTD. 13/00266/ CN06, CN07, CN11 | (Pages 11 - 12) |
| 13A APPLICATION FOR OTHER DEVELOPMENT - LAND TO THE EAST OF THE A34, TALKE ROAD. NEWCASTLE BOROUGH COUNCIL. 17/00311/DEEM3 | (Pages 13 - 14) |
| 14A APPLICATION FOR OTHER DEVELOPMENT - CORNER OF CHURCH LANE AND SILVERDALE ROAD, SILVERDALE. NEWCASTLE BOROUGH COUNCIL. 17/00312/DEEM3 | (Pages 15 - 16) |

Contacting the Council:

Switchboard 01782 717717 · Fax 01782 711032 · DX 20959 · Text 07800 140048
E-mail webmaster@newcastle-staffs.gov.uk · www.newcastle-staffs.gov.uk

Britain in Bloom:
National Winner 2005
Silver Gilt Medal 2009
Regional Winner
2003, 2004, 2008,
2009, 2010
Gold Award Winner
2002 - 2010

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

(Pages 17 - 18)

Members: Councillors Burgess, Fear, S Hambleton (Vice-Chair), Heesom, Mancey, Northcott, Panter, Pickup, Proctor (Chair), Reddish, Simpson, Sweeney, Turner, White, G Williams and J Williams

'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'

FIELD_TITLE

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd May 2017

Agenda item 4

Application ref. 16/01101/FUL

Land off Meadow Way, Baldwin's Gate

Baldwin's Gate Action Group Number 2 has submitted a representation arguing the merits of the Committee making a 'special case' site visit in respect of this particular application. A summary of their comments is as follows:

- Members are encouraged to experience at first hand the nature, characteristics and heritage of this environmentally fragile and bio-diverse landscape.
- Members will have the opportunity to fully appreciate the challenges of the site access and hazards posed to the local residential community and the Primary School resulting from increased traffic flows.
- Members should also be able to readily understand issues connected with drainage, sewerage and flooding.
- This is no ordinary green field bordering a rural village and leading environmental authorities have all recognised the ecologically rare nature of Chorlton Moss and the surrounding peatlands. There is no substitute for seeing at first hand this site of significant ecological importance.
- Members are urged to accept the recommendation to make a site visit prior to considering the planning application in detail.

Your Officer's recommendation remains as per the agenda report.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd May 2017

Agenda item 6

Application ref. 17/00189/FUL

Aston Farm, Aston

A further letter of objection has been received indicating that any large structure should be designed to minimise any adverse visual impact. The slate grey roof blends well but the colour of the walls of the existing shed stand out against the predominant green of the adjoining and surrounding field. The proposed building should be dark green. The screening planting is too small to soften the view and for many years to come painting these very large structures dark green will be the only effective way to protect the views from surrounding lanes and public footpaths.

The concerns raised in the representation have been addressed within the report. **The recommendation remains as set out in the main agenda.**

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd May 2017

Agenda item 8

Application ref : 17/00240/FUL

New Look

A fully completed Unilateral Undertaking providing the required obligations, together with the required 'side letter' from the County Council, have now been received.

Accordingly it is now possible to **recommend the application for approval** without the previous qualification contained within the main agenda report

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd May 2017

Agenda item 10

Application ref. 13/000266/CN06, CN07 & CN11

Land off Slacken Lane, Kidsgrove

The **Lead Local Flood Authority** (LLFA) has responded to the additional drainage information, provided by the developer in respect of condition 6 of the planning permission 13/00266/FUL (in application 13/00266/CN06), and referred to within the report. They have confirmed that the calculations are required and have also requested additional information to which the developer has responded. The further comments of the LLFA have been sought and if received will be reported. The views of **United Utilities** are still awaited

The **Highway Authority** has confirmed that the information submitted by the developer regarding the highway improvements of Slacken Lane as required by condition 7 of the planning permission 13/00266/FUL (and contained in application 13/00266/CN07) is acceptable. The views of the **Landscape Development Section** are still awaited

It is understood that a meeting has taken place on site between the developer and a representative of the **Waste Management Section** of the Council with regard to the requirements of condition 11 of the planning permission 13/00266/FUL (13/00266/CN11). It is anticipated that further comments will be provided and if received in time they will be reported.

RECOMMENDATIONS (a), (b) and (c) remain as set out in the main agenda report.

