

**Date of meeting** Thursday, 3rd January, 2019  
**Time** 6.00 pm  
**Venue** Astley Room - Castle House  
**Contact** Geoff Durham



**NEWCASTLE  
UNDER LYME**  
**BOROUGH COUNCIL**

Castle House  
Barracks Road  
Newcastle-under-Lyme  
Staffordshire  
ST5 1BL

# 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 3 - 6)  
To consider the minutes of the previous meeting(s).
- 4 **APPLICATION FOR MAJOR DEVELOPMENT - FORMER BRISTOL STREET MOTORS, LONDON ROAD. ADOBE RESIDENCIES. 16/01106/FUL** (Pages 7 - 14)
- 5 **APPLICATION FOR MAJOR DEVELOPMENT - SITES OF HORWOOD, LINDSAY AND BARNES HALLS, KEELE UNIVERSITY, KEELE. MR PHIL BUTTERS, KEELE UNIVERSITY. 18/00698/FUL** (Pages 15 - 32)
- 6 **APPLICATION FOR MAJOR DEVELOPMENT - ORCHARD HOUSE, CLAYTON ROAD, NEWCASTLE. GLADMAN RETIREMENT LIVING LTD. 18/00693/FUL** (Pages 33 - 48)
- 7 **APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH WEST OF MUCKLESTONE ROAD, WEST OF PRICE CLOSE AND NORTH OF MARKET DRAYTON ROAD, LOGGERHEADS. MULLER STRATEGIC PROJECTS LIMITED. 15/00202/OUT** (Pages 49 - 54)
- 8 **APPLICATION FOR MAJOR DEVELOPMENT - LAND AT END OF GATEWAY AVENUE, BALDWIN'S GATE. KIER LIVING LTD. 13/00426/OUT** (Pages 55 - 60)

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| 9  | APPLICATION FOR MAJOR DEVELOPMENT - FORMER SAVOY CINEMA/METROPOLIS NIGHTCLUB, 72, HIGH STREET, NEWCASTLE. MODULTEC INTERNATIONAL LTD & METROPOLIS STUDENT LTD. 18/00483/FUL | (Pages 61 - 78)   |
| 10 | APPLICATION FOR MINOR DEVELOPMENT- LAND ADJACENT CARTREF, RYE HILLS, AUDLEY. MR & MRS COTTERILL. 18/00842/FUL   | (Pages 79 - 86)   |
| 11 | APPLICATION FOR OTHER DEVELOPMENT - MAER HALL, MAER. MR FRADLEY. 18/00952/FUL   | (Pages 87 - 92)   |
| 12 | HALF YEARLY REPORT ON PLANNING OBLIGATIONS  | (Pages 93 - 106)  |
| 13 | APPEAL DECISION - LAND OFF WOODROW WAY, ASHLEY. 17/00605/FUL  | (Pages 107 - 110) |
| 14 | APPEAL DECISION - ROSEBANK, NEW ROAD, WRINEHILL. 18/00490/FUL   | (Pages 111 - 112) |
| 15 | CONFIRMATION OF ARTICLE 4 DIRECTION FOR KEELE CONSERVATION AREA   | (Pages 113 - 114) |
| 16 | UPDATE ON LAND AT DODDLESPool.  | (Pages 115 - 116) |
| 17 | 5 BOGGS COTTAGE, KEELE. 14/00036/207C3  | (Pages 117 - 118) |
| 18 | TREE PRESERVATION ORDER OLD BUTT LANE, WEST AVENUE, KIDSGROVE. TPO 196  | (Pages 119 - 156) |
| 19 | URGENT BUSINESS   |                   |

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

**Members:** Councillors S. Burgess, Mrs J Cooper, A. Fear (Chair), H. Maxfield, P. Northcott, S. Pickup, B. Proctor, M. Reddish (Vice-Chair), C. Spence, S Tagg, G Williams and J Williams

**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.

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 THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.