

## **PLANNING COMMITTEE**

Tuesday, 2nd January, 2018  
Time of Commencement: 6.30 pm

**Present:-** Councillor Chris Spence – in the Chair

Councillors Burgess, S Hambleton, Holland, Matthews, Northcott, Owen, Panter, Reddish, Simpson, Sweeney, S Tagg, G White, G Williams, J Williams and Wright

Officers Becky Allen - Landscape Manager, Guy Benson, Geoff Durham - Member Training and Development Officer, Elaine Moulton and Trevor Vernon -Solicitor

Apologies Councillor(s) Fear, Heesom and Proctor

### **1. APOLOGIES**

Apologies were received from Councillors Fear, Heesom and Proctor.

### **2. DECLARATIONS OF INTEREST**

Councillor Ken Owen declared an interest in Tree Preservation Order 186. 8 Barford Road.

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

**Resolved:** That the minutes of the meeting held on 6 December, 2017 be agreed as a correct record.

### **4. APPLICATION FOR MAJOR DEVELOPMENT - GRAVEL BANK, MUCKLESTONE ROAD, LOGGERHEADS. MULLER PROPERTY GROUP . 17/00787/OUT**

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

- (i) The development would have an urbanising effect on the open countryside and would have a significant adverse impact on the character and appearance of the area.
- (ii) The adverse impacts of the development, namely the harm to the character and appearance of the countryside and the high level of the use of the private car, significantly and demonstrably outweigh the benefits of the development. The proposal therefore represents an unsustainable development that is contrary to the guidance of the National Planning Policy Framework (2012).
- (iii) In the absence of a secured planning obligation and having regard to the likely additional pupils arising from a development of this scale and the capacity of existing

- educational provision in the area, the development fails to make an appropriate contribution towards education provision.
- (iv) In the absence of a secured planning obligation the development fails to make an appropriate contribution towards the provision of affordable housing which is required to provide a balanced and well-functioning housing market.
  - (v) In the absence of a secured planning obligation the development fails to make appropriate contributions towards travel plan monitoring and preparation which is required to provide a sustainable development.
  - (vi) In the absence of a secured planning obligation the development fails to secure the long term maintenance and management of the required public open space upon the site.

**5. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT END OF GATEWAY AVENUE, BALDWIN'S GATE. KIER LIVING LTD. 13/00426/OUT**

**Resolved:** That the developer be advised that the Council, as the Local Planning Authority is willing to agree to variations to the Unilateral Undertaking to extend protection from liability to future mortgagees.

**6. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF SHELTON BOULEVARD, FORGE LANE, ETRURIA, STOKE-ON-TRENT. STOKE-ON-TRENT REGENERATION LTD. 348/250**

**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.

**7. APPLICATION FOR MINOR DEVELOPMENT - LAND EAST OF CONEYGREAVE FARM AND SOUTH OF NEWCASTLE ROAD, WHITMORE. HIGH SPEED TWO (HS2) LIMITED. 17/00908/COU**

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

- (i) Prior to setting up of the compound provision of visibility splays, by defined cutting back of hedgerows on either side of the access
- (ii) Prior submission, approval and implementation of a Construction Vehicle Management Plan (CVMP) incorporating where relevant the People, Vehicle and Plant Management Plan. Such CVMP to include the provision and use of wheel washing facilities.
- (iii) Prior to first use of the site compound the access between the edge of the carriageway and the existing gate shall be surfaced in a bound matter
- (iv) Existing field gate to only open away from highway during the duration of the works
- (v) Submission for approval prior to the setting up of the

compound of details of any tree works required to gain access from the A53 to the compound and of tree protection / stand-off works to prevent damage of the trees along the access track

- (vi) Reinstatement of site to existing condition, with the exception of the work referred to in condition (iii) above.
- (vii) External lighting controls as per submission
- (viii) Standoff of 1.5 metres between centre line of hedgerow along eastern side of compound.

**8. APPLICATION FOR MINOR DEVELOPMENT - LAND SOUTH-EAST OF HOLLYCROFT FARM, LORDSLEY LANE, ASHLEY. MRS J DERRICOTT. 17/00926/FUL**

**Resolved:** That the variation of condition 2 of 15/00814/FUL (listing revised plans) be permitted subject to the imposition of all other conditions attached to that permission that remain relevant at this time.

**9. APPLICATION FOR OTHER DEVELOPMENT - LONDON ROAD BOWLING CLUB, LONDON ROAD, NEWCASTLE. LONDON ROAD BOWLING CLUB. 17/00808/FUL**

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

- (i) Car park shall be provided in accordance with the approved plan and shall thereafter be retained for the approved use only for the life of the development.
- (ii) The access improvements, traffic calming and passing place shall be implemented in accordance with the approved plans within 3 months of the date of the decision and thereafter be retained for the life of the development.
- (iii) The emergency parking / turning space shall be signed and marked out in accordance with the approved plan within 3 months of the date of the decision and shall thereafter be retained for the approved use only for the life of the development.
- (iv) Any external lighting will require the prior approval of the Local Planning Authority.

(B) That the Local Planning Authority write to the Bowling Club to encourage them to maintain the arrangements that the Jewish Community have to use the access and parking facilities of the Club.

**10. APPLICATION FOR OTHER DEVELOPMENT - 3 STATION DRIVE, KEELE. MR & MRS BENNETT. 17/00775/FUL**

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

- (i) Time limit relating to the commencement of development
- (ii) Approved Plans
- (iii) Sample of materials
- (iv) Removal of permitted development rights for outbuildings.

11. **TREE PRESERVATION ORDER - 8 BARFORD ROAD, NEWCASTLE . TPO 186**

**Resolved:** That Tree Preservation Order No.126 (2017), 8 Barford Road, Newcastle be confirmed as made and the owners of the site be informed accordingly.

12. **TREE PRESERVATION ORDER - 47 LIVERPOOL ROAD EAST. TPO 187**

**Resolved:** That Tree Preservation Order No187 (2017), 47 Liverpool Road East be confirmed as made and owners of the site be informed accordingly.

13. **HALF YEARLY REPORT ON PLANNING OBLIGATIONS**

**Resolved:** (i) That the report be noted.  
(ii) That the Head of Planning continue to provide such a report on a half yearly basis to the Planning Committee.

14. **DRAFT KEELE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT**

**Resolved:** (i) That the submitted document be approved for public consultation purposes  
(ii) That a further report be received by the Planning Committee on the outcome of the public consultation, before adoption of the SPD is considered.

15. **QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED**

**Resolved:** That the information be received.

16. **OPEN ENFORCEMENT CASES**

**Resolved:** (i) That the report be received.  
(ii) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

17. **URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR CHRIS SPENCE**  
**Chair**

Meeting concluded at 7.50 pm