

Public Document Pack

Date of meeting Tuesday, 7th December, 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

- | | | |
|----------|--|------------------------|
| 4 | APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE NORTH EAST OF ECCLESHALL ROAD, SOUTH EAST OF PINWOOD ROAD AND NORTH WEST OF LOWER ROAD, HOOK GATE. VERVE SHREWSBURY LTD. 21/00393/FUL | (Pages 3 - 4) |
| 5 | APPLICATION FOR MAJOR DEVELOPMENT - NEWCASTLE-UNDER-LYME COLLEGE, KNUTTON LANE. IAN HOOKWAY, NEWCASTLE AND STAFFORD COLLEGE. 21/00705/FUL | (Pages 5 - 6) |
| 6 | APPLICATION FOR MAJOR DEVELOPMENT - LAND AT NEW ROAD, MADELEY. DUCHY HOMES LIMITED; 21/00866/FUL | (Pages 7 - 8) |
| 7 | APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF PEPPER STREET KEELE. SEDDON HOMES. 21/00952/FUL | (Pages 9 - 10) |
| 8 | APPLICATION FOR OTHER DEVELOPMENT - KIDSGROVE RAILWAY STATION, STATION ROAD, KIDSGROVE. EE LTD. 21/01006/TDET | (Pages 11 - 12) |

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)

Contacting the Council:

Switchboard 01782 717717 . Text 07800 140048

Email webmaster@newcastle-staffs.gov.uk

www.newcastle-staffs.gov.uk

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	

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
7TH DECEMBER 2021

Agenda item 4

Application ref: 21/00393/FUL

Land to the north east of Eccleshall Road, south east of Pinewood Road and north west of Lower Road, Hook Gate

Since the publication of the main agenda report the further comments of the **Landscape Development Section (LDS)** have been received. A summary of their comments is as follows:

- The level of detail and precision of the plans is poor. Not all relevant tree stems appear to have been shown, crown spreads are not accurately represented, and RPAs are vague. It is not possible to corroborate that the proposed tree protection is achievable.
- All retained trees are an integral part of the design and should be protected accordingly including all categories of trees and trees growing in adjacent properties.
- The scheme appears to indicate that retaining walls are proposed within the Construction Exclusion Zone which would almost certainly not be acceptable, even with a method statement.
- Conditions requiring no dig construction within RPAs, tree protection fencing to be to BS5837:2012 figure 1 and revisions to the landscaping scheme could be conditioned, subject to submission of an Arboricultural Method Statement and details of special measures.
- The revised plot 5 is a considerable improvement but without the information in point 1 above it is not possible to comment.

Officer response

Although the LDS have some concerns regarding the lack of detail and the indication that retaining structures are proposed within the Construction Exclusion Zone, similar concerns were raised in relation to the extant consent. Officers were satisfied at that time that any concerns could be addressed through the imposition of conditions and subject to similar conditions now, it is not considered that there would be any significant adverse impact on the trees.

The RECOMMENDATION remains as set out in the main agenda.

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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
7TH DECEMBER 2021

Agenda item 5

Application ref: 21/00705/FUL

Newcastle-under-Lyme Collage, Knutton Lane, Newcastle

Since the publication of the main agenda report the further comments of the **Lead Local Flood Authority (LLFA)** have been received. A summary of their comments is as follows:

- Before conditions can be recommended, certainty is needed as to whether there is a viable strategy for the management of surface water to ensure the building is not going to flood. The following is required: a viable point of discharge, agreement that the existing point of discharge is acceptable, that any existing drainage infrastructure is considered as part of the new strategy and new flows can be accommodated in the existing network and that appropriately sized storage can be accommodated on site.
- The provided calculations do not correspond to the proposed drainage strategy provided and are not detailed enough to explain how the surface water will be managed on site.
- The new drainage system is going to remove an existing pipe so an assessment is required of how the flows previously being conveyed into this pipe are being accounted for in the new strategy, in addition to the extra impermeable area being added as part of the new development.
- More detail is required on the proposed attenuation storage by demonstrating how the loss of storage from the removed permeable paving will be incorporated into the storage requirements for the new development in addition to the new storage requirements provided and how it will be connected into the drainage network if infiltration is proposed.
- While it is understood that step free access to the building is required to obtain Sport England funding, it needs to be ensured that the building is safe from flooding. In order to understand how the construction will 'prevent any surface water flooding in this area', a MicroDrainage model of the proposed drainage network and exceedance plans are required.
- Clarification is required regarding a particular section of pipe and the path of the drainage.

