

Public Document Pack

Date of meeting Tuesday, 12th October, 2021

Time 7.00 pm

Venue Astley Room - Castle

Contact Geoff Durham 742222



**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 MINOR DEVELOPMENT - LANCASTER BUILDINGS, HIGH STREET, NEWCASTLE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 21/00613/DEEM3 & 21/00614/LBC | (Pages 3 - 4) |
| 6 | APPLICATION FOR OTHER DEVELOPMENT - ADJACENT 68 WESTMORLAND AVENUE. CLOUGH HALL ROAD, KIDSGROVE. CK HUTCHISON NETWORKS (UK) LTD. 21/00824/TDET | (Pages 5 - 6) |
| 7 | APPLICATION FOR OTHER DEVELOPMENT - FORMER CIVIC OFFICES, MERRIAL STREET, NEWCASTLE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 21/00908/DEM | (Pages 7 - 8) |
| 9 | LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2 | (Pages 9 - 10) |

Members: Councillors Andrew Fear (Chair), Marion Reddish (Vice-Chair), Silvia Burgess, Dave Jones, Sue Moffat, Gillian Williams, John Williams, Jennifer Cooper, Helena Maxfield, Paul Northcott, Mark Holland and Kenneth Owen

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:-

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email webmaster@newcastle-staffs.gov.uk.

www.newcastle-staffs.gov.uk

Substitute Members: Simon Tagg Sylvia Dymond
 Barry Panter Mike Stubbs
 Stephen Sweeney June Walklate
 Bert Proctor

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.

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
12th October 2021

Agenda item 4

Application ref: 21/00613/DEEM3 & 21/00614/LBC

Address: Lancaster Buildings, High Street, Newcastle-Under-Lyme Borough Council

Since the publication of the main agenda report the formal consultation response of the **Conservation Advisory Working Party (CAWP)** has been received. The Working Party's comments are summarised below:

- The Working Party considered that the scheme design was an improvement on the previous design. Whilst some of the group had no objections, concerns were raised about the detail and quality of proposal and that any gates would be visually intrusive and no gates at all would be the best solution for the building.
- The group noted that the stainless steel gate and housing was considered acceptable in principle but there was concern over its robustness and finish and that it should not be galvanised or powder coated as this would potentially degrade rapidly and would look unsightly causing harm to the visual significance of the listed building a that a brass type finish was considered more appropriate.
- The Working Party felt that the proposed design does not currently show enough detail around the join of the two gates, which will probably need to be more robust and It was suggested that the join where the gates meet could be asymmetrical.
- Details of the locking mechanism and how the difference in levels will be dealt with at the step is not shown on the current drawings and needs consideration.
- The Working Part also felt that a ramp could be considered at this time.

Officer Comments

The concerns raised by the CAWP are noted and it is not contested that there would be some harm to the significance of the building as a result of the development, however this harm is considered to be less than substantial. With regards to the concerns relating to the proposed materials, joining details and locking mechanism, it is considered that conditions can be used in this instance to control the finer details of the proposal.

Given the public benefits of the proposal and subject to the use of conditions, it is considered on balance that the proposal is acceptable and would be in accordance with the requirements of both local and national policies.

The creation of the ramp for the property falls beyond the scope of this current development, however this could be considered in a subsequent application.

REVISED RECOMMENDATION

A) Application 21/00613/DEEM3

Approve subject to conditions relating to the following:

- **Time limit**

- **Approved plans**
- **Submission of details of shutter housing, materials, joining of gates and locking mechanism**

B) Application 21/00614/LBC

Grant consent subject to conditions relating to the following:-

- **Time limit**
- **Approved plans**
- **Submission of details of shutter housing, materials, joining of gates and locking mechanism**

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th October 2021

Agenda item 6

Application ref: 21/00824/TDET

Address: Land Adjacent 68 Westmorland Avenue, Kidsgrove

Since the publication of the main agenda report the formal consultation response of the **Environmental Health Division (EH)** has been received. EH have raised no objections to the proposal subject to a condition relating to the control of construction hours.

Officer Comments

Whilst EH have requested a condition to control construction hours, it is not possible to impose conditions on this type of application.

The RECOMMENDATION remains as set out in the main agenda

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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th October 2021

Agenda Item 7

Application Ref. 21/00908/DEM

Former Civic Offices, Merrial Street

Since the publication of the main agenda report, the views of the **Environmental Health Division** have been received. No objections are raised subject to a condition restricting demolition hours.

Revised recommendation

- (a) That the Committee determine that PRIOR APPROVAL is REQUIRED**
- (b) Should the decision on (a) be that prior approval is required, the recommendation is to grant that approval, the works having to be carried out in accordance with the approved details, except to the extent that the LPA otherwise agree in writing and subject to a condition restricting the demolition hours to between 0800 and 1800hours Monday to Friday and 0800 to 1300 hours on Saturday with no working on a Sunday or public holiday.**

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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th October 2021

Agenda Item 9

Application Ref. 17/00186/207C2

Land at Doddlespool, Betley

Since the publication of the main agenda report, your officers have carried out a site visit with the **Environment Agency (EA)**.

The track remains unfinished and your officers are of the opinion that the track will not be completed by the 1st November 2021, as required by condition 6 of the latest planning permission, reference 21/00286/FUL.

Further discussions with the EA are now necessary following the site visit to establish the next course of action. A further site visit will also be necessary in early November.

Recommendation

That a further update report be presented to members at the 9th November 2021 planning committee.

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