

PLANNING COMMITTEE

Tuesday, 13th November, 2012

Present:- Councillor Andrew Fear – in the Chair

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

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Howells.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES OF PREVIOUS MEETINGS

Resolved:- That the minutes of the meetings of this committee held on 2 and 23 October 2012 be approved as correct records.

4. APPLICATION FOR MAJOR DEVELOPMENT - RETAIL DEVELOPMENT AT THE FORMER HIGHGATE WORKS, BROWNHILLS ROAD, TUNSTALL. NORCROSS ESTATES LTD AND OPTIMISATION DEVELOPMENTS LTD. 348/192

The committee was invited to make comments on the above application that was to be determined by Stoke-on-Trent City Council.

The committee was advised that comments were required to be submitted to the City Council by not later than 14 November 2012.

Resolved:- That Stoke-on-Trent City Council be advised that the Borough Council objects to the application on the grounds that there are available and suitable preferable sites, namely Blackfriars Bakery, Ryecroft and the former Cannons site in Newcastle that could accommodate respectively all or part of the non-food and drink elements of the proposed scheme. The proposal fails to comply with national planning policy in terms of the sequential approach therefore. In the event that the City Council resolve to approve the application, the Borough Council requests that consideration be given to the imposition of a condition requiring Morrisons to be the first occupier of the foodstore and that they occupy the building for a period of 5 years.

5. APPLICATION FOR MAJOR DEVELOPMENT - RESIDENTIAL DEVELOPMENT AND NEW ACCESS OFF KEELE ROAD. FORMER THISTLEBERRY HOUSE RESIDENTIAL HOME, KEELE ROAD, NEWCASTLE. TAYLOR WIMPEY NORTH MIDLANDS. 12/00512

Resolved:- (a) That subject to the applicant entering into S106 obligations by agreement by 7 January 2013 to secure the following:

- (i) Security in perpetuity provision of 9 of the dwellings as affordable housing, with such provision in terms of unit type and tenure to be agreed by the Local Planning Authority.
- (ii) A financial contribution of £26,224 towards the Newcastle (Urban) Transport and Development Strategy (NTADS).
- (iii) A financial contribution of £108,891 towards public open space improvement.
- (iv) A financial contribution of £88,248 towards the provision of education facilities.

Permit subject to conditions relating to the following matters:

- (1) Standard Time limit condition.
- (2) Approved plans/drawings/documents.
- (3) External facing and roofing materials.
- (4) Details of boundary treatments.
- (5) Construction method statement including dust control/mitigation – Environmental.
- (6) Recommendations of Contaminated Land Phase 1 Desk Top Study.
- (7) Details of design measures to achieve acceptable internal noise levels in dwellings.
- (8) Approval of waste and recyclables storage and collection details and although bin collection points are not mandatory, prior approval is required should the developer wish to have them.
- (9) Landscaping scheme including soft hard landscaping details.
- (10) Tree works to be undertaken in accordance with tree reports.
- (11) Arboricultural impact assessment and arboricultural method statement including any proposed landscaping works to the rear gardens.
- (12) If the trees within plots 2 and 4 are removed within 5 years of occupation of these dwellings, a replacement to the approval of the LPA shall be agreed.
- (13) Prior to commencement details of:-
 - Minimum width of 5.5m for the entrance for 10m from the carriageway of Keele Road.
 - 6m radius kerbs.
 - Give way road markings.
 - Tactile pedestrian crossing points and implementation.
- (14) Closing of redundant Keele Road access.
- (15) Prior to commencement details of:
 - Area for adoption.
 - Details of construction.
 - Street lighting.
 - Drainage details.
- (16) Prior to commencement details of 2m wide footway/service verge across plots 16 to 21.
- (17) Drive length for plots 1, 2 and 5.
- (18) Retention of garages/car ports for parking of motor vehicles and cycles.
- (19) Construction method statement - Highways.
- (20) Surface water interceptors.
- (21) Bat survey and implementation of its recommendations should the building not be demolished within 6 months.
- (22) Installation of gates to rear paths and provision of boundary gate to the path to rear of plots 18 to 20.
- (23) Prior approval of either a 2 metre high wall or 2.4m composite boundary treatment and associated landscaping between plots 21 and 22 and its retention/replacement for the life of the development.

- (24) Removal of property's permitted development rights for extensions on identified plots.
- (25) Finished levels in accordance with plans.
- (26) Retention of proposed landscaping along Greenock Close frontage and removal of permitted development rights for additional hardstanding on this frontage.
- (27) Construction traffic to use Keele Road Access.
- (28) Drainage plan relating to surface water and foul sewage as recommended by Severn Trent Water.

(b) That should the matters referred to in (i), (ii) and (iv) above not be secured within the above period, the Head of Regeneration and Planning Services be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure the provision of adequate affordable housing, adequate public open space, measures to ensure that the development achieves sustainable development outcomes or provision for education as applicable, or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

- (c) That with respect to the appeal against refusal of the planning application 12/00466/FUL the Borough Council, should the appeal not be withdrawn, pursue the above obligations (including if necessary entering into an appropriate agreement) but otherwise does not any longer oppose the development referred to in that appeal.
- (d) That prior to approval of condition 23 above consultation be undertaken with residents and ward members.

6. **APPLICATION FOR MINOR DEVELOPMENT - ERECTION OF DETACHED DWELLING. LAND ADJ 18 SANDS ROAD, HARRISEAHEAD. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 12/00490/DEEM4**

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

- (i) Standard outline conditions regarding the timetable of submission of the reserved matters application and commencement of development.
- (ii) Approved drawings.
- (iii) Arboricultural method statement.
- (iv) Tree protection measures.
- (v) Details of boundary treatments.
- (vi) Contaminated land conditions.
- (vii) Prior approval of foul and surface water drainage.
- (viii) Prior approval of surfacing materials.
- (ix) Removal of permitted development rights for outbuildings or enclosures (Part 1 Class A of the General Permitted Development Order
- (x) No dwelling to be constructed on that part of the site within the Green Belt.

7. **APPLICATION FOR MINOR DEVELOPMENT - SUBDIVISION OF GROUND FLOOR OFFICE SPACE INTO TWO OFFICES AND ERECTION OF TWO STOREY RESIDENTIAL BLOCK. SAFEX HOUSE, 46 CHURCH STREET, AUDLEY. SAFEX SUPPLIES LTD. 1200575/FUL**

It was indicated that this application had been withdrawn from the agenda.

Resolved:- That the information be received.

8. **APPLICATION FOR OTHER DEVELOPMENT - CHANGE OF USE FROM BETTING OFFICE (USE CLASS A2) TO CAFE (USE CLASS A3). 2 UPPER MARSH, MAY BANK, NEWCASTLE. MRS J DAVIS. 12/00496/FUL**

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

- (i) Standard time limit.
- (ii) Approved plans/drawings/documents.
- (iii) Hour of use restricted to 8am to 7.30pm on any day.
- (iv) The use restricted to Class A3 use only (to clarify the extent of the permission which does not include permission for a hot food takeaway, Class A5).
- (v) Control over the food types prepared and equipment used.
- (vi) Control over refuse storage and collection arrangements.
- (vii) Control over arrangements for the collection and disposal of litter resulting from the use.
- (viii) Prior approval of colour of external flue to fume extraction system and implementation in accordance with the approved details.
- (ix) Prior approval of the kitchen ventilation system.
- (x) Cessation of cooking in the event of an extraction failure.
- (xi) Control over the installation of air cooling/air extraction equipment
- (xii) Control over food and grease debris from entering the drainage system.

COUNCILLOR ANDREW FEAR
Chair