

PLANNING COMMITTEE

Tuesday 11th September 2012

Present:-	Councillor A Fear – in the Chair
Councillors	Miss Baker, Boden, Cairns, Clarke, Hambleton, Mrs Hambleton, Howells, Jones, Matthews, Miss Reddish, Stringer, Studd, Sweeney, Williams and Mrs Williams

1. APOLOGIES

There were no apologies.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. APPLICATION FOR MINOR DEVELOPMENT - CHANGE OF USE OF LAND THE KEEPING OF HORSES, ERECTION OF TIMBER STABLE BLOCK COMPRISING TWO STABLES, TACK ROOM AND HAY STORES AND A NEW ACCESS AND TURNING/PARKING AREA. LAND OPPOSITE WYNBROOK, WERETON ROAD, AUDLEY. MR P LOMAX. 12/00393/FUL

Resolved:- That permission be granted subject to conditions relating to the following matters:-

- (i) Commencement of the development.
- (ii) Plans referred to in consent.
- (iii) Materials to be utilised (hard landscaping, facing and roofing materials).
- (iv) External lighting.
- (v) Means of storing and disposing of stable wastes.
- (vi) Surfacing of the access.
- (vii) Parking and turning areas.
- (viii) Visibility splays.
- (ix) Set back of any gates.
- (x) Tree and hedge protection plan for the construction phase.
- (xi) Non commercial use only.
- (xii) No storage, as opposed to parking when visiting, of horse boxes and similar.
- (xiii) Jumps and similar features.

4. APPLICATION FOR MINOR DEVELOPMENT - DEMOLITION OF EXISTING CLUB BUILDING AND ERECTION OF 9 DWELLINGS AND CONSTRUCTION OF TWO NEW SINGLE PLOT DRIVES. THE CLUB AT NEWCHAPEL, PENNYFIELDS ROAD, NEWCHAPEL. MR K HUMPHRIES. 12/00271/FUL

Resolved:- That permission be granted subject to conditions relating to the following matters:-

- (i) Standard Time limit.
- (ii) Approved plans/drawings/documents.
- (iii) Approval of all external facing and roofing materials.
- (iv) Approval of tree survey and tree protection measures.
- (v) Landscaping scheme.

- (vi) Details of boundary treatments.
- (vii) Construction management plan and method statement including construction hours and dust mitigation measures.
- (viii) Contaminated land.
- (ix) Approval of recyclable materials and refuse storage.
- (x) Details of design measures to achieve acceptable internal noise levels in dwellings.
- (xi) Road specification details.
- (xii) Surfacing details of proposed access drives.
- (xiii) Restriction of the use of proposed garages.
- (xiv) Submission of scheme to prevent surface water run-off.
- (xv) Highway dropped crossing specification.
- (xvi) Removal of properties' permitted development rights on identified plots.

5. ETRURIA VALLEY ENTERPRISE AREA - DRAFT SUPPLEMENTARY PLANNING DOCUMENT. STOKE-ON-TRENT CITY COUNCIL

The Borough Council had been consulted by the City Council on a draft Supplementary Planning Document for the remaining undeveloped area of Etruria Valley. The draft Supplementary Planning Document covered an area of vacant, derelict and industrial brownfield land covering approximately 39 hectares (ha) (a plan of the site would be on display at the meeting). A mix of uses including employment, and housing were proposed together with a new highway access from the A500 Wolstanton junction. The draft Supplementary Planning Document had been prepared by the City Council with guidance from the Highways Authorities and input from landowners and other statutory consultees.

The draft Supplementary Planning Document (SPD) set out the planning strategy and development principles for the Etruria Valley site based on the planning policy framework set out in the Newcastle-under-Lyme and Stoke-on-Trent Joint Core Spatial Strategy. Once formally adopted, the Supplementary Planning Document would be considered as a material consideration when assessing future planning applications for the site.

The Committee expressed concerns regarding the proposals and amended the recommendation to read as follows:

Resolved:- That the City Council be informed that the Borough Council are unable to support the draft Supplementary Planning Document until clarification is made over the impact of the new A500 link on the wider road network in Newcastle Borough and until there is clarification of the different use categories in the area of development. It is also recommended that Stoke-on-Trent City Council clarify the rationale for promoting the site ahead of any other out of centre locations for office development and make it clear that they will not promote a site ahead of other out of centre sites located in neighbouring authorities.

6. APPEAL DECISION - MAERFIELD GATE FARM

Resolved:- That the decision be noted.

7. APPEAL DECISION - 17 ST SAVIOUR'S STREET, BUTT LANE

Resolved:- That the information be received.

8. TREACLE ROW, PARKSITE, SILVERDALE. 12/00171/207C2

Resolved:- (a) That any decisions relating to this item be deferred until confirmation had been received regarding the legal situation.

(b) That officers provide information at the next meeting regarding the origins of the erection of the fence.

A FEAR
Chair