

Public Document Pack

Date of meeting Tuesday, 3rd December, 2019
Time 7.00 pm
Venue Lancaster Buildings - Lancaster Buildings, Newcastle, Staffs
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

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|---|---|-----------------|
| 4 | APPLICATION FOR MAJOR DEVELOPMENT - HAMPTON'S SCRAP YARD AND ADJACENT FIELD, KEELE ROAD. PERSIMMON (NORTH WEST) LTD. 19/00623/REM | (Pages 3 - 6) |
| 7 | APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF DEANS LANE AND MOSS GROVE, RED STREET. PERSIMMON HOMES (NORTH WEST). 19/00772/FUL | (Pages 7 - 8) |
| 8 | APPLICATION FOR MAJOR DEVELOPMENT - COMPOUND C AND COMPOUND E, LYMEDALE CROSS. CAISSON IM PROPERTIES. 18/00997/FUL | (Pages 9 - 10) |
| 9 | APPLICATION FOR MINOR DEVELOPMENT - 20 SIDMOUTH AVENUE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 19/00708/DEEM4 | (Pages 11 - 12) |

Members: Councillors S. Burgess, Mrs J Cooper, S. Dymond, 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.

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

SUBSTITUTE MEMBER SCHEME (Appendix 9, Section 4 of Constitution)

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members: M. Holland S. Sweeney
 K.Owen G White
 B. Panter I. Wilkes
 K. Robinson

If you are unable to attend this meeting and wish to appoint a Substitute to attend in your place you need to:

- Identify a Substitute member from the list above who is able to attend on your behalf
- Notify the Chairman of the Committee (at least 24 hours before the meeting is due to take place) NB Only 2 Substitutes per political group are allowed for each meeting and your Chairman will advise you on whether that number has been reached

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.

Published 29 November, 2019

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd December 2019

Agenda Item 4a

Application Ref. 19/00623/REM

Hamptons Scrapyard and adjacent field, Keele Road

Since the publication of the main agenda report the applicant has submitted further information in response to the comments of the Environmental Health Division about the requirement identified in the submitted noise assessment to keep windows shut in areas of the development to achieve appropriate internal noise levels in habitable areas. An Overheating Analysis and a letter have been provided which seek to demonstrate that the issue of overheating arising from the mitigation measures that are required to address noise is not significant. The response of the Environmental Health Division to this additional information has not yet been received and will be reported.

The **RECOMMENDATION** remains as set out in the main agenda report that;

Subject to confirmation from the Environmental Health Division that they have no objections, PERMIT subject to the conditions listed in the report.

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Published 3 December, 2019

SECOND SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd December 2019

Agenda Item 4b

Application Ref. 19/00623/REM

Hamptons Scrapyard and adjacent field, Keele Road

Following consideration of the additional information submitted (Overheating Analysis and a letter) the **Environmental Health Division** has confirmed that their objection is withdrawn.

The **RECOMMENDATION** is amended as follows;

PERMIT subject to the conditions listed in the main agenda report.

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Published 29 November, 2019

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd December 2019

Agenda Item 7a

Application Ref. 19/00772/FUL

Land off Deans Lane and Moss Grove, Red Street

Since the publication of the main agenda report the applicant has **WITHDRAWN** the application.

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Published 29 November, 2019

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd December 2019

Agenda Item 8a

Application Ref. 18/00997/FUL

Compound C and Compound E, Lymedale Cross

Since the publication of the main agenda report the applicant has declined to provide further details regarding the proposed facing materials of the proposed buildings but they have confirmed that they envisage using similar colours and configuration of cladding panels to those of neighbouring units. They request that the details are secured by condition.

Officers Comments

Whilst your officers wanted to secure full and precise details of facing and roofing materials prior to a decision being made, including the colour and configuration of the cladding panels (which would break up the façade of the proposed buildings), it is accepted that a condition can secure these details by revising the wording of condition 3 of the recommendation.

The RECOMMENDATION is revised as follows;

A. Subject to the applicant first entering into a Section 106 obligation by the 8th February 2020 to secure a contribution sum of £2,407 towards Travel Plan monitoring, PERMIT the application subject to conditions relating to the following matters:-

1. **Standard Time limit for commencement of development**
2. **Approved plans**
3. **Submission and approval of facing and roofing materials – similar colour and style to adjacent buildings.**
4. **Boundary treatments for Site A**
5. **Revised Travel Plan Framework clearing this**
6. **Provision of access, parking, turning and servicing areas**
7. **Details and provision of access, layout and signage of the Overspill Parking Area**
8. **Cycle storage provision**
9. **Submission and approval of a Construction Management Plan (CMP)**
10. **Provision of replacement 65 space car park adjacent to Site B**
11. **Prior approval of external lighting**
12. **Electric vehicle charging provision**
13. **Prior approval of noise impacts from plant and machinery**
14. **Prior approval of noise impacts from HGV loading and unloading areas**
15. **Land contamination investigations and mitigation measures**
16. **Construction and demolition hours**
17. **Submission and approval of Surface Water Drainage Strategy**

B. Should the matters referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

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Published 29 November, 2019

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd December 2019

Agenda Item 9a

Application Ref. 19/00708/DEEM4

20 Sidmouth Avenue

Since the publication of the main agenda report the applicant has submitted an amended plan which omits one of the parking spaces to unit 1 which was shown within the root protection area (RPA) of trees within Station Walk. The **Landscape Development Section** have commented that subject to the applicant confirming that the driveway to this unit where it lies within the RPA of the trees can be constructed with a no-dig technique and without changes in levels their objection in this regard will have been suitably addressed. The applicant has confirmed that to be the case. They state that their other concerns remain however, and these have been addressed within the main agenda report.

One parking space would remain following the amendments and due to the length of the driveway there would be sufficient space on site for at least a further three vehicles.

Further consideration has been given to the integral garages included within the proposed new build dwellings. The report indicates that the garages could not be counted as a parking space and this view remains as regards the garage to the individually designed dwelling. The dimensions of the garages to the pair of dwellings are 3m by 5.95m which is marginally short of the standard set in Manual for Streets which is 3m by 6m. Upon reflection it is considered that these garages could be counted as a parking space giving these two dwellings two parking spaces.

At least two parking spaces are therefore provided on plot for 3 of the 4 dwellings proposed within the application, with just one space for one of the dwellings (5 beds) and as such the level of parking for this dwelling is limited. It, however, remains your Officer's view that no significant detriment to highway safety would arise due to the highly sustainable location of the site.

The **RECOMMENDATION** is therefore amended as follows:

PERMIT subject to conditions listed in the main agenda report and the following additional conditions:

- **No-dig construction and no levels changes to the driveway to unit 1 where it lies in the RPA of trees within Station Walks.**
- **The garages to units 3 and 4 are to be retained for parking of vehicles and cycles.**

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