

Public Document Pack

Date of meeting Tuesday, 19th June, 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

- | | |
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| 4a APPLICATION FOR MAJOR DEVELOPMENT – LAND ADJACENT TO ROWLEY HOUSE, MOSS LANE, MADELEY. PRIME DEVELOPERS (CREWE) LTD. 17/01004/REM | (Pages 3 - 4) |
| 5a APPLICATION FOR MAJOR DEVELOPMENT - LAND AT NEW ROAD, MADELEY. HILBRE HOMES. 18/00225/REM | (Pages 5 - 6) |
| 6a APPLICATION FOR MINOR DEVELOPMENT – LODGE FARM, NEWCASTLE ROAD, TALKE. MS R LARGE. 18/00062/FUL | (Pages 7 - 8) |
| 7a APPLICATION FOR OTHER DEVELOPMENT – LAND ADJACENT TO 1, 3 AND 5 HAMPTON COURT. MR NATHAN COOK. 18/00284/FUL | (Pages 9 - 10) |

Members: Councillors Burgess, Mrs J Cooper, Fear (Chair), Maxfield, Northcott, Pickup, Proctor, Reddish (Vice-Chair), Spence, S Tagg, G Williams and J Williams

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.

Working to be a co-operative council

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.

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
19th June 2018

Agenda item 4

Application Ref. 17/01004/REM

Land adjacent to Rowley House, Moss Lane, Madeley

A further 9 representations have been raising the following question/concern as well as referring to concerns already reported:

- Has consideration been given to the suitability of the internal access roads for fire emergency vehicles?

Since the main agenda report was published an amended plan has been submitted which changes the house type on plot 30, replacing the previously proposed 3 storey dwelling with a 2 storey dwelling. In accordance with legal requirements, Madeley Parish Council has been notified of this amendment so that they have the opportunity to comment upon the amendment. As the period for comment does not end until after the 19th June a decision cannot be made at this meeting. The application will therefore be reported to a future meeting of Committee.

Revised Recommendation

That it be noted that a decision cannot lawfully be made on this application at this meeting and it will therefore be necessary to report the application to a future meeting of Planning Committee for a decision.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
19th June 2018

Agenda item 5

Application Ref. 18/00225REM

Land at New Road, Madeley

Since the publication of the main agenda report the applicant has sought to address the reason for refusal set out in the committee report i.e. the impact of the development on protected trees. They have therefore submitted a revised site plan which includes a new house type for plot 16, the details of which have also been provided, and additional/ amended tree information.

Officer Response

In accordance with legal requirements, Madeley Parish Council has been notified of the amendments so that they have the opportunity to comment upon them. As the period for comment does not end until after the 19th June a decision cannot be made at this meeting. The application will therefore be reported to a future meeting of Committee.

Revised Recommendation

That it be noted that a decision cannot lawfully be made on this application at this meeting and it will therefore be necessary to report the application to the 17th July planning committee meeting for a decision.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
19th June 2018

Agenda item 6

Application Ref. 18/00062/FUL

Lodge Farm, Newcastle Road, Talke

Kidsgrove Town Council did not submit objection, or make any comment, by 12th June and therefore in accordance with the resolution of Planning Committee at its meeting on 24th May, the Head of Planning will be exercising the delegated authority to permit the application subject to conditions relating to the matters referred to in the report.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
19th June 2018

Agenda item 7

Application Ref. 18/00284/FUL

Land Adjacent To 1, 3 And 5 Hampton Court

Further to the publication of the main agenda report to the item 2 letters of representation have been received including a letter from **Thistleberry Residents Association (TRA)** maintaining the following concerns:-

- That public land has been encroached and greenery removed for private benefit – which should not be allowed.
- An historic trackway has been encroached by the revised fence line which is impeding public access.
- That ownership of the land has not been properly accounted for by the applicant.

Your officers views

The matters referred to in the further representation have already been addressed in the main agenda report and there is nothing further that can be added.

The RECOMMENDATION remains as set out in the main agenda report.

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