

PLANNING COMMITTEE

Tuesday 23 October 2012

Present:- Councillor A Fear – in the Chair

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

Councillor Mrs Winfield in attendance during consideration of planning application 12/00475/FUL only.

1. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Hambleton.

2. **DECLARATIONS OF INTEREST**

There were none.

3. **MINUTES OF PREVIOUS MEETING**

Resolved:- That the minutes of the meeting of this committee held on 11 September 2012 be approved as a correct record.

4. **APPLICATION FOR MINOR DEVELOPMENT - ERECTION OF DETACHED DWELLING. PLOT 34, EASTWOOD RISE, MADELEY PARK WOOD. MR N BASKEYFIELD. 12/00301/FUL**

Resolved:- (a) That subject to the securing, by 2 November 2012, of a unilateral undertaking ceding any right to construct a bungalow on this site pursuant to planning permission TP3226, the application be permitted subject to the undermentioned conditions:-

- (i) Three year time limit.
- (ii) Approved plans.
- (iii) Materials to be as specified or otherwise agreed.
- (iv) Implementation of landscaping scheme.
- (v) Root Protection Area Plan.
- (vi) Arboricultural Impact Assessment.
- (vii) Provision of Parking and Turning Areas.
- (viii) Location of soakaways/septic tank.
- (ix) Drainage details.
- (x) Removal of permitted development rights.

(b) That in the event of the above undertaking not being received within the timescale indicated, the Head of Planning and Development be given delegated authority to refuse the application on the grounds that without such an undertaking the possibility of two dwellings being built upon the plot would exist contrary to a number of policies on residential development and development within the countryside or, if, he considers it appropriate, to extend the period of time within which the undertaking can be secured.

5. **APPLICATION FOR OTHER DEVELOPMENT - CHANGE OF USE FROM DOCTOR'S SURGERY (USE CLASS D1) TO HOT AND COLD FOOD RESTAURANT/TAKEAWAY (USE CLASS A3/A5). 123 LIVERPOOL ROAD, CROSS HEATH, NEWCASTLE. MR S SRITHARAN. 12/00475/FUL**

Resolved:- That the application be refused for the undermentioned reasons:-

- (i) Highway Safety issues resulting from on-street parking associated with the proposed use.
- (ii) Overintensification of takeaways in the locality.
- (iii) Increase in anti-social behaviour.

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

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

The following planning applications were specifically referred to in the report:-

- (i) 11/00284/FUL – Residential development at the former Silverdale Goods Yard Site

The Head of Planning and Development had agreed to an extension of time for completion of the S106 Obligation to 28 November 2012. This was considered to be ample time to enable the obligation to be completed failing which the Head of Planning and Development could decide whether to exercise his delegated authority in consultation with the Chairman and Vice-Chairman to refuse the application or to grant a further time extension.

- (ii) 11/00627/FUL – Extension to Kidsgrove Ski Slope, Bathpool Park

It was indicated that the Obligation had been completed on 7 September 2012 following which the planning permission had been issued.

- (iii) 11/00611/FUL – Demolition of existing warehouse units, distribution unit and redundant methane pumping station and construction of new retail store with ancillary refreshment facilities with new and altered car parking servicing and sewerage facilities at Wolstanton Retail Park

It was indicated that two obligations had been completed on 18 and 19 October 2012 following a decision taken by the Head of Planning and Development to extend the time period to 25 October 2012.

- (iv) 12/00127/FUL – Residential development on land off West Avenue, West of Church Street and Congleton Road and north of Linley Road, Butt Lane

It was indicated that the time period for completion on the S106 Obligation had been extended to 15 November 2012.

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

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

7. **REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2012 REVIEW**

Consideration was given to a revised report recommending that the undermentioned 11 buildings and structures be added to the Register of Locally Important Buildings and Structures:-

The Old Vicarage, Vicarage Lane, Madeley
1 & 2 Castle Lane, Madeley
School House, Newcastle Road, Madeley
The Nook and View Fields, Newcastle Road, Madeley
Scot Hay Chapel, Scot Hay (Leycett Road)
Telephone box and post office, Scot Hay (junction Leycett Road/Crackley Lane)
Shraley Brook Chapel, Shraley Brook Road, Halmerend
Miles Green Chapel, Miles Green
Wood Lane, Wesleyan Chapel, Wood Lane
Bus shelter, Bignall Hill, Bignall End
Fingerpost, junction of Great Oak and Bignall End Road, Bignall End
The Old Swan, Swan Bank, Madeley Heath

Resolved:- That the 11 buildings and structures referred to above be added to the Register of Locally Important Buildings and Structures.

8. **APPEAL DECISION - TWO STOREY REAR EXTENSION AT 72-74 WERETON ROAD, AUDLEY. 77TH AUDLEY SCOUT GROUP. 11/00632/FUL**

It was reported that an appeal against the committee's refusal to grant planning permission for the above development had been allowed by the Planning Inspectorate.

Resolved:- That the information be received.

9. **APPEAL DECISION - LANDSCAPING/MOUNDING OF 9-HOLE GOLF COURSE AT KEELE GOLF CENTRE, KEELE ROAD, KEELE. MR N WORRALL. 11/00257/FUL**

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

Resolved:- That the information be received.

10. **EXCLUSION OF THE PUBLIC**

Resolved:- That the public be excluded from the meeting during consideration of the following matter because there is likely to be disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

11. TREACLE ROW, PARKSITE, SILVERDALE

The committee considered the expediency of enforcement action in respect of a breach of planning control consisting of the erection a fence across a pedestrian link between Treacle Row and Moffatt Way in contravention of conditions 2 and 10 of planning permission 04/00047/OUT and conditions 1 and 8 of planning permission 04/01007/FUL.

Resolved:- That, having regard to the provisions of the development plan and to all other material considerations, and to the decision of the Planning Authority to refuse application 12/00023/COU, the Head of Central Services be authorised to issue enforcement and all other notices and to take and institute on behalf of the Council all such action and prosecution proceedings as are authorised by and under the Town and Country Planning Act 1990 to require the landowner to submit the required details of the link for the approval of the Local Planning Authority, carry out any further works as may be required to the link, and remove the fence obstructing the link.

**A FEAR
Chair**