

## PLANNING COMMITTEE

Thursday, 24th May, 2018  
Time of Commencement: 7.00 pm

**Present:-** Councillor Fear – in the Chair

Councillors Burgess, Jennifer Cooper, Fear, Maxfield, Northcott, Pickup, Reddish, S Tagg, G Williams and J Williams

Officers Becky Allen - Landscape Manager, Guy Benson, Nick Bromley, Trevor Vernon - Solicitor and Darren Walters

### 1. APOLOGIES

Apologies were received from Councillors Proctor and Spence.

### 2. DECLARATIONS OF INTEREST

Councillor Northcott declared a personal interest in application 16/01101/FUL. The landowner is known to him.

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

**Resolved:** That the minutes of the meeting held on 24 April, 2018 be agreed as a correct record.

### 4. APPLICATION FOR MINOR DEVELOPMENT - LAND AT WEDGWOOD AVENUE, WESTLANDS. MR R WHALLEY. 18/00167/REM

(The Chair advised that the report referred to at Item 8 on the agenda would be brought forward to be dealt with as the next item of business.)

*Proposed by Councillor Reddish and seconded by Councillor Tagg*

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

The means of access onto Emery Avenue results in an adverse impact on highway safety.

### 5. APPLICATION FOR MAJOR DEVELOPMENT - FORMER ENJOY CAR LIFE SHOWROOM AND GARAGE, BLACKFRIARS ROAD, NEWCASTLE. THE DONNA LOUISE TRUST. 18/00179/FUL

**Resolved:** That the application be approved, subject to the undermentioned conditions:

- (i) Time Limit
- (ii) Approved Plans

- (iii) Hours of deliveries
- (iv) Prior approval of any air conditioning / refrigeration units
- (v) Parking and turning areas provided prior to first use
- (vi) Restriction of goods sold at the premises to bulky goods only

**6. APPLICATION FOR MAJOR DEVELOPMENT - ORME CENTRE, ORME ROAD, NEWCASTLE. ABODE RESIDENCIES. 18/00090/FUL & 18/00086/LBC**

**Resolved: A)** That with respect to the application for listed building consent 18/00086/LBC:

- (i) Time limit for commencement of development
- (ii) Approved plans
- (iii) Details and materials for the making good of the main building following the demolition of extensions
- (iv) Method statement for repair and consolidation of stonework
- (v) Further details of internal doors and window architraves where alterations are being made
- (vi) Details of repair work to existing windows and details including samples of proposed new windows
- (vii) Details of any secondary glazing systems
- (viii) Details of suspended ceilings system
- (ix) Details of the mezzanine floor
- (x) Details of the treatment of internal corridors and internal windows/fanlights
- (xi) Details of drainage requirements to service the en-suites
- (xii) Details of all other proposed external materials
- (xiii) Any repointing to be in lime mortar

**Resolved: B)** That with respect to the planning application 18/00090/FUL

- i. Subject to the applicant entering into a planning obligation by 29th June 2018 that preserves the Council's position in respect of obligations secured prior to the grant of permission 16/00796/OUT, PERMIT the variation of condition 5 to list the revised plans and subject to the imposition of all other conditions attached to planning permission 16/00796/OUT that remain relevant at this time and additional conditions relating to air quality and kitchen equipment.
- ii. Failing completion by the date referred to in the above resolution (i) of the above

planning obligation, that the Head of Planning be given delegated authority to either refuse the planning application on the grounds that in the absence of a secured planning obligation account would not be able to be taken of a change in market conditions; or, if he considers it appropriate, to extend the period of time within which such obligations can be secured.

(At this point in the proceedings, there was a five minute adjournment to enable Members of the Committee to read supplementary papers published on 24<sup>th</sup> May 2018).

**7. APPLICATION FOR MAJOR DEVELOPMENT - LODGE FARM, NEWCASTLE ROAD, TALKE. MISS R LARGE. 18/00062/FUL**

**Resolved: A)** That subject to there being no objections from Kidsgrove Town Council by 12<sup>th</sup> June, which cannot be addressed by appropriate conditions, delegated Authority be given to the Head of Planning to :-

PERMIT the application subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Plans.
- (iii) Materials.
- (iv) Tree protection measures.
- (v) Approval of a landscaping scheme.
- (vi) External lighting levels.
- (vii) Provision for the storage and disposal of stable waste.
- (viii) Horse boxes, trailers and vehicles associated with the use of the site for a stables and manege shall not be moved on the shared access driveway between the hours of 10.00pm and 08.00 on any day.
- (ix) Provision of the submitted parking and turning area and its retention for the lifetime of the development.
- (x) The development shall be restricted to a maximum of 9 horses.
- (xi) The proposed manege shall only be used by horses which are stabled at the site.
- (xii) Any conditions recommended by the Coal Authority or otherwise to deal with historical coal mining risk.

