

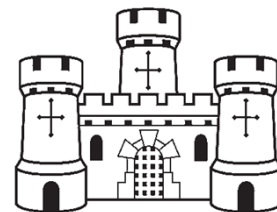
Public Document Pack

Date of meeting Tuesday, 15th August, 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

SECOND SUPPLEMENTARY AGENDA

PART 1 – OPEN AGENDA

- | | |
|---|-----------------|
| 4B APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF MEADOW WAY. BALDWINS GATE. BELLWAY HOMES (WEST MIDLANDS). 16/001101/FUL | (Pages 3 - 4) |
| 7A APPLICATION FOR MAJOR DEVELOPMENT – THE HOMESTEAD, MAY PLACE, NEWCASTLE. WILMOT PARTNERSHIP HOMES LTD. 17/00310/FUL | (Pages 5 - 6) |
| 10B APPLICATION FOR MINOR DEVELOPMENT - 8 BARFORD ROAD, NEWCASTLE. MR A MOSS. 17/00483/FUL | (Pages 7 - 8) |
| 13A DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2016/17 | (Pages 9 - 10) |
| 14A ANNUAL REPORT ON PLANNING AND RELATED APPEALS | (Pages 11 - 12) |

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

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

FIELD_TITLE

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

NOTE: THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY FOLLOWING THE FIRE EXIT SIGNS. PLEASE **DO NOT** USE THE LIFTS.

COUNCIL CHAMBER: FIRE EXITS ARE AT THE REAR OF THE CHAMBER AT BOTH SIDES AND THIS IS THE SAME FOR OCCUPANTS OF THE PUBLIC GALLERY.

COMMITTEE ROOMS: EXIT VIA THE WAY YOU ARRIVED AT THE MEETING OR AT THE FAR END OF THE COUNCIL CHAMBER.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE REAR OF THE ASPITRE HOUSING OFFICE OPPOSITE THE CIVIC OFFICES. DO NOT REENTER THE BUILDING UNTIL ADVISED TO DO SO.

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th August 2017

Agenda item 4

Application ref. 16/01101/FUL

Land off Meadow Way, Baldwin's Gate

Following the preparation of the main agenda report, Officers have received a copy of a letter from Baldwin's Gate Action Group Number 2 that has been circulated to Members of the Planning Committee and to the applicant. Although the letter was received after the guillotine for the receipt of representations, the issues raised are already addressed within the main agenda report and therefore, it is considered appropriate for Members to take the further representation into account.

Further consideration has been given to the issue of whether peat will be treated on site or removed, and it is recommended that Members should attach an additional condition stating that the peat should be treated on site unless otherwise agreed with the LPA. This would enable the highway implications of removal of peat from the site to be assessed.

Regarding the routeing of construction traffic, for the avoidance of doubt the list of recommended conditions includes a requirement for the submission of a construction management plan and it is intended that this will include a requirement for larger HGVs to access the site from the south via the A51 and the A53.

On this basis the recommendation that is given to the Committee remains that which was provided in the main agenda report with an additional condition requiring the treatment of peat on site unless otherwise agreed with the LPA.

This page is intentionally left blank

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th August 2017

Agenda item 7

Application ref. 17/00310/FUL

The Homestead, May Place

In the final paragraph of the agenda report it was indicated that officers had been unable to confirm with the County Council that the County had received the required Travel Plan contribution. The County have now confirmed receipt and as a consequence no further Section 106 obligation is required before this application can be approved

The **RECOMMENDATION** accordingly remains unaltered

This page is intentionally left blank

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th August 2017

Agenda item 10

Application ref. 17/00483/FUL

8 Barford Road, Newcastle

Since the publication of the first supplementary report the applicant has again requested that the application should be deferred until the next available committee meeting to enable them to revise their proposal in a way that they consider would overcome the concerns of the Landscape Development Section and to obtain information on whether the scheme remains viable in the light of the requested contributions.

