

Public Document Pack

Date of meeting Tuesday, 18th June, 2019
Time 7.00 pm
Venue Astley Room - Castle House
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Planning Committee

SUPPLEMENTARY AGENDA

PART 1 – OPEN AGENDA

- 5a APPLICATION FOR MINOR DEVELOPMENT - BARN 2, MOSS HOUSE FARM, EARDLEYEND ROAD, BIGNALL END. MS A TOSEVA AND MR R MANDAIR. 18/00937/FUL (Pages 3 - 4)
- 7a APPLICATION FOR MINOR DEVELOPMENT - 87 ST BERNARDS ROAD & LAND ADJACENT 2 VIGGARS PLACE. ASPIRE HOUSING. 19/00065/FUL (Pages 5 - 6)
- 9a APPLICATION FOR MINOR DEVELOPMENT - LAND TO THE WEST OF NEWCASTLE ROAD (A53), BLACKBROOK. MR D A AND T CLEE, J WILSON & M LEE. 19/00332/FUL (Pages 7 - 8)
- 9b APPLICATION FOR MINOR DEVELOPMENT - LAND TO THE WEST OF NEWCASTLE ROAD (A53), BLACKBROOK. MR D A AND T CLEE, J WILSON & M LEE. 19/00332/FUL (Pages 9 - 10)
- 10a ARTICLE 4 DIRECTION FOR MAER CONSERVATION AREA (Pages 11 - 12)
- 11a APPLICATION FOR FINANCIAL ASSISTANCE (Historic Buildings Grant) - BETLEY COURT, MAIN ROAD, BETLEY (Ref: 19/20001/HBG). (Pages 13 - 14)

Members: Councillors S. Burgess, Mrs J Cooper, A. Fear (Chair), D. Jones, H. Maxfield, S. Moffat, P. Northcott, B. Proctor, M. Reddish (Vice-Chair), S Tagg, G Williams and J Williams

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.

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email webmaster@newcastle-staffs.gov.uk.

www.newcastle-staffs.gov.uk

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

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 THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th June 2019

Agenda item 5

Application Ref. 18/00937/FUL

Barn 2, Moss House Farm, Eardleyend Road, Bignall End

Since the publication of the agenda report, one further letter of representation has been received. The letter seeks to correct what are considered by the writer to be misleading statements in the additional information submitted on behalf of the applicant. The representation is summarised as follows:

- The former car repair shed has been demolished and the site is therefore available for any further investigation for contamination should it be required.
- The applicants have never been buying the holiday lets in phased purchase. No agreement was ever reached.
- The writer states that he never complained to and called out the Health and Safety Executive. It is believed that they did visit the site following a call from a sub-contractor and they immediately closed the site until correct scaffolding was erected, the site had been securely fenced and toilets and accommodation units had been provided.
- The roof replacement has resulted in a roof height in excess of 400mm higher than the original roof, not the 167mm cited by the Architect.
- An additional 5 courses of brickwork have been added to the courtyard wall above the windows with the result that they definitely look out of place.

The writer objects to the proposal as it is not possible for the work to be carried out in accordance with the Architect's drawings. Much of the work already carried out is not in accordance with the original approved drawings and this application can only make matters worse.

No objection would be raised to the building being completed on the condition that the finished building is constructed to look like the original building and matches the approved barn. This would require that the roof is lowered to the original height, the brickwork is repointed in the correct mortar and the windows and doors are replaced. An approved system for the collection and disposal of external run off water is required.

Your Officer's views

As stated in the agenda report, the increase in the roof height and the additional windows were considered to be acceptable by both the Council in determining Application 17/00326/FUL and the Inspector in dismissing the appeal. It is not considered necessary to assess those alterations now and the additional sun tunnels and amended window style are considered acceptable.

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

This page is intentionally left blank

Published 14 June, 2019

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th June 2019

Agenda item 7

Application Ref. 19/00065/FUL

87 St Bernards Road & Land adjacent 2 Viggars Place

The application has now been **withdrawn**.

This page is intentionally left blank

Published 14 June, 2019

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th June 2019

Agenda item 9

Application Ref. 19/00332/FUL

Land to the West of Newcastle Road (A53), Blackbrook

Since the main agenda report was published, a plan detailing visibility splays at the site access has been provided.

In addition a further 14 representations have been received. The comments made are already referred to within the main agenda report.

Your Officer's views

The views of the Highway Authority have been sought on the submitted plan and will be reported if received.

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

This page is intentionally left blank

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th June 2019

Agenda item 9

Application Ref. 19/00332/FUL

Land to the West of Newcastle Road (A53), Blackbrook

The views of the Highway Authority have not been received in response to the submitted plan showing visibility splays at the site access. As such it is not known whether the plans address reason 2 of the recommendation as set out in the main agenda report.

To ensure that the Highway Authority have a reasonable amount of time to consider and provide comments on the plan in question it is your Officer's opinion that the recommendation should be changed as follows:

Subject to

(a) Should the Highway Authority remove their objection by no later than 27th June the Head of Planning given the delegated authority to REFUSE the application for the following reasons;

- 1. The proposed development is in an unsuitable location within the open countryside away from services and facilities and without safe and convenient access to public transport. Whilst the Local Planning Authority recognises that there is an identified and unmet need for a further gypsy and traveller pitch in the period between 2014 and 2019, and a further 6 pitches in the period between 2019 and 2034 the benefits arising from the proposed development do not outweigh identified harm. The proposed development would therefore be contrary to Policy CSP7 of the Core Strategy and national policy within the Planning Policy for Traveller Sites, saved policy N20 of the Local Plan and the guidance of the National Planning Policy for Traveller Sites and the National Planning Policy Framework.**
- 2. The applicant has failed to demonstrate that the residents of the site will not be adversely affected by the impact of noise from the A53 and the nearby pumping station and as such the proposal is contrary to the guidance of the National Planning Policy for Traveller Sites and the National Planning Policy Framework.**
- 3. The applicant has failed to demonstrate that the proposed development will not have an adverse impact on Wellings, a critical groundwater source used for public water supply to the local area and is vulnerable to surface influences, contrary to the guidance of the National Planning Policy Framework.**

(b) Should the Highway Authority maintain their objection or not respond by 27th June the Head of Planning given the delegated authority to REFUSE the application for the reasons 1-3 above and the following additional

reason as amended to reflect the views of the Highway Authority if necessary;

The applicant has failed to demonstrate that the existing access is suitable for the proposed development and that the visibility splays achievable from the site are appropriate for the speed of traffic and that the development will not, therefore, result in an adverse impact on highway safety. As such the proposal is contrary to the guidance of the National Planning Policy Framework.

Published 14 June, 2019

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th June 2019

Agenda item 10

Proposed Article 4 Direction for Maer Conservation Area

The **Conservation Advisory Working Party** has considered the report and resolved at its meeting on 4th June that “it was supportive of the proposed Article 4 direction and its scope, which is an appropriate recognition of the contribution made by walls and boundary features to the character and appearance of this conservation area and the desirability of bringing alterations to these features within the scope of planning control”.

This page is intentionally left blank

Published 14 June, 2019

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th June 2019

Agenda item 11

**Applications for Financial Assistance from the Conservation and Heritage Fund for
Betley Court, Main Road, Betley (Ref: 19/20001/HBG)**

The **Conservation Advisory Working Party** recommends that this grant (£3,260) is offered to the applicant, subject to the standard conditions.

This page is intentionally left blank