

## **PLANNING COMMITTEE**

Tuesday, 12th September, 2017  
Time of Commencement: 6.30 pm

<b>Present:-</b>	Councillor Bert Proctor – in the Chair
Councillors	Burgess, Heesom, Holland, Loades, Naylor, Northcott, Pickup, Reddish, Simpson, Sweeney, S Tagg, G Williams, J Williams and Winfield
Officers	Geoff Durham, Jennet Hough, Debbie Jones, Elaine Moulton and Darren Walters
Apologies	Councillor(s) Fear, S Hambleton, Panter, Spence, G White and Wright

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 15 August, 2017 be agreed as a correct record.

4. **MATTERS ARISING FROM THE MINUTES**

Councillor Loades commented on the error which had occurred at the previous meeting with regard to application 16/01101/FUL – the omission of The National Planning Policy Framework paragraph 118 from the refusal notice. Councillor Loades was confident that the matter had been dealt with internally and stated that a better way of recording future meetings should be investigated.

5. **APPLICATION FOR MAJOR DEVELOPMENT - SITE OF FORMER NEWCASTLE BAPTIST CHURCH, LONDON ROAD, NEWCASTLE. GAVIN DONLON. 17/00162/FUL**

**Resolved:** (A) That, subject to

- (a) your Officer having delegated authority to determine, on the basis of a new financial assessment by the DVS, that the development still cannot finance all or part of any policy compliant contributions to offsite affordable housing provision and public open space; and
- (b) the applicant entering into a Section 106 obligation by agreement by 30<sup>th</sup> October, to provide such policy compliant contributions as can be afforded and requiring in the event of substantial commencement of the development (as defined in the previously entered into Section 106 agreement) not being achieved within 18 months of the date of the permission, a financial reappraisal of the scheme to assess its ability at that time to fund full policy compliant contributions to offsite affordable housing provision and public open space, and the making of such contributions as are financially viable

the application be permitted subject to the undermentioned conditions:

- (i) The variation of condition 2 to reflect the revised drawings
  - (ii) A requirement to provide for approval and implementation a car parking management scheme, and
  - (iii) Any other conditions of 14/00477/FUL as continue to apply to the development
- (B) Failing completion by the above date of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the application on the grounds that without such an obligation there would not be an appropriate review mechanism to allow for changed financial circumstances, and, in such circumstances, the potential financial contributions towards affordable housing provision and public open space; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

**6. APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF MARKET DRAYTON ROAD, LOGGERHEADS. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 17/00067/DEEM4**

**Resolved:** (A) That, subject to the applicant entering into a Section 106 obligation by 12<sup>th</sup> November 2017 securing the following:

- i. A management agreement for the long-term maintenance of the open space on the site
- ii. A contribution of £132,976 (on the basis that the development as built is for the full 65 units and of the type indicated), towards the provision of education places at Madeley High School
- iii. Unless an equipped play area is provided on site, a contribution of £5,579 per dwelling to improvements to the Burntwood Play Area; or on other nearby sites, that can be accessed safely and are within an appropriate walking distance, in conjunction with the Parish Council
- iv. Provision of 25% of the dwellings on-site as affordable units
- v. Travel plan monitoring fee of £6,430

The application be permitted subject to the undermentioned conditions:

- (i) Standard time limits for submission of applications for approval of reserved matters and commencement of development
- (ii) Reserved matters submissions
- (iii) Approved plans
- (iv) Development permitted is for 65 dwellings maximum
- (v) Contaminated land
- (vi) Construction hours
- (vii) Construction management plan addressing environmental and highway safety issues
- (viii) Approval and implementation of design measures to secure appropriate internal and external noise levels
- (ix) Waste storage and collection arrangements
- (x) Reserved matters submission to include layout specific Arboricultural Impact Assessment
- (xi) Reserved matters submission to include details, on the layout plans, of root protection areas of all trees to be retained.
- (xii) Reserved matters application to be supported by a Stage 2 Road Safety Audit.
- (xiii) Reserved matters application to include details of amendment to the 30mph speed limit.
- (xiv) Reserved matters application to include details of internal road layout, including details of surface water drainage and surfacing materials.
- (xv) Residential Travel Plan.
- (xvi) Full details of a 2m wide footway along the site frontage and extending beyond the site, and footpath to Kestrel Drive, and implementation of the above
- (xvii) Details of proposed boundary treatment and alignment of utility operations to ensure that retained trees are not adversely affected.
- (xviii) Schedule of works to retained trees which shall include the better quality trees from the mature group identified as T39-T72 if the layout allows.
- (xix) Visibility splays
- (xx) Foul and surface water drainage scheme
- (xxi) Any reserved matters application to broadly comply with the Design and Access Statement in respect of the location of the dwellings and open space.
- (xxii) Approval and implementation of mitigation measures to avoid an adverse effects on Burntwood Site of Scientific Interest, as recommended by Natural England
- (xxiii) Recommendations of Phase 1 Habitat Survey to be complied with
- (xxiv) Archaeological evaluation
- (xxv) Dwellings to be 2 storey with 2½ storey dwellings only at key nodes
- (xxvi) Any other appropriate conditions as recommended by the Highway Authority