Officer's comments

The indications now received are that the applicant is seeking a deferral so that they can amend the layout – by altering the position of one of the proposed dwellings, and at the same time revising the Tree Impact Assessment would be amended to indicate their advisers' view that the scots pine could as a consequence be retained. The change being suggested is one which could normally be accepted during the course of the consideration of an application. If a decision on the application were deferred and the revised layout promptly submitted appropriate publicity and consultation could be undertaken in time for the next meeting. Taking all points into account including when the application was submitted and when the views of the Landscape Development Section became known it is considered that it would be unreasonable to reject this request for a deferral

As to the issue of the viability of the scheme whilst it is appreciated that the LDS's request for a financial contribution was received very recently, there is no indication that the applicant are of the view that the scheme would not be viable and that if they are they would be willing to support an independent financial appraisal of that viability (funded by the developer). Such an appraisal if now commissioned would be most unlikely to be available by the next meeting, so if it was to be taken into account, a decision (on the application) would be most unlikely to be able to be made until the October meeting.

RECOMMENDATION

That the application be **DEFERRED** until the next planning committee meeting to give the applicant an opportunity to submit their revised proposal, and for the appropriate publicity and consultation to be undertaken on that revision

This page is intentionally left blank

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th August 2017

Agenda item 13

Development Management Performance Report 2016/17

As indicated with the agenda report, the threshold on Major decisions made within the statutory determination period, or such extended period as has been agreed in writing with the applicant, is 50% for the assessment period between October 2014 and September 2016 which rises to 60% in 2018 (measuring an assessment period of between October 2015 and September 2017).

For applications for Non-Major Development a threshold of less than 65% of an authority's decisions made within the statutory determination period, or such extended period as has been agreed in writing with the applicant, has been set (measuring an assessment period between October 2014 to September 2016). The threshold will rise to 70% in 2018 (measuring the period between October 2015 and September 2017).

An authority can be designated on the basis of its performance in determining applications for major development, applications for non-major development, or both.

Since the publication of the agenda the Government has published information regarding the speed of the delivery of planning decisions and quality of decisions which is the basis upon which they determine whether a planning authority should be designated as a poorly performing authority.

The published statistics indicate that this Council determined 77% of Major decisions within the statutory determination period or within the agreed time, for the period of 24 months to the end of March 2017. For the same period the Council determined 88.2% of applications for Non-Major development within the statutory determination period or within the agreed time.

The Council were therefore comfortably above the designation thresholds set for the speed of decision, but it should be noted that the assessment period will run from October 2015 to September 2017, so it would be premature to report that we have achieved a performance that exceeds the thresholds - although even with a recent dip in performance this is now very likely to be so. The final position will not however be known until spring 2018.

Further information regarding the Council's performance in respect of the quality of its decisions is reported within a supplementary report on item 14, the Annual Report on Planning and Related Appeals. However, on the basis of the statistics published by the Government in that regard it can be concluded that this Council is not likely to be at risk of being designated as a poorly performing authority.

This page is intentionally left blank

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th August 2017

Agenda item 4

Appeal Performance Report 2016/17

As indicated within paragraph 7 of the agenda report the Government have now published on the 10th August details of local authorities' performance on the quality of their decisions on Major and Non-Major applications and this information can be reported to the Committee. It covers an assessment period of July 2014 to June 2016. In terms of decisions on Major applications some 3.3% of all of its Major decisions made between these dates were subsequently overturned on appeal (any authority having more than 10% overturned being at risk of designation). In terms of decisions on non-majors some 0.8% of all of its Non-Minor decisions were subsequently overturned at appeal (again any authority having more than 10% overturned being at risk of designation).

In terms of national ranking out of the 335 Local Planning Authorities, Newcastle is in 224th position in terms of the quality of its Major decisions and 155th position in terms of the quality of its non-major decisions.

This page is intentionally left blank