

PLANNING COMMITTEE

Tuesday, 7th November, 2017
Time of Commencement: 7.00 pm

Present:-	Councillor Bert Proctor – in the Chair
Councillors	Burgess, S Hambleton, Heesom, Loades, Matthews, Panter, Reddish, Simpson, Spence, S Tagg, G White, G Williams, J Williams and Wright
Officers	Becky Allen - Landscape Manager, Guy Benson, Nick Bromley, Geoff Durham - Member Training and Development Officer, Elaine Moulton, Trevor Vernon - Solicitor and Darren Walters
Apologies	Councillor(s) Fear, Northcott and Sweeney

1. APOLOGIES

Apologies were received from Councillors' Fear, Northcott and Sweeney

2. DECLARATIONS OF INTEREST

Councillor Proctor declared an interest in application 17/00673/FUL and would vacate the Chair during its consideration.

Councillor John Williams declared an interest in agenda item 10 as a Cabinet Member who would be considering the item tomorrow evening.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 10 October, 2017 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND BOUND BY RYECROFT, RYEBANK, MERRIAL STREET, CORPORATION STREET & LIVERPOOL ROAD. HDD (NEWCASTLE-UNDER-LYME) LIMITED. 17/00637/FUL

Resolved: (A) That, Subject to the applicant entering into planning obligations by 8th January 2018 to secure the following:-

1. A financial contribution of at least £542,797 to public realm improvements in Corporation Street and the enhancement of public open space at Brampton Park or Queen Elizabeth Gardens, the public open space contribution being at least £250,000
2. £2,245 towards travel plan monitoring;
3. £8,000 towards the installation costs of a Real Time Passenger Information system for bus services;
4. £25,000 towards improvements to the cycle route from Newcastle town

- centre to Keele University;
5. £8,000 towards the cost of installation and operation of a Real Time Town Centre Car Parking Capacity Information System;
 6. A financial contribution of £50,000 to be used to fund Resident Parking Zones in the event that it has been demonstrated (through surveys secured by condition) that the development has resulted in on street parking problems; and
 7. A financial contribution of £20,000 to be used to review and provide/amend traffic regulation orders on roads adjoining the site.

The application be permitted subject to the undermentioned conditions:

- (i) Commencement time limit
 - (ii) Development to be carried out in accordance with the approved plans and supporting documents, unless otherwise required by condition.
 - (iii) Submission and approval of a phasing plan
 - (iv) External facing and surfacing materials.
 - (v) Depth of the reveals of windows and other apertures
 - (vi) Location and appearance of plant if not as shown on approved plans (unless located within a building)
 - (vii) Directional signage to the Town Centre
 - (viii) Report of unexpected contamination
 - (ix) Construction hours to be restricted (other than internal fit out) to between the hours of 7am and 6pm Monday to Friday, 7am to 1pm Saturday and not at any time of Sundays or Bank Holidays
 - (x) Construction environmental and highway management plan
 - (xi) Noise from plant and mechanical ventilation,
 - (xii) Restriction on noise levels in habitable rooms from plant and mechanical ventilation,
 - (xiii) Ventilation provision to habitable spaces
 - (xiv) Glazing specification
 - (xv) Control of shopping trollies
 - (xvi) External lighting
 - (xvii) Noise mitigation measures, supported by a noise assessment, regarding delivery and waste collection
 - (xviii) Control of food odours
 - (xix) Restriction on noise from entertainment
 - (xx) Air quality assessment from CHP.
 - (xxi) Occupation of living accommodation by students only
 - (xxii) Cycle parking in accordance with approved details
 - (xxiii) Travel plan
 - (xxiv) Car park and servicing to be provided prior to commercial units being first brought into use.
 - (xxv) No servicing of the commercial units to be carried out from the car park.
 - (xxvi) Management of the car park
 - (xxvii) Waste management strategy
 - (xxviii) Landscaping to include replacement tree planting on Corporation Street and on the opposite side of Merrial Street to the application site.
 - (xxix) Civic Offices Building recording survey
 - (xxx) Security measures for the development such as CCTV, measures to prevent forced entry into buildings and hostile vehicle mitigation.
- (B) Should the above planning obligations not be secured within the above period, the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the

public open space needs of the development would not be met, the development would fail to ensure it achieves sustainable development outcomes, the public realm improvements required to secure an appropriate context for the development and provide attractive pedestrian links into the Historic Core would not be secured, and the development would not provide car parking information to the detriment of the vitality and viability of the town centre; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

Councillor Loades requested that it be noted to keep a close watch on delivery vehicles which would visit the completed development at the designated areas to ensure there was no queueing, especially on the Ryecroft elevation.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF HONEYWALL LANE, MADELEY HEATH. MADELEY HEATH DEVELOPMENTAL LIMITED. 17/00514/OUT

Resolved: (A) That, subject to the applicant entering into S106 planning obligations by the 10th December 2017 securing the following:-

- i In perpetuity, provision of 25% of the dwellings on-site as affordable units
- ii A financial contribution of £5,579 (index linked) per dwelling towards the maintenance and improvement of public open space at the playground facilities at Heath Row, Madeley Heath,
- iii A financial contribution of £77,217 towards primary school places at Sir John Offley CE(VC) Primary School in Madeley and £83,110 towards secondary school places at Madeley High School, Madeley (on the basis that the development as built is for the full 35 units and of the type indicated) or such other sum as determined by the Head of Planning as appropriate on the basis of policy.

