

PLANNING COMMITTEE

Tuesday, 5th February, 2013

Present:- Councillor Andrew Fear – in the Chair

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss Baker, Mrs Hambleton and Howells.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the meeting of this Committee held on 2 January 2013 be approved as a correct record.

4. RETENTION OF USE OF SITE FOR INDUSTRIAL WAREHOUSE AND DISTRIBUTION CENTRE WITHOUT COMPLYING WITH CONDITION 16 OF PLANNING PERMISSION 05/00313/FUL. AAH PHARMACEUTICALS, WEST AVENUE, BUTT LANE. AAH PHARMACEUTICALS. 12/00652/FUL & 13/00013/207C2

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

- (i) The impact of noise associated with operations from the site shall be controlled in accordance with procedures contained in the approved Environmental Noise Management and Control Scheme, prepared by Advance Environmental and dated 18 December 2009, for a temporary period of 6 months from the date of this decision. At the end of the above 6-month period no delivery and collection vehicles shall access or leave the site between 2300 hours and 0700 hours on any day, unless consent has been obtained in the interim for continued access to and from the site by delivery and collection vehicles during these hours.
- (ii) Within one month of the date of this permission the method of assessing noise impact, should then be undertaken and submitted to the LPA within five months from the date of this permission.

(b) That the Council carries out a noise assessment of its own to run parallel to that required to be undertaken by the applicant.

(c) That the matter be brought back to committee in 6 months time for further consideration.

5. CHANGE OF USE FROM COMBINED CLASS D1 (NON-RESIDENTIAL INSTITUTION) AND CLASS A1 (SHOPS) USE TO A PIZZA HUT DELIVERY STORE FALLING WITHIN CLASS A5 (HOT FOOD TAKEAWAY) TOGETHER WITH A NEW EXTERNAL FACADE. EXCHANGE HOUSE, CROSS HEATH, NEWCASTLE. MR KULVINDER KANDOLA. 12/00788/FUL

Resolved:- That the application be refused on the grounds of overintensification of A5 uses along this section of A34 Liverpool Road and inappropriate design.

6. **CHARGING FOR PRE-APPLICATION PLANNING ADVICE**

The committee was invited to comment on proposals that were to be considered by Cabinet on 6 February 2013 to introduce charging for pre-application planning advice by the Council.

The proposals were set out in the officer's report together with details of arrangements for charging that were in place at a number of neighbouring councils.

Resolved:- (a) That the Planning Committee recommend to Cabinet that it agrees to the proposal that the Council will no longer provide "free" informal written advice as to whether or not planning permission is required for development proposals.

(b) That the Planning Committee recommends to Cabinet that it agrees to the proposed introduction of charging of fees for pre-application advice, as set out in the report.

(c) That the Planning Committee agree to the proposal that the Head of Planning and Development report back after 6 months on the implementation of these changes, the feedback received and the impact of them.

7. **REPORT ON OPEN ENFORCEMENT CASES**

Consideration was given to a report updating Members on the current situation in respect of the enforcement case load.

Although there had been a small increase in the backlog since the last progress report to committee the officers were confident that it could be reduced by the next meeting dependent upon the number of complaints received and the staff resources available.

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.

8. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANTS) - CONSERVATION AND HERITAGE FUND. MOW HOUSE FARMHOUSE, CHURCH LANE, MOW COP. 12/13004/HBG**

Consideration was given to an application for financial assistance from the Conservation and Heritage Fund towards the cost of re-instating a staircase in oak,

dealing with woodworm in the upper floor joists, replacing all rainwater goods and repairing the original 18th century windows on the second floor attic.

The cost of the works was reported to be £10,435.

Resolved:- That a grant of £2100 be awarded in respect of the above works at Mow House Farmhouse subject to the appropriate standard conditions.

9. **TOWN AND COUNTRY PLANNING ACT 1990. TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999. 61/63 HIGH STREET, ALSAGERS BANK, STOKE-ON-TRENT. TREE PRESERVATION ORDER NO 146 (2012).**

Resolved:- That the above Tree Preservation Order be confirmed as made and that the owner(s) of the affected tree be informed accordingly.

10. **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.

11. **UPDATES ON ENFORCEMENT CASES WHERE ENFORCEMENT HAS BEEN AUTHORISED**

(i) Back Lane/Bar Hill – Onneley. 02/00054/207

The committee received a report setting out progress made on the previously approved enforcement action requiring work to be undertaken on the above site.

Resolved:- That the officers continue to take all necessary actions to resolve the breach of planning control.

(ii) Land at Rear of Brassington Terrace, Den Lane, Wrinehill. 06/00063/207

The committee received a report setting out progress made on the previously approved enforcement action and seeking advice on whether it wished to continue to pursue the matter.

Resolved:- (a) That the current position on site be noted.

(b) That the committee re-affirms its earlier resolution to authorise enforcement and all other action, including legal proceedings; to secure:

- (i) the modification of the projecting two storey element on the rear elevation so that its roof follows the same plane as the main roof;
- (ii) the completion of the cladding to the front dormer;
- (iii) the completion of the approved Yorkshire boarding;
- (iv) the completion of the ridge tiling; and
- (v) the completion of the modification on the first floor windows on the rear elevation with appropriate materials.

(c) That no action be taken with respect to the other departures from the approved plans.

COUNCILLOR ANDREW FEAR
Chair