

PLANNING COMMITTEE

Tuesday, 22nd January, 2013

Present:- Councillor Andrew Fear – in the Chair

Councillors Miss Baker, Boden, Cairns, Clarke, Hambleton, Mrs Hambleton, Howells, Jones, Matthews, Miss Reddish, Stringer, Studd and Sweeney

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Williams and Mrs G Williams.

2. DECLARATIONS OF INTEREST

There were none.

3. RETENTION OF USE OF LAND FOR CAR SALES, SALE OF MOTORCYCLE ACCESSORIES AND SERVICE, REPAIR AND MOT TESTING OF MOTORCYCLES. DX MOTORCYCLES, SWIFT HOUSE, LIVERPOOL ROAD, CROSS HEATH. AUTO ACCEPT FINANCE. 12/00770/FUL

Resolved:- That permission be granted subject to the undermentioned conditions:-

- (i) Approved plans/drawings documents.
- (ii) Access, parking, servicing and turning areas.
- (iii) No cars to be parked on the front parking area if the temporary permission is implemented at any time.
- (iv) Car sales to operate Monday to Saturday only and for the hours that are currently permitted (under planning permission 09/00548/COU).
- (v) Continuation of existing one way system around the site.

4. NEW METAL STORAGE CONTAINER. AUDLEY COMMUNITY CENTRE, NANTWICH ROAD, AUDLEY. AUDLEY MEDIEVAL SOCIETY. 12/00203/FUL

Resolved:- That permission be granted subject to the undermentioned conditions:-

- (i) Standard time limit condition.
- (ii) Commencement of development.
- (iii) Approved plans.
- (iv) Prior approval of the exterior colour of the container.

5. RETENTION OF ALTERATIONS TO AGRICULTURAL ACCESS AND LAYING OF HARDSTANDING TO PROVIDE ACCESS TO AN AGRICULTURAL BUILDING. NEW FARM, LONDON ROAD, KNIGHTON. BRERETON FARMS. 12/00784/FUL

Resolved:- (a) That permission be granted subject to the undermentioned conditions:-

- (i) The access widened (kerb dropped) to the width of the existing gates within 3 months of the date of this decision.
- (ii) Retention of the access/parking and turning areas for the life of the development.
- (iii) The gates shall open inwards away from the highway.
- (iv) The access shall only be used for agricultural vehicles and two vehicles with associated trailers of not more than 3.5 tonnes in association with the agricultural building which the access serves.

(b) That the Highway Authority be requested to investigate the appropriateness of installing signs on either side of the access warning of the possibility of HGVs entering and leaving the site.

6. QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO

Consideration was given to the above quarterly report updating Members on those applications where the Head of Planning and Development had exercised his delegated authority to extend time periods within which planning obligations could be secured rather than refusing to grant planning permission.

The following planning application were specifically referred to in the officer's report and supplementary report to the Committee:-

- (i) 11/00234/FUL - Residential Development at the Former Silverdale Goods Yard

The officers advised of delays in forwarding the S106 Agreement to all parties for signature. A final version of the Agreement had now gone out and the Head of Planning and Development had further extended the period of time for completion to 4 February 2013.

- (ii) 12/00127/OUT – Residential Development on Land Off West Avenue, West of Church Street and Congleton Road and North of Linley Road, Butt Lane

The officers advised of delays on completing this Agreement explaining that the Head of Planning and Development had further extended the period to 7 February 2013.

- (iii) 12/00301/FUL - Detailed Dwelling on Plot 34 Eastwood Rise, Madeley Park Wood

It was indicated that the Section 106 Agreement had been completed following which planning permission had been granted albeit outside of the 8-week statutory determination period.

- (iv) 12/00512/FUL – Residential Development of the Former Thistleberry House, Residential House, Keele Road, Newcastle

It was indicated that the Section 106 Agreement had been completed following which the planning permission had been issued albeit outside of the 8 week statutory period. Furthermore, as a consequence of the issuing or planning permission 12/00512/FUL the appeal against the Council's decision

to refuse to grant planning permission with respect to application 12/00466/FUL had been withdrawn.

Resolved:- (a) That the report be noted.

(b) That the Head of Planning and Development continue to report on a quarterly basis on the exercise of his authority, to extend the period of time for an applicant to enter into Section 106 Obligations, and of any similar decisions made by the Chairman and Vice-Chairman.

(c) That further details of the reasons for delays in completing the S106 Agreement in respect of planning application 11/00284/FUL and 12/00127/OUT be forwarded to all members of the committee.

7. APPEAL DECISION - FIRST FLOOR REAR EXTENSION AT 5 ASHCROFT ROAD, WOLSTANTON. MR M DUBOIS. 12/00351/FUL

It was agreed that an appeal lodged against the Council's decision not to grant permission for the above development had been allowed by the Planning Inspectorate.

Resolved:- That the decision be noted.

8. APPEAL DECISION - DETACHED DWELLING AT 212 SEABRIDGE LANE, SEABRIDGE. MR M COUPE. 12/00137/FUL

It was reported that an appeal lodged against the Council's decision not to grant planning permission for the above development had been dismissed by the Planning Inspectorate.

Resolved:- That the decision be noted.

9. DISCLOSURE OF EXEMPT INFORMATION

Resolved:- That the public be excluded from the meeting during consideration of the following item because it is likely that there will be disclosure of exempt information as defined in paragraphs 1, 2 and 6 in Part 1 of Schedule 12A of the Local Government Act 1972.

10. QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED

The Committee considered a report updating Members on progress made on those cases where enforcement actions had been authorised either by the Planning Committee or in the exercise of powers delegated to the Head of Planning and Development.

Resolved:- (a) That the information be received.

(b) That verbal and/or written reports on enforcement cases 02/00034/207 and 06/00063/207 be given at the meeting of this committee on 5 February 2013.

OUNCILLOR ANDREW FEAR
Chair