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 access plans;
- (iv) Any reserved matters application to comply with the Design and Access Statement;
- (v) Reserved matters application to include a detailed surface water drainage scheme (SuDS);
- (vi) Design measures to control internal noise levels;
- (vii) Submission and approval of a Construction Environmental Management Plan;
- (viii) Construction Hours;
- (ix) External lighting;
- (x) Land contamination;
- (xi) Visibility Splays;
- (xii) Full details of the access arrangements, including

- Modifications at junction of Ridge Hill Drive and Honeywall Lane including surfacing materials;
- (xiii) Drainage Details – foul and surface water;
 - (xiv) A written scheme of archaeological investigation;
 - (xv) Arboricultural Method Statement (detailed to include construction access) including utilities connection details;
 - (xvi) Approval of Tree Protection Proposals and retained trees and hedgerows protected in accordance with BS5837;
 - (xvii) Tree pruning details;
 - (xviii) Recommendations of the main ecological report and individual species reports should be adhered to.
- (B) Should the matters referred to in (i), (ii) and (iii) 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 adequately maintained public open space, appropriate provision for required education facilities and an appropriate level of affordable housing; or, if he considers it appropriate, to extend the period of time within which such obligations can be secured.

Councillor Loades raised concerns regarding highways safety and highway improvements.

6. APPLICATION FOR MAJOR DEVELOPMENT - 2 - 4 MARSH PARADE, NEWCASTLE UNDER LYME. WESTLANDS ESTATES LIMITED (GAVIN DONLON). 17/00722/FUL

- Resolved:** (A) That, subject to the applicant first entering by the 13th December 2017 into a Deed of Variation of the existing S106 agreement to secure a review mechanism of the scheme's ability to make a policy compliant contribution to public open space and the provision of policy-compliant on-site affordable housing, if the development is not substantially commenced by 22nd June 2018, and the payment of such a contribution and the provision of such affordable housing if found financially viable,

The application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved Plans
- (iii) Submission of Materials
- (iv) Window reveal specification
- (v) Roof Specification Plans
- (vi) Boundary Treatments
- (vii) Approval of Tree Protection Proposals
- (viii) Arboricultural Method Statement
- (ix) Landscaping Scheme (including replacement tree planting)
- (x) Hard Surfacing
- (xi) Provision of Parking and Turning areas
- (xii) Construction Method Statement

- (xiii) Visibility Splays
- (xiv) Existing Access Permanently Closed
- (xv) Secure Cycle Storage
- (xvi) Design Measures to Secure Noise Levels
- (xvii) Ventilation Provision/ Arrangements
- (xviii) Full Land Contamination
- (xix) Drainage Details
- (xx) Bat Mitigation Measures

(B) Should the matters referred to 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 an obligation there would not be an appropriate review mechanism to allow for changed financial circumstances, and, in such circumstances, the potential provision of policy compliant affordable housing and financial contribution towards public open space.

7. APPLICATION FOR MINOR DEVELOPMENT- AUDLEY WORKINGMEN'S CLUB, NEW ROAD, BIGNALL END. GREATREX, BRAMPTON HOMES LTD . 17/00673/FUL

Councillor Bert Proctor vacated the Chair during consideration of this item as he is an Audley Ward Member.

Vice-Chair, Councillor Chris Spence in the Chair.

Members were advised that, due to the receipt of an amended plan, a decision could not lawfully be made on this application at this meeting and it would therefore be necessary to report the application to the 5th December planning committee meeting for a decision.

Councillor Proctor in the Chair.

8. APPLICATION FOR MINOR DEVELOPMENT - LAND SOUTH OF HIGH LANE, ALSAGERS BANK. MS CAROLYN HASSALL. 17/00670/FUL

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

- (i) Time limit / plans.
- (ii) Materials.

9. APPLICATION FOR OTHER DEVELOPMENT - LAND ADJACENT RED ROOFS, HIGH LANE, ALSAGERS BANK. ROBERT LYTHGOE. 17/00782/FUL

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

- (i) The mast shall at no time exceed 18 meters in height
- (ii) The mast shall be permanently removed once the community radio station ceases to operate from Red Roofs,
- (iii) If the mast approved under planning application 15/00747/FUL is re-erected then the mast hereby permitted shall be permanently removed from the paddock.

10. **GOVERNMENT CONSULTATION ON "PLANNING THE RIGHT HOMES IN THE RIGHT PLACES"**

Resolved: That Cabinet be advised that, following consideration of the proposed response to the consultation, as set out in Appendix 1, at its meeting on the 7th November, the Planning Committee had no comments to make.

11. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - 17 CURZON STREET, BASFORD. 17/18002/HBG**

Resolved: That the following grant be approved:-

£848 for repairs to sash windows at 17 Curzon Street, subject to the appropriate standard conditions

12. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - LOWER STONEY LOW FARMHOUSE, MADELEY. 17/18003/HBG**

Resolved: That the following grant be approved:-

£5,000 for lime rendering at Lower Stoney Low Farmhouse, subject to the appropriate standard conditions.

13. **TREE PRESERVATION ORDER - AWS ELECTRONICS, CROFT ROAD INDUSTRIAL ESTATE, NEWCASTLE. TPO 184**

Resolved: That Tree Preservation Order No 184 (2017), Croft Road, Newcastle be confirmed as made and that the owners of the site be informed accordingly.

14. **TREE PRESERVATION ORDER - 12 STATION ROAD, MADELEY. TPO 185**

Resolved: That Tree Preservation Order No 185 (2017), land at 12 Station Road, Madeley be confirmed as made and that the owners of the site be informed accordingly.

15. **URGENT BUSINESS**

FORMER MMU SITE OFF HASSALL ROAD, ALSAGER.
CHESHIRE EAST REF: 17/5150c. NBC REF: 348/244

Resolved: That Cheshire East be informed that the Borough Council has no objections to this application to remove condition 34

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 8.10 pm

