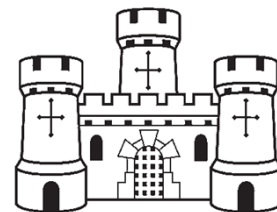


Date of meeting Thursday, 1st February, 2018

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

- | | |
|--|-----------------|
| 7a APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF MEADOW WAY, BALDWIN'S GATE. BELLWAY HOMES LTD (WEST MIDLANDS) . 16/01101/FUL | (Pages 3 - 4) |
| 8a APPLICATION FOR MINOR DEVELOPMENT - 58, ABBOTS WAY, WESTLANDS. MRS MARGARET COUPE. 17/00906/FUL | (Pages 5 - 6) |
| 9a APPLICATION FOR MINOR DEVELOPMENT – STONE QUARRY BARN, HIGH STREET, ALSAGERS BANK. MR S EVANS. 17/00750/FUL | (Pages 7 - 8) |
| 10a APPLICATION FOR MINOR DEVELOPMENT - FIELD RISE, ACTON LANE, ACTON. MR CRAIG JONES. 17/00790/FUL | (Pages 9 - 10) |
| 11a APPLICATION FOR OTHER DEVELOPMENT - 11 GALLOWS TREE LANE, NEWCASTLE. MR W ALMASHTA. 17/00886/FUL | (Pages 11 - 12) |
| 12a APPLICATION FOR OTHER DEVELOPMENT – 34 BRAMPTON ROAD, MAY BANK. MR BARROW. 17/00976/FUL | (Pages 13 - 14) |

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 ASPIRE HOUSING OFFICE OPPOSITE THE CIVIC OFFICES. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

PUBLISHED 30 JANUARY, 2018

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
1st February 2018

Agenda item 7

Application ref. 16/01101/FUL

Land off Meadow Way, Baldwin's Gate

Since the preparation of the agenda report, the Planning Inspectorate has confirmed that the appeal by Bellway Homes against the Council's decision with respect to Application Ref. 16/01101/FUL is now valid.

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PUBLISHED 30 JANUARY, 2018

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
1st February 2018

Agenda item 8

Application Ref. 17/00906/FUL

58, Abbot Way, Westlands

Since the preparation of the agenda report, a further letter of representation has been received from the owners of 54, Abbots Way. A summary of the comments made in addition to those already reported is as follows:

- No agreement is given to anything being done to harm the hedge and mature trees adjacent to the boundary between numbers 58 and 54. Any ground or other work which would put them at risk is strongly opposed.
- The issue of a restrictive covenant has not been properly addressed. If the Council grants the application without taking the covenant into account, they are taking an unnecessary risk.
- The issue of bat preservation has not been properly addressed.

A letter has been received from the applicant's representative in response to the objections reported in the agenda report. A summary of the points made is as follows:

- The application does not have errors and had that been the case, the Council would not have registered the application.
- The garage is a standard single-storey double garage and does not appear cramped on site.
- Seepage of car fumes is not a valid planning issue but nevertheless the garage will be used in an appropriate way.
- The garage is proposed to be used as an ancillary domestic building and alternative uses are likely to require planning permission.
- The applicant commits to using only obscure glass in the rear of the garage.
- There is no intention of incorporating the proposed garage into the dwelling.
- The dimensions and construction of the access and drive are not dangerous.
- The site is considered to be stable and the development will be carried out in full compliance with Building Regulations.
- The applicant commits the stair window facing No. 54 to be obscure glazed.
- The applicant is not aware of a restrictive covenant on the property and the matter is not a planning issue.
- The proposal will not set a precedent as future proposals elsewhere on the Westlands estate will need to show that they comply with Council policy.
- The proposal is in full compliance with the NPPF.
- The proposal does not have an adverse impact on wildlife and trees and there is no need for a bat survey.
- Both proposed and existing dwellings will provide 4 on-site car parking spaces and this exceeds the Council's parking standards.

Your Officer's comments

The matter of a restrictive covenant is not material to the determination of a planning application. Planning permission does not override the validity of a covenant but issues of planning and restrictive covenants are separate matters.

The garage to be demolished is a flat-roofed structure and given the age, design and location of the building and is not the type of building that is identified (within the list of local validation requirements and by guidance produced by Natural England) as requiring a bat survey. The objector makes reference to another outbuilding but that does not form part of the application.

The recommendation remains as set out in the main agenda.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
1st February 2018

Agenda Item 9.

Application ref. 17/00750/FUL

Stone Quarry Barn, Alsagers Bank

Since the preparation of the main agenda report the response of Staffordshire County Council as the **Mineral and Waste Planning Authority** has been received. They have no comments to make on the application.

The recommendation therefore remains as set out in the main agenda.

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PUBLISHED 30 JANUARY, 2018

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
1st February 2018

Agenda item 10

Application ref. 17/00790/FUL

Field Rise, Acton Lane, Acton

Since the preparation of the report further comments have been received from the **Landscape Development Section** indicating that the proposed landscape scheme may need to be adjusted slightly to avoid the Root Protection Areas of retained trees, some of which do not belong to the applicant. As such, the proposed conditions remain unchanged, and the recommendation for approval remains.

The recommendation therefore remains as set out in the main agenda.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
1st February 2018

Agenda Item 11.

Application ref. 17/00886/FUL

11 Gallows Tree Lane, Newcastle

Since the preparation of the main agenda a further two representations have been received objecting on similar grounds to those already reported and in addition raising concerns about the noise, disruption and highway safety issues arising from the construction of the proposed building.

Your Officer's comments

The issues raised regarding construction are not matters that would justify refusal of planning permission.

Within the report there is reference to one of the representation being received from Cllr Wing. Please note that this reference was included in error.

The recommendation therefore remains as set out in the main agenda.

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PUBLISHED 30 JANUARY, 2018

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
1st February 2018

Agenda item 12

Application ref. 17/00976/FUL

34 Brampton Road

Since the preparation of the report the application has been **WITHDRAWN** and as there is no application now to determine.

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