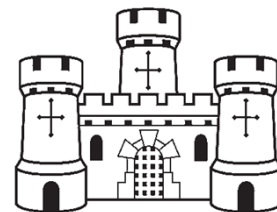


Public Document Pack

Date of meeting Tuesday, 27th February, 2018
Time 7.00 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 – KEELE SCIENCE PARK, PHASE 3 (HOME FARM), KEELE. KEELE UNIVERSITY. 17/00934/OUT (Pages 3 - 4)
- 5a APPLICATION FOR MAJOR DEVELOPMENT - SITE AT JUNCTION OF WEST AVENUE AND LINLEY ROAD, TALKE. ROBERT COATES PLANT SALES LTD. 17/00897/FUL (Pages 5 - 6)
- 8a APPLICATION FOR MINOR DEVELOPMENT - SITE OF FORMER WRINEHILL GARAGE, MAIN ROAD, BETLEY, NEW ROAD DEVELOPMENTS LTD. 17/00968/FUL (Pages 7 - 8)
- 10a APPLICATION FOR MINOR DEVELOPMENT - THE LODGE, RED HALL LANE HALMEREND. MRS W LEAR. 17/00912/FUL (Pages 9 - 10)

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 23 February, 2018

Supplementary Information

Agenda Item 4

Application No. 17/00934/OUT

Keele Science Park, Phase 3 (Home Farm), Keele

Keele Parish Council have submitted comments upon the application - they have no objections.

Issues raised in the agenda report

With reference to controls imposed by existing Section 106 obligations. The 1997 Section 106 agreement (entered into prior to the approval of permission 97/00259/OUT, as supplemented by one of 2002, included a requirement limiting the use of the current application site, along with other land, for the uses referred to in the current application. That same agreement also included an obligation upon the landowner to undertake areas of structural planting beyond the current application site some of which has not to date been undertaken. The obligation remains enforceable so it can be taken into account in the decision on the current application.

With respect to the further advice of the Highway Authority on how it may be necessary to condition the permission if granted the County Council have repeated that the level of traffic growth at the Monument A525/A531 predicted in the 2005 Transport Assessment has not materialised and would not warrant an improvement with the junction operating within acceptable parameters. However they do support the intention indicated in the agenda report to “cap” the quantum and mix of development so that if the quantum were to be exceeded or mix go beyond that currently proposed a new application would be required.

The recommendation remains as per the agenda report

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
27th February 2018

Agenda item 5

Application Ref. 17/00897/FUL

Site at the Junction of West Avenue and Linley Road, Talke

Since the preparation of the agenda report, the applicant has submitted a revised landscaping plan.

Your Officer's comments

The revised landscaping plan now proposes a high level of mature planting that will break up the available hardstanding for the display of construction machinery. The revised scheme will achieve an attractive frontage for Linley Road. The tree species chosen are a mix of Oak, Scots Pine and Silver Birch, along with large boulders that will help to compliment the appearance of the external display area where the construction machinery will be on display.

The Landscape and Development Section (LDS) are content with the revised scheme but consider that slight improvements can be made as part of a detailed landscaping plan to be submitted for approval - this can be secured via condition.

There is a dry stone wall on the Linley Road frontage which should be maintained at its current height and appearance with a 2.4m high polyester powder coated Paladin fence set behind the wall for security reasons. These details can be secured by condition also.

The recommendation remains as set out in the main agenda.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
27th February 2018

Agenda item 8

Application Ref. 17/00968/FUL

Site at Former Wrinehill Garage, Main Road, Betley

Since the preparation of the agenda report, **Staffordshire County Council as the Mineral and Waste Planning Authority** has indicated that they have no comments on this application.

Betley, Balterley and Wrinehill Parish Council in response of the revised plans received maintain the observations previously made which are reported in the main agenda report.

The recommendation remains as set out in the main agenda.

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PUBLISHED 26 FEBRUARY 2018

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
27th February 2018

Agenda item 10

Application Ref. 17/00912/FUL

The Lodge, Red Hall Lane, Halmerend

Since the preparation of the agenda report the applicant has submitted a statement for consideration. They comment as follows:-

1. Although 5 additional touring caravan pitches are preferred by the applicant for the business, a reduction to 3 pitches as a condition of any approval would still be acceptable to them if 5 are considered too excessive by the Council.
2. The Caravan park business is predominantly season based spanning from April-October. The applicant would agree to only use the extra pitches during these times. This is an intermittent business where guests are not allowed to stay for long periods of time i.e. over 28 days a time.
3. The erection of a prefabricated building will be used for the following maintenance items:- a sit down lawn mower; a small digger; Chainsaw; a petrol strimmer; hedge cutters; ladders; a petrol lawn mower; fishing pool equipment; other smaller maintenance items.
4. If approval is obtained the applicant will undertake landscaping, to be agreed through planning condition, including substantial tree planting using a professional landscaping service. They also propose to agree external facing materials for the storage building in line with the Councils requirements also by condition.
5. The Lodge was very recently (until the applicant acquired the property as their family residence) used as a bed and breakfast. The applicant has closed the bed and breakfast side of the business which has reduced traffic on Red Hall Lane and noise levels from comings and goings overall. The Lodge now serves as a family home only.
6. In relation to waste disposal there are already facilities on site. There is a cess pit on the caravan park that the applicant states to hold around 800 gallons of waste. The caravan park hires a large commercial bin that is emptied every two weeks. Therefore guests have no need to use the bins at the end of Red Hall Lane.
7. In relation to the surface of Red Hall Lane. The potholes present on the lane are due to the high volume of HGVs using the lane to transport rubble/aggregate up to the units at the top rather than visitors to the Caravan Site do not cause this problem.
8. The applicant acknowledges the historic Minnie Pit disaster referred to in local representation. They plan to install a plaque to put on "the old pump house" to reflect the importance and significance of that to the area.

Your officer's comments

The recommendation within the report is that the application should be refused for two reasons.

The first relates to the development being inappropriate development in the Green Belt and the very special circumstances required to justify approval of such development do not exist in this case.

The applicant has indicated that a reduction in the number of pitches from 5 to 3 would be acceptable and that it would be agreed that such pitches would only be in use during high season. More information has been provided as to what will be stored in the building, however this information is not sufficient to demonstrate that a building of the size proposed is appropriate.

The additional information provided does not, therefore, lead to a different conclusion to that set out in the main agenda report, i.e. that what is proposed is appropriate development in the Green Belt. It is acknowledged that the harm to the openness of the Green Belt will be less than was considered within the main agenda report due to the limitations now suggested regarding 3 pitches during high season only. It remains the case, however, that inappropriate development is, by definition, harmful and that development should not be approved except in very special circumstances. No such very special circumstances have been advanced or identified and as such the first reason for refusal as recommended remains valid.

The second reason for refusal regards the lack of information as required by condition C17 of the Local Plan.

Policy C17 indicates that any new application must include full details of access, drainage, landscaping, layout of pitches, design and siting of buildings and the applicant must demonstrate that effective environmental management of the site, including satisfactory provision for the collection and disposal of waste, can be guaranteed. Additional information has been provided by the applicant with regard to drainage and waste management and the applicant has also indicated a preparedness to undertake landscaping and agree details of the materials of the building. Information regarding the layout of pitches and design and siting of the building were previously provided, however, but not sufficiently detailed or precise and as such, in the absence of better plans, it remains that there is a lack of detail and that as such the proposal remains contrary to policy C17.

The recommendation remains as set out in the main agenda.