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Supplementary Information

The following information was verbally reported to the Planning Committee at its meeting on 23rd May 2017

Agenda Item 10 Application Nos. 13/00266/CN06, CN07 & CN11 Land off Slacken Lane, Kidsgrove

With respect to application 13/00266/CN06 (which relates to drainage matters) **United Utilities** have now approved connection of the development to public sewer. Further comments of the **Local Lead Flood Authority** on the proposed use of surface water soakaways have been received. They continue to have concerns that the information required to demonstrate that soakaways will work has still not been provided (connection into a culverted watercourse having already been ruled out as impracticable) has still not been provided. Whilst the authority could consider refusing the application on this basis it has to be acknowledged that the applicant appears to be unaware of this very recent exchange of correspondence with the LLFA and in these circumstances bearing in mind that the application has only been with the authority for 4 weeks, allowing the applicant some further 4 weeks to resolve this matter by **deferring** a decision would be appropriate. That accordingly is now the recommendation with respect to application 13/00266/CN06

With respect to **application 13/00266/CN07** (which relates to the approval and implementation of the widening and making up of Slacken Lane, as was indicated in the supplementary report the **Highway Authority** consider the submitted details to be acceptable. However the **Landscape Development Section** have expressed some concern about the proposal to widen the access to 6 m given that this would result in the loss of existing verges and may have an impact on adjacent ornamental trees and hedgerows, and on trees that overhang (the access) from a neighbour's property. Furthermore they point out that the position of the 6 m (wide) route is not made clear on the submitted information. For the above reasons they seek additional information including a tree survey, an arboricultural implications assessment and a plan showing retained trees and their Root Protection Areas. They also recommend that the LPA should require compensatory landscaping. The applicants have had no opportunity to respond to these comments which have only very recently been received and it is considered appropriate that they should be given such an opportunity. For this reason the recommendation now is a decision on this application be **deferred**

With respect to application 13/00266/CN11 as indicated in the supplementary report there have been discussions directly between the applicant and the Waste Management Section. From copy correspondence received it would appear that there has been general agreement as to the proposed arrangements although details in the form of a plan showing an amended turning head have not yet been submitted. If members are content on that basis **delegated authority to approve this application upon receipt of those satisfactory details is now sought**. If for some reason satisfactory details have not been received then the matter would be brought back to the Committee for decision

In conclusion the recommendations now given are as follows

Application 13/00266/CN06 – that the Committee defer its decision to enable the applicant to respond to the latest comments from the LLFA

Application 13/00266/CN07 – that the Committee defer its decision to give the applicant an opportunity to respond to the latest comments from the Landscape Development Section

Application 13/00266/CN11 – that the Committee give your Officer delegated authority to approve this application provided satisfactory details are now received following the meetings between the Waste Management Section and the applicant. In the event that such details are not received by 8th June the matter be brought back to the Committee for reconsideration

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd May 2017

Agenda item 13

Application ref. 17/00311/DEEM3

Land to the East of the A34, Talke Road

The **Landscape Development Section** has concerns about the impact of the adjustment of the signage on adjacent trees which are likely to be within the sight-line for the hoarding when viewed by traffic coming from Bradwell lights. Additional information is required as follows:

- Tree Survey
- Arboricultural Impact Assessment
- Information showing proposals for tree removal, detailed proposals for pruning, and any proposals for replacement tree planting.

Your Officer's view is that given the gap that there is between the trees on the roadside of the southbound carriageway, and that it is visibility of the sign from the Northbound carriageway which is the issue, the risk of there being any significant requirement for the removal of roadside trees is limited in this case, and that the request for the above information is disproportionate and unnecessary.

In the light of the above the **recommendation remains as indicated in the main agenda report one of approval, subject to the conditions indicated**

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd May 2017

Agenda item 14

Application ref. 17/00312/DEEM3

Corner of Church Lane and Silverdale Road, Silverdale

The **Landscape Development Section** (LDS) indicates that the position of the hoarding as shown on the plans doesn't correspond with the position shown on the photographs. Based on the position identified on the aerial photograph the hoarding is at a sufficient distance to nearby trees to enable installation without causing damage. However, there are concerns about the orientation of the hoarding as nearby roadside trees are within the sight-line, when viewed by traffic coming up Church Lane from the traffic lights. This would result in pressure to remove such trees which would not be supported.

The applicant has not had the opportunity to comment upon the response of the LDS, there is a discrepancy within the application in terms of the submitted material, and in light of these points it is now recommended that the decision on this application is **DEFERRED** to provide the applicant with an opportunity to address the discrepancy, and respond to the concerns raised.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd May 2017

Agenda item 15

Application ref. 17/00315/DEEM3

Land at Lower Street, Newcastle

The **Landscape Development Section** has concerns about the impact of the hoardings on retained adjacent trees. The position of the hoardings appears to be within the canopy of these trees, which form a part of the visually prominent tree avenue along Lower Street. Pruning (and the repeated pruning of trees which would be required as they mature) to accommodate the hoarding would not be supported. The installation of the proposed steps, concrete hardstanding and footings may also impact upon the RPA (Root Protection Area) of these trees. In addition there are concerns about the visual impact of the rear of the hoardings which will be clearly visible from the public footpaths and from the adjacent supermarket.

The applicant has not had the opportunity to comment upon the response of LDS and in light of this it is now recommended that the decision on this application is **DEFERRED** to provide this opportunity.

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