

PLANNING COMMITTEE

Tuesday, 23rd April, 2019
Time of Commencement: 7.00 pm

Present:- Councillor Andrew Fear – in the Chair

Councillors S. Burgess, Mrs J Cooper, H. Maxfield, P. Northcott, S. Pickup, B. Proctor, M. Reddish, S Tagg, G Williams and J Williams

Officers Nick Bromley - Senior Planning Officer,
Geoff Durham - Mayor's Secretary / Member Support Officer,
Jennet Hough - Landscape Officer,
Elaine Moulton - Development Management Team Manager and
Trevor Vernon -Solicitor

1. **APOLOGIES**

There were no 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 26 March, 2019 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - STANTON CLOSE AND SITE OF FORMER FORGE INN PUBLIC HOUSE, KNUTTON. ASPIRE HOUSING. 18/00932/FUL**

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

- (i) Time Limit.
- (ii) Approved Plans.
- (iii) External facing materials.
- (iv) Landscaping details provision, agreement, and implementation.
- (v) Prior approval and implementation of tree retention and protection measures.
- (vi) Provision and retention of access, internal roads, private drives, parking and turning areas in accordance with the approved plans.
- (vii) The approval, provision and implementation of:
 - surfacing materials for the private drives, parking and turning areas;
 - means of surface water drainage for the private drives, parking and turning areas;

- delineation of the parking bays;
- details of the proposed electric buggy and cycle parking stores;
- EV charging points and infrastructure
- (viii) The two existing site accesses on Knutton Lane, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted, to be permanently closed and the access crossings reinstated as footway.
- (ix) No development shall take place, including any works of demolition, until a Construction Management Plan has been agreed in writing and thereafter fully implemented during construction.
- (x) Prior approval and implementation of bin storage details.
- (xi) Prior approval and implementation of external lighting.
- (xii) Prior approval and implementation of a construction demolition and environmental management plan.
- (xiii) Standard conditions relating to dealing with site contamination, remediation and importation of soil.
- (xiv) Prior approval of an air quality assessment and mitigation for combustion appliances.
- (xv) Prior approval of coal mining risk hazard mitigation measures.
- (xvi) Prior approval of a scheme for the provision of affordable rented housing units throughout the development. The scheme shall include the timing of the construction for the affordable housing, arrangements to ensure that such provision is affordable for both initial and subsequent occupiers and the occupancy criteria to be used for determining the identity of prospective and successive occupiers of such units and the means by which such occupancy will be enforced, but not requiring such provision to be "in perpetuity".

5. APPLICATION FOR MAJOR DEVELOPMENT - PLOT 3 OF THE SCIENCE & INNOVATION PARK, KEELE ROAD, KEELE. CVS GROUP PLC & KEELE UNIVERSITY. 18/01011/FUL

Resolved: (A) That, subject to the applicant entering into a Section 106 obligation by 21st May 2019 to secure a financial contribution of £2,360 towards travel plan monitoring,

the application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved drawings
- (iii) Materials
- (iv) Provision of access, parking and turning areas
- (v) Provision of cycle parking
- (vi) Travel Plan
- (vii) Trips to count towards the trip envelope calculation with regard to 17/00934/OUT
- (viii) Landscaping scheme
- (ix) Electric vehicle charging infrastructure

- (x) Implementation of security/crime prevention measures
- (B) Should the above Section 106 obligation 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 measures to ensure that the development achieves sustainable development outcomes, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

AND

Officers to write to applicant on behalf of Planning Committee to seek an assurance, for clarification purposes, that the facilities are for small/domestic animals and not large/farm animals

6. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT NEW ROAD, MADELEY. HILBRE HOMES. 19/00036/FUL

Councillors' Gary and Simon White spoke on this application.

Resolved: That, subject to the applicant entering into a Section 106 obligation by 31st May 2019 securing a financial contribution of £178,528 (index linked) towards the maintenance and improvement of public open space at Madeley Pool, a contribution of £66,488 towards school spaces at Madeley High School and 25% onsite affordable housing),

the application be permitted subject to the undermentioned conditions:

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Materials
- (iv) Boundary treatments
- (v) Finished ground levels and floor levels
- (vi) Submission and approval of SuDS scheme/ layout and proposed maintenance regime
- (vii) Foul and surface water to be drained on separate systems
- (viii) Detailed hard and soft landscaping proposals which shall include evergreen mature tree planting along the southern boundary
- (ix) Dimensioned Tree Protection Plan (to include retained trees and proposals for protection of hedgerows)
- (x) Arboricultural Method Statement (detailed) for all works within the Root Protection Areas (RPAs) of retained trees including for construction of the acoustic fence/barrier.
- (xi) Alignment of utility apparatus
- (xii) Schedule of works to retained trees
- (xiii) Submission and approval of a Construction

