

Public Document Pack

Date of meeting Tuesday, 9th November, 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 AGENDA

PART 1 – OPEN AGENDA

- 6 APPLICATION FOR OTHER DEVELOPMENT - LAND (Pages 3 - 4)
ADJACENT LONDON ROAD, NEWCASTLE. CK HUTCHISON
NETWORKS (UK) LTD. 21/00898/TDET
- 12 LAND AT DODDLESPOOL, BETLEY. 17/00186/207C2 (Pages 5 - 6)
- 13 LAND SOUTH OF HONEYWALL LANE, MADELEY HEATH. MR (Pages 7 - 8)
CHRIS ANDREWS. 21/00972/DOB

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:-

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

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email webmaster@newcastle-staffs.gov.uk.

www.newcastle-staffs.gov.uk

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
9th NOVEMBER 2021

Agenda item 6

Application ref: 21/00898/TDET

Land adjacent London Road, Newcastle

Since the publication of the main agenda report the comments of the **Highway Authority** have been received. They have no objection to the application.

The RECOMMENDATION remains as set out in the main agenda.

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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
9th November 2021

Agenda Item 12

Application Ref. 17/00186/207C2

Land at Doddlespool, Betley

Since the publication of the main agenda report the land owner has confirmed that the remaining 150 metres or 25% of the track, has now been finished. However, the whole of the track still needs to be top dressed and drainage pipes will need to be incorporated into the track. Therefore the works are not complete.

Condition 6 of the planning permission, 21/00286/FUL, sets out that:

The importation of all material associated with the construction and completion of the track shall cease by 1st November 2021.

Your officers have held a meeting with the **Environment Agency (EA)**, who have advised that there is enough appropriate material on the land to complete the track. Therefore, there is no requirement for the land owner to vary condition 6 of planning permission 21/00286/FUL because he does not need to import any more material onto the land to complete the track. The landowner will now be advised of this.

All conditions of planning permission 21/00286/FUL remain in force.

Recommendation

That the information be received.

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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
9th November 2021

Agenda item 13

Application ref: 20/00972/DOB

Address Land South of Honeywall Lane, Madeley Heath

Since the publication of the main agenda report **Madeley Parish Council** has confirmed that the specific projects and proposals for the improvement and enhancement of the public open space (POS) at Heath Row in Madeley Heath, are;

- Install railings around the current play area;
- Additional play equipment;
- Football goalposts on the play area; and
- Pictorial information boards explaining the paths and fauna and flora of the adjacent 'Heath Wood'.

The public realm improvements that have been identified to a parcel of land adjacent to the Crewe Arms Public House, in Madeley Heath, are for a new bench and lighting infrastructure for things such as Christmas lights etc.

As set out in the main agenda report the specific projects for improvements to the Heath Row play area are acceptable and in accordance with the NPPF, the Council's adopted Developer Contribution SPD and Open Space Strategy. However, the suggested public realm improvements would not be in accordance with paragraph 57 of the NPPF because it is not considered necessary to make the development acceptable in planning terms.

Your officers have also been made aware of an error in the main agenda report. The applicant is offering £83,110 towards secondary school places at Madeley High School, rather than 80,726, as set out in their financial viability statement (briefing note). Therefore, the recommendation is now revised accordingly.

RECOMMENDATION is therefore revised as follows;

A) That the application to modify the S106 agreement, to change the red edge site boundary and to secure a financial contribution of £83,110 towards secondary school places at Madeley High School, Madeley, a contribution of £80,000 towards the maintenance and improvement of public open space at the playground facilities at Heath Row, Madeley Heath and a review mechanism of the scheme's ability to make a more or fully policy compliant contribution to education places, off site public open space and/ or affordable housing, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution if then found financially viable, be approved.

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