**Resolved: B)** That, In the event of objections being received from Kidsgrove Town Council by the 12<sup>th</sup> June, which cannot be addressed by appropriate conditions, the application be referred back to the Planning Committee for reconsideration.

8. **APPLICATION FOR MINOR DEVELOPMENT - 1 INGLEWOOD DRIVE, PORTHILL. MR R AASHT. 18/00162/FUL**

**Resolved: A)** That the Head of Planning be given delegated authority to explore with the party who has undertaken the appraisal certain assumptions within it and

- (I) providing he is satisfied that the development cannot at present reasonably provide any financial public open space contribution toward and up to that required by policy (£14,799), and
- (II) subject to the prior completion of a planning obligation, within a period to be set by the Head of Planning, securing a reappraisal of the viability of the scheme, in the event of there being no substantial commencement of the development within 12 months of the grant of planning permission , and the making of such a contribution should that appraisal demonstrate it is financially viable

the application be permitted, subject to the prior completion of a planning obligation securing a reappraisal of the viability of the scheme, in the event of there being no substantial commencement of the development within 12 months of the grant of planning permission, and the making of such a contribution should that appraisal demonstrate it is financially viable

PERMIT subject to conditions relating to:-

- (i) Time Limit.
- (ii) Plans.
- (iii) Materials.
- (iv) Cycle parking and storage.
- (v) Parking and turning area provision.

**Resolved: B)** Should the Head of Planning conclude the development can at present reasonably provide a financial public open space contribution towards and up to that required by policy (£14,799), the application be refused on the ground that without an appropriate secured financial contribution relating to public open space the additional demands upon open space arising from the additional dwellings as proposed would not be suitably addressed. As such the development would be contrary to policies on the provision of open space for residential development, contrary to Policies CSP5 and CSP10 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, saved Policies C4 and IM1 of the Newcastle-under-Lyme Local Plan 2011, Newcastle under Lyme Borough Council Supplementary Planning Document on Development Contributions (2007), the Newcastle-under-Lyme Open Space Strategy (March 2017), and the aims and objectives of the National Planning Policy Framework (2012).

**Resolved: C)** Should the period referred to in Resolution A) above (for completion of the planning obligation) expire without such obligation having been secured that the Head of Planning have delegated authority to refuse

the application on the grounds that it fails to secure an appropriate reappraisal/payment in the event of changed circumstances; or if he considers it appropriate to extend the period.

**9. PLANNING COMMITTEE SITE VISIT DATES 2018-19**

**Resolved:** That the list of dates for possible Planning Committee site visits be approved, subject to a minor amendment to the start time for Saturday site visits from 9.15am to 9.00am.

**10. START TIME OF PLANNING COMMITTEE MEETINGS FOR 2018/19**

**Resolved:** That the commencement time for Planning Committees during the 2018/19 Municipal Year be 7pm with a facility for the Chair to bring the starting time forward to 6.30pm if he considers the likely length of the agenda makes it appropriate to do so.

**11. APPEAL DECISION - THE OLD STABLES AND TAWNEY COTTAGE, BARTHOMLEY ROAD, KNOWLE END, AUDLEY. 17/01590/FUL**

**Resolved:** That the appeal decision be noted.

**12. URGENT BUSINESS**

There was one item of urgent business. Land off Meadow Way was considered urgent due to timescales involved.

**LAND OFF MEADOW WAY, BALDWIN'S GATE BELLWAY HOMES LTD (WEST MIDLANDS) 16/01101/FUL**

**Resolved:** That the Inspector be informed that the Borough Council has no objections to him considering the Second Scheme rather than the First Scheme, and that the Borough Council's case in respect of that Second Scheme be based upon the decision of the Planning Committee of the 24<sup>th</sup> April to refuse application 17/01024/FUL and the grounds of that refusal

**COUNCILLOR FEAR  
Chair**

Meeting concluded at 8.15 pm