

PLANNING COMMITTEE

Tuesday 2 October 2012

Present:- Councillor A Fear – in the Chair

Councillors Boden, Mrs Hambleton, Hambleton, Howells, Jones, Matthews, Miss Reddish, Studd, Sweeney, Mrs Williams and Williams

Councillor Eastwood in attendance during consideration of planning application 12/00504/FUL only.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss Baker, Cairns, Clarke and Stringer.

2. DECLARATIONS OF INTEREST

Declarations of interest were made by Councillors Mrs Hambleton and Williams in respect of planning application 12/00282/OUT (members of Aspire Board) and they left the meeting during its consideration.

3. MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the meeting of this Committee held on 21 August 2012 be approved as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT- RESIDENTIAL DEVELOPMENT AND NEW ACCESS. FORMER THISTLEBERRY HOUSE RESIDENTIAL HOME, KEELE ROAD, NEWCASTLE. TAYLOR WIMPEY NORTH MIDLANDS. 12/00466/FUL

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

- (i) The proposal would cause additional parking, congestion and reversing movements on Greenock Close resulting in unacceptable harm to pedestrians and highway safety.
- (ii) The proposal, by virtue of the removal of the hedgerow fronting onto Greenock Close and treatment of that frontage, would cause harm to the residential amenity of the occupiers of Greenock Close and because of the removal of this feature and the form of the development would not contribute towards improving the character and quality of the area and thus be contrary to the guidance contained within the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance.
- (iii) In the absence of a Section 106 Agreement securing them, 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 facilities.

5. **APPLICATION FOR MINOR DEVELOPMENT - TWO DETACHED DWELLINGS, ACCESS IMPROVEMENTS AND PROVISION OF TURNING AREA. LAND TO REAR OF 11A-19 MOORLAND ROAD, MOW COP. ASPIRE HOUSING. 12/00282/OUT**

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

- (i) The residential development of this backland site which is prominent in an elevated position would be harmful to the character and appearance of the area and would erode the landscape quality contrary to policy.
- (ii) Failure to make an appropriate financial contribution towards the Newcastle (Urban) Transport and Development Strategy (NTADS).

6. **APPLICATION FOR OTHER DEVELOPMENT - REPLACEMENT DETACHED GARAGE. THE COACH HOUSE, BUTTERTON ROAD, BUTTERTON. MRS S BRADBURY. 12/00494/FUL**

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

- (i) Standard time limit.
- (ii) Approved plans.
- (iii) Materials to match original dwellinghouse.
- (iv) Removal of existing garage within 3 months of commencement.
- (v) Submission and agreement of a plan showing roof protection areas.
- (vi) Submission and agreement of an arboricultural impact assessment and method statement.
- (vii) Submission and agreement block surfacing and edging details.
- (viii) Submission and agreement of tree protection plan.
- (ix) Removal of existing garage within 3 months of commencement.
- (x) Submission, approval and implementation of amended plans providing a hipped roof and extending bargeboards.

7. **APPLICATION FOR OTHER DEVELOPMENT - CHANGE OF USE FROM RESIDENTIAL CARE HOME TO DAY CARE CENTRE WITH ANCILLARY OVERNIGHT RESPITE CARE AND ASSOCIATED CAR PARKING. ALLENDALE HOUSE, MILEHOUSE LANE, NEWCASTLE. MS M ANDERSON. 12/00504/FUL**

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

- (i) The parking for the new use as a Day Care Centre being provided on land referred to in the existing Section 52 Agreement (relating to a permission granted in 1987) in accordance with details to be submitted and approved.
- (b) That the request to release/remove the landowner from the requirement in the existing section 52 Agreement be refused because the applicant has failed to demonstrate that adequate alternative parking could be provided in perpetuity for both the existing and the approved alternative use.

8. **APPLICATION FOR OTHER DEVELOPMENT - GREENHOUSE IN GARDEN OF HALL O 'TH' WOOD, BALTERLEY GREEN ROAD, BALTERLEY. MR A LANE. 12/00418/FUL**

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

- (i) Standard time condition.
- (ii) Approved plans.
- (iii) External materials to be as indicated in the submission.
- (iii) Glazing and final details.

9. **APPLICATION FOR FINANCIAL ASSISTANCE FROM THE CONSERVATION AND HERITAGE FUND - HISTORIC BUILDINGS GRANT. CHEST TOMBS IN THE CHURCHYARD OF ST MARY'S CHURCH, MUCKLESTONE**

Consideration was given to an application for financial assistance from the above fund towards the cost of repairing four historic sandstone chest tombs in the churchyard at St Mary's, Mucklestone.

It was indicated that since submission of the application, it had been necessary, for public safety reasons, to carry out the works as a matter of urgency but that the cost of works on one of the tombs had been met privately by the family. Accordingly, the application now before the committee related to three chest tombs.

Resolved:- (a) That having regard to the special health and safety circumstances leading to the works being undertaken as referred to in a letter from the Parochial Church Council and to the fact that part of the cost had been met by relatives, a grant of £393 be approved subject to the usual standard conditions excepting that which requires no work to be carried out prior to an application being approved by the committee.

(b) That the committee re-affirms its general policy that grants will not be made where the works in question have already been undertaken.

10. **OPEN ENFORCEMENT CASES**

The Committee considered a report advising on the current position with regard to the enforcement caseload.

It was indicated that the number of open cases was currently at its lowest for a number of years and that this was providing an opportunity for officers to concentrate on older and sometimes more complex enforcement matters.

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

(b) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

11. **DISCLOSURE OF EXEMPT INFORMATION**

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 paragraphs 1, 2 and 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

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

Consideration was given to a report on providing details of progress made on cases where enforcement action had previously been authorised by the committee or under delegated powers.

Resolved:- That the information be received.

A FEAR
Chair