

## PLANNING COMMITTEE

Tuesday, 21st May, 2019  
Time of Commencement: 7.00 pm

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

Councillors S. Burgess, Mrs J Cooper, D. Jones,  
P. Northcott, B. Panter, B. Proctor,  
M. Reddish, S. Sweeney, G Williams and  
J Williams

Officers Becky Allen - Landscape Manager, Geoff  
Durham - Mayor's Secretary / Member  
Support Officer, Rachel Killeen - Senior  
Planning Officer, Elaine Moulton -  
Development Management Team  
Manager, Matthew Shrigley, Trevor  
Vernon -Solicitor and Darren Walters-  
Environmental Protection Officer

### 1. APOLOGIES

Apologies were received from Councillors' Maxfield and Simon Tagg.

### 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 23 April, 2019 be agreed as a correct record.

### 4. APPLICATION FOR MINOR DEVELOPMENT - 4 MEADOWS ROAD, KIDSGROVE. KIMBERLEY DEVELOPMENTS LTD & KIDSGROVE WORKING MEN'S CLUB. 18/00889/FUL

**Resolved:** (A) That, subject to:

- (a) The Environmental Health Department maintaining their objection to the scheme, the entering into by the applicants of a planning obligation by the 28th June financing the provision of improved glazing to any properties which the EHO consider would be materially impacted by the development ,
- (b) Kidsgrove Town Council providing their comments before the meeting and your Officer confirming that there has been sufficient opportunity to consider these, the application be

permitted subject to the undermentioned conditions:

- (i) Time Limit.
- (ii) Plans.
- (iii) Permitted construction hours.
- (iv) Permitted delivery hours.
- (v) Approval of noise levels for plant, cooling and ventilation equipment.
- (vi) Prior approval of any external lighting.
- (vii) Prevention of break out music from windows of the function room.
- (viii) Prevention of break out music from the fire door serving the stage.
- (ix) Hours of use limited to 9am to 11pm Monday to Thursday and 9am to 12pm Friday to Saturday including bank holidays.
- (x) Control of music volume within the main function room.
- (xi) Provision of parking, access and turning areas.
- (xii) Provision of cycle parking.
- (xiii) Prior approval and implementation of the marking out of the Meadows Road car park.
- (xiv) Approval and implementation of a Construction Method Plan.

- (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 noise mitigation works being secured, the development would be likely to cause a material loss of residential amenity by reason of disturbance by noise , or if he considers it appropriate, to extend the period of time within which such obligation can be secured.

**5. APPLICATION FOR MAJOR DEVELOPMENT - KIDSGROVE WORKING MEN'S CLUB. HARDINGSWOOD ROAD, KIDSGROVE. LIDL UK GMBH & KIMBERLEY DEVELOPMENTS LTD. 18/00916/FUL**

- Resolved:**
- (A) That, subject to the applicant entering into a Section 106 obligation by agreement by 28th June 2019 to secure the following:
    - A Travel Plan monitoring fee of £2,407.
    - £10,000 for the provision of signal controlled pedestrian crossing facilities on the A50 Liverpool Road.

The application be permitted subject to the undermentioned conditions:

- (i) Time Limit.
- (ii) Plans, unless overridden by conditions below.
- (iii) No consent granted for signs indicated in submission
- (iv) Agreement of external facing materials.
- (v) Agreement of boundary treatments.
- (vi) Hard and soft landscaping details, including for area currently proposed for 10 car parking spaces adjacent to Canal boundary, and tree protection measures

*Highways and parking matters*

- (vii) Amended car parking layout to reflect condition 5 above
- (viii) Full details of the site access on Hardingswood Road
- (ix) Agreed visibility splays being provided on Hardingswood Road
- (x) The development not to be brought into use until parking, servicing and turning areas have been provided in accordance with the approved plans.
- (xi) Prior approval and provision of surface water drainage for the access and car park.
- (xii) Off-site highways works for the provision of road signs 'for pedestrians in carriageway' and 'slow' road markings on Hardingswood Road and Second Avenue prior to use of the development.
- (xiii) Pedestrian / cycle access point's provision.
- (xiv) The pedestrian / cycle route via the canal towpath to be signed subject to the agreement and thereafter maintained.
- (xv) Secure weatherproof cycle parking details
- (xvi) The submitted Travel Plan shall be fully implemented. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary date of the planning consent for a period of 5 years.
- (xvii) Agreement and implementation of a Delivery Vehicle Management Plan.
- (xviii) The agreement and implementation of a Construction Management Plan.