- (xiv) Environmental Management Plan, Design measures to control internal and external noise levels,
- (xv) Noise assessment
- (xvi) Electric Vehicle Charging Provision
- (xvii) Visibility splays
- (xviii) Access road being completed prior to occupation
- (xix) Internal roads, private drives and parking areas being provided prior to occupation
- (xx) Off-site highway works - construction of an uncontrolled pedestrian crossing on New Road
- (xxi) The access road at the junction with New Road shall have a maximum gradient of 1:15
- (xxii) Submission and approval of surfacing, surface water drainage and delineation of car parking spaces
- (xxiii) The upgrade of two bus stops on New Road
- (xxiv) Private drives shall have a minimum length of 6m
- (xxv) Submission and approval of a construction management plan
- (xxvi) Biodiversity recommendations
- (xxvii) Waste Management details, as per submission

7. CONSULTATION BY STOKE ON TRENT CITY COUNCIL ETRURIA VALLEY PHASES 2 & 3, ETRURIA, STOKE-ON-TRENT. STOKE-ON-TRENT REGENERATION LTD SOT/61494/OUT (NULBC REF 348/242 AND 348/262)

Resolved: That the City Council be informed that the Borough Council has no objections to the proposed development subject to the Environmental Health Division confirming that the development does not result in air quality issues for the Borough.

8. APPLICATION FOR MINOR DEVELOPMENT - 9 RUSSELL STREET, WOLSTANTON. MERCIA GAS LTD. 19/00029/FUL

Amended recommendation ('wording', suggested by Councillor Proctor) Proposed by Councillor Simon Tagg and seconded by Councillor Northcott.

Resolved: That the application be refused for the following reason:

There is insufficient space within the site to accommodate an appropriate level of off-site car parking for the number of units proposed in addition to providing appropriate pedestrian access bin storage and access for collection. As a result the development would negatively impact upon local on street car parking problems and create further highway safety issues in the area contrary to Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 and the aims and objectives of the National Planning Policy Framework (2019).

9. APPLICATION FOR MINOR DEVELOPMENT - 24 GREENOCK CLOSE, NEWCASTLE-UNDER-LYME. MR R TAYLOR. 19/00149/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Provision of access, parking and turning
- (iv) Delineation of parking bays
- (v) Access to remain ungated
- (vi) Submission of a Construction Management Plan
- (vii) Contaminated land
- (viii) Construction hours
- (ix) Electric vehicle charging points
- (x) Materials
- (xi) Boundary treatments

10. APPLICATION FOR OTHER DEVELOPMENT - UPPER FLOOR ABOVE TESCO EXPRESS, HIGHERLAND. J3BOX LTD. 19/00030/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Provision of parking and cycle storage prior to commencement of use.
- (iv) Noise management plan
- (v) Approval of details of any mechanical ventilation or air conditioning plant prior to installation.
- (vi) Approval of details of any external lighting prior to installation.
- (vii) Approval of details of the storage and collection of recyclable materials and refuse storage.
- (viii) Provision of 2 electric vehicle charging points within six months of commencement of use

11. APPEAL DECISION - 26 CHURCH LANE, WOLSTANTON. 18/00041/FUL

Resolved: That the appeal decision be noted.

12. APPEAL DECISION - LAND REAR OF ROWLEY HOUSE, MOSS LANE, MADELEY. 17/01004/REM

Resolved: That the appeal decision be noted.

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. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - BETLEY COURT, MAIN ROAD, BETLEY (REF: 18/19005/HBG).

Resolved: That the following grant be approved:-

£423 Historic Building Grant to repair the flat roof above bay window and a sash window on the southern elevation, subject to the appropriate standard conditions

15. ENFORCEMENT UPDATE - LAND AT DODDLESPool, BETLEY. 17/00186/207C2

Resolved: That the information provided in the report and supplementary report be received, and that a further update report be provided to the June Planning Committee

16. ENFORCEMENT UPDATE - 5 BOGGS COTTAGE, KEELE. 14/00036/207C3

Resolved: That the information be received and that a further update report be provided to the June Planning Committee

17. TREE PRESERVATION ORDER - SUNNY BANK, SOUTHWOOD, BALDWINS GATE. TPO 200

Resolved: That Tree Preservation Ord no 200 (2018), Sunny Bank, South Wood, Baldwins Gate be confirmed as made and that the owners of the site be informed accordingly.

18. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR ANDREW FEAR
Chair

Meeting concluded at 9.15 pm