(B) Should the matters referred to in (i), (ii), (iii), (iv) and (v) above not be secured within the above period, that the Head of Planning 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 a play area and adequately maintained public open space, appropriate provision for required education facilities; an appropriate level of affordable housing; and measures to ensure that the development achieves sustainable development outcomes or, if he

considers it appropriate, to extend the period of time within which such obligations can be secured.

**7. APPLICATION FOR MINOR DEVELOPMENT - 8 BARFORD ROAD, NEWCASTLE. MR A MOSS. 17/00483/FUL**

*Proposed by Councillor Tagg and seconded by Councillor Heesom.*

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

- (i) The scale and appearance of the development.
- (ii) The development would be visually detrimental to Bunny Hill and the wider area.
- (iii) The development would have an unacceptable impact on the occupiers of neighbouring properties by virtue of overbearing impact and loss of privacy.

**8. APPLICATION FOR MINOR DEVELOPMENT. 114 MOW COP ROAD, MOW COP. MR & MRS SPENCER. 17/00564/FUL**

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Standard time limit
- (ii) Approved plans
- (iii) Materials as per approved plans and application form
- (iv) Removal of permitted development rights for extensions, outbuildings and hardstandings
- (v) Soft landscaping scheme to include full details of boundary treatments
- (vi) Completion of access, parking and turning areas prior to occupation
- (vii) Controls over construction activities

**9. APPLICATION FOR MINOR DEVELOPMENT - OLD SPRINGS FARM. STONEYFORD, MARKET DRAYTON. HLW FARMS. 15/01074/FUL**

**Resolved:** That the decision of your officer, following consultation with the Chair, that the Council should agree to enter into a Section 106 agreement, be noted.

10. **APPLICATION FOR MINOR DEVELOPMENT - 10A BROWN LEES ROAD, HARRISEAHEAD. STEVE WILCOCK. 17/00474/FUL**

**Resolved:** That the application be permitted with no conditions.

11. **APPLICATION FOR MINOR DEVELOPMENT - WALL FARM, 99 NANTWICH ROAD, AUDLEY. NIGEL HOLLAND. 17/00573/FUL**

**Resolved:** That the Application be permitted, subject to the undermentioned conditions:

- (i) Commencement of development within 3 years
- (ii) Development in accordance with the submitted plans
- (iii) External materials
- (iv) Car port to be provided prior to occupation and retained for that purpose
- (v) Removal of Permitted Development Rights for extensions, roof alterations and outbuildings
- (vi) No conversion/ construction works during March-August inclusive
- (vii) Erection of bat and bird boxes

12. **APPLICATION FOR OTHER DEVELOPMENT - 60 CLOUGH HALL ROAD, KIDSGROVE. MR P SPENDER. 17/00579/FUL**

**Resolved:** That the application be permitted subject to the undermentioned condition:

-Removal of Permitted Development Rights for outbuildings.

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

**Resolved:**

- (i) That the report be noted.
- (ii) That the Head of Planning continue to report, on a quarterly basis, on the exercise of his authority to extend the period of time for an applicant to enter into Section 106 obligations.

14. **LIST OF LOCAL VALIDATION REQUIREMENTS**

**Resolved:** That the Chair consider and agree any changes to the list of local validation requirements taking into consideration any comments from Planning Committee members.

15. **URGENT BUSINESS**

**Etruria Valley Phases 2 & 3 Etruria, Stoke on Trent (348/242)**

**Resolved:** That the City Council be informed that the Borough Council has no objections to the proposed development subject to the City Council receiving no objections from the Highway Authority and/or Highways England in respect of any

unacceptable impact the developments may have on the A53/A500 junction at Basford Bank.

**COUNCILLOR BERT PROCTOR**  
**Chair**

Meeting concluded at 9.00 pm