

**Date of meeting** Tuesday, 27th February, 2018

**Time** 7.00 pm

**Venue** Council Chamber, Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffordshire, ST5 2AG

**Contact** Geoff Durham



**NEWCASTLE  
UNDER LYME**

**BOROUGH COUNCIL**

Civic Offices  
Merrial Street  
Newcastle-under-Lyme  
Staffordshire  
ST5 2AG

# Planning Committee

## AGENDA

### PART 1 – OPEN AGENDA

**1 APOLOGIES**

**2 DECLARATIONS OF INTEREST**

To receive Declarations of Interest from Members on items included on the agenda.

**3 MINUTES OF PREVIOUS MEETING(S) (Pages 5 - 14)**

To consider the minutes of the previous meeting(s).

**4 APPLICATION FOR MAJOR DEVELOPMENT - KEELE SCIENCE PARK, PHASE 3 (HOME FARM), KEELE. KEELE UNIVERSITY. 17/00934/OUT (Pages 15 - 26)**

**5 APPLICATION FOR MAJOR DEVELOPMENT - SITE AT JUNCTION OF WEST AVENUE AND LINLEY ROAD, TALKE. ROBERT COATES PLANT SALES LTD. 17/00897/FUL (Pages 27 - 36)**

**6 APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF WEST AVENUE, WEST OF CHURCH STREET AND CONGLETON ROAD AND NORTH OF LINLEY ROAD, BUTT LANE, KIDSGROVE. TAYLOR WIMPEY (NORTH MIDLANDS). 18/00002/FUL (Pages 37 - 42)**

**7 APPLICATION FOR MAJOR DEVELOPMENT -LAND AT CHEMICAL LANE, TUNSTALL, STOKE-ON-TRENT. LAND RECOVERY LIMITED. SOTCC ref 62057/FUL (NuIBC ref 348/251) (Pages 43 - 46)**

- 8      **APPLICATION FOR MINOR DEVELOPMENT - SITE OF FORMER WRINEHILL GARAGE, MAIN ROAD, BETLEY, NEW ROAD DEVELOPMENTS LTD. 17/00968/FUL**      (Pages 47 - 56)
- 9      **APPLICATION FOR MINOR DEVELOPMENT - FORMER GARAGES, QUEENSWAY, WESTLANDS. ASPIRE HOUSING. 17/00982/FUL**      (Pages 57 - 62)
- 10     **APPLICATION FOR MINOR DEVELOPMENT - THE LODGE, RED HALL LANE HALMEREND. MRS W LEAR. 17/00912/FUL**      (Pages 63 - 70)
- 11     **APPEAL DECISION - 5 BOGGS COTTAGES, KEELE ROAD, KEELE**      (Pages 71 - 72)
- 12     **TREE PRESERVATION ORDER - BROADMEADOW COURT. TPO 189**      (Pages 73 - 76)
- 13     **URGENT BUSINESS**

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972

#### 14      **DISCLOSURE OF EXEMPT INFORMATION**

To resolve that the public be excluded from the meeting during consideration of the following item(s) because it is likely that there will be a disclosure of exempt information as defined in paragraphs contained within Part 1 of Schedule 12A of the Local Government Act 1972.

**Members:**      Councillors Burgess, Fear, S Hambleton, Heesom, Northcott, Panter, Proctor (Chair), Reddish, Simpson, Spence (Vice-Chair), Sweeney, S Tagg, G White, G Williams, J Williams and Wright

**PLEASE NOTE:** The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

**Members of the Council:** If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

**Meeting Quorums :-** 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

#### **FIELD\_TITLE**

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

**NOTE:** THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY FOLLOWING THE FIRE EXIT SIGNS. PLEASE **DO NOT** USE THE LIFTS.

**COUNCIL CHAMBER:** FIRE EXITS ARE AT THE REAR OF THE CHAMBER AT BOTH SIDES AND THIS IS THE SAME FOR OCCUPANTS OF THE PUBLIC GALLERY.

**COMMITTEE ROOMS:** EXIT VIA THE WAY YOU ARRIVED AT THE MEETING OR AT THE FAR END OF THE COUNCIL CHAMBER.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE REAR OF THE ASPIRE HOUSING OFFICE OPPOSITE THE CIVIC OFFICES. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.