*Drainage*

- (xix) Foul and surface water drained on separate systems.
- (xx) Prior approval and implementation of a surface water drainage scheme.
- (xxi) The surface water drainage scheme to be in accordance with Standards for Sustainable Drainage Systems.

*Amenity matters/ Site contamination*

- (xxii) Agreement of a Construction and Demolition Environmental Management Plan.
- (xxiii) Implementation of the submitted lighting scheme.
- (xxiv) Agreement of refuse and storage arrangements.
- (xxv) No noise generating plant shall be installed externally in any part of the development until full and precise details of the proposed plant and any mitigation measures have been submitted to and approved in writing by the Local Planning Authority.

- (xxvi) Deliveries to, and waste collections from, the store shall not take place before 7am or after 11pm on any day.
- (xxvii) Standard conditions relating to dealing with land contamination and the importation of soil
- (xxviii) Electric Vehicle charging points provision.
- (xxix) That a traffic Regulation Order be confirmed prior to commencement of development.

In addition, a note be sent to the applicant requesting their consideration of the matters referred to by the Crime Prevention Design Advisor.

- (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 ensure it achieves sustainable development outcomes and safety improvements required to secure an appropriate context for the development, and there would not be an appropriate review mechanism to allow for changed financial circumstance, or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

**6. APPLICATION FOR MAJOR DEVELOPMENT - NEWCASTLE-UNDER-LYME SCHOOL, MOUNT PLEASANT, NEWCASTLE. THE SCHOOL GOVERNORS. 19/00042/FUL**

*Councillor Ruth Wright spoke on this application.*

*Proposed by Councillor John Williams and seconded by Councillor Gill Williams.*

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

The overbearing nature of the building due to its height, scale, massing and location, and its inappropriate design and use of materials would be detrimental to the character and appearance of the Conservation Area contrary to local and national policy.

**7. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT TO KEELE UNIVERSITY, UNIVERSITY AVENUE, KEELE UNIVERSITY. KEELE HOTEL DEVELOPMENTS LTD AND KEELE UNIVERSITY SCIENCE AND BUSINESS PARK LTD. 19/00203/REM**

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

- (i) Link to outline planning permission and conditions
- (ii) Approved drawings
- (iii) Materials
- (iv) Provision of access, parking, turning and servicing areas
- (v) Provision of staff cycle parking store
- (vi) Details of cycle parking for visitors
- (vii) Travel Plan

- (viii) Recommendations of the Wardell Armstrong Arboricultural Impact Assessment to be followed
- (ix) Submission of Arboricultural Method Statement
- (x) Updated Tree protection Plan
- (xi) Approval of line of footpath link to Keele Road
- (xii) EV charging points and infrastructure

**8. APPLICATION FOR MINOR DEVELOPMENT - ST JAMES CHURCH, CHURCH STREET, AUDLEY. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 19/00231/DEEM3**

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Materials
- (iv) Archaeological building recording: Level 1 photographic record
- (v) Archaeological watching brief
- (vi) Written scheme of archaeological investigation
- (vii) Arboricultural Method Statement
- (viii) Arboricultural Site Monitoring Schedule

**9. APPLICATION FOR MINOR DEVELOPMENT - BETLEY COURT FARM, MAIN ROAD, BETLEY. MR AND MRS F SPEED. 19/00183/FUL**

*Councillor Gary White spoke on this application.*

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

- (i) Standard Time limit for commencement of development
- (ii) Approved plans
- (iii) Restriction to use as a holiday let
- (iv) Sample facing and roofing materials
- (v) Joinery details – doors and window frames
- (vi) Window reveals
- (vii) Boundary treatments
- (viii) Archaeological building recording
- (ix) Electric vehicle charging provision
- (x) Parking area provision

**10. PLANNING COMMITTEE SITE VISIT DATES FOR 2019/20**

**Resolved:** That the dates and times for possible Planning Committee site visits for 2019/20 be agreed.

**11. APPEAL DECISION - IMPERIAL WORKS, TALKE. 18/0066/FUL**

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

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

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

13. **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.

14. **URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR ANDREW FEAR**  
**Chair**

Meeting concluded at 8.45 pm