Officers Comments

In the circumstances, it is considered reasonable to allow the applicant a further opportunity to address all of the concerns of the LLFA and seek their views on any additional information received.

Amended Recommendation

That a decision on the application be deferred until the 4th January meeting, to allow additional information to be submitted and the views of the LLFA to be obtained and for such views to be taken into consideration by the Planning Committee in its decision.

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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
7th December 2021

Agenda Item 6

Application Ref. 21/00866/FUL

Land off New Road, Madeley

Since the publication of the main agenda report the applicant has submitted a revised site plan which proposes a number of minor changes to the design and siting of certain plots. The proposed changes seek to ensure that constraints posed by trees and levels are better reflected in the design.

The views of **Madeley Parish Council**, along with the **Landscape Development Section**, now need to be sought on the amended plans.

Amended Recommendation

That a decision on the application be deferred until the 4th January meeting, to allow the views of Madeley Parish Council and the Landscape Development Section to be obtained and for such views to be taken into consideration by the Planning Committee in its decision.

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FIRST SUPPLEMENTARY REPORT
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7TH DECEMBER 2021

Agenda item 7

Application ref: 21/009526/FUL

Land off Pepper Street, Keele

Since the publication of the main agenda report a revised site layout plan has been submitted amending the position and type of affordable housing.

The layout plan now proposes four 2 bed properties (plots 82 to 86) and two 3 bed properties (plots 23 and 24) as the affordable housing units. As such it is no longer the case that all the units are grouped together. What is proposed is now very similar to what has already been approved and is considered to be acceptable

The RECOMMENDATION remains as set out in the main agenda.

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FIRST SUPPLEMENTARY REPORT
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7TH DECEMBER 2021

Agenda item 8

Application ref: 21/01006/TDET

Kidsgrove Railway Station, Station Road, Kidsgrove

Since the publication of the main agenda report the comments of the **Canal & River Trust** have been received. A summary of their comments is as follows:

- The canal cutting slope is retained in this location by a high retaining wall. It is not clear from the submitted plans how much of the site is sloping, its proximity to the retaining wall, or the height of the retaining wall adjacent to the site though it appears to be significant.
- The failure of the canal cutting slope in this location would be detrimental to the safe operation of the navigation.
- Consideration of the foundation arrangements will be needed to assess land stability and the suitability of development with regard to ground conditions.
- These are material planning considerations as set out in the NPPF.
- The canal and towpath will need to be protected during the works, particularly from falling debris and silty runoff.
- For these reasons the proposal has the potential to detrimentally affect the structural stability of the canal's infrastructure.
- The proposal would have some visual impact on the Conservation Area.

Officer response

While it is the case that the NPPF states that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination, this is not an application for planning permission. It is an application for a determination as to whether prior approval is or is not required for the siting and appearance of the development and if prior approval is required, a determination as to whether it should be granted.

The Local Planning Authority is only able to consider the visual impact of the proposal in terms of its siting and design and therefore the impact of the installation on the structural stability of the canal's infrastructure cannot be considered. This is a matter for the Canal & River Trust to raise with the applicant.

The impact of the development on the Conservation Area has been considered in the agenda report and given the existing development at the Station, it is not considered that the proposal would have any adverse impact on its character and appearance. The Council's Conservation Officer has no objections to the proposal.

The RECOMMENDATION remains as set out in the main agenda.

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