

PLANNING COMMITTEE

Tuesday, 8th October, 2019
Time of Commencement: 7.00 pm

Present: Councillor Marion Reddish (Chair)

Councillors:	S. Burgess	S. Moffat	G Williams
	Mrs J Cooper	P. Northcott	J Williams
	M. Holland	K.Owen	
	H. Maxfield	S Tagg	

Officers:	Nick Bromley	Senior Planning Officer
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Jennet Hough	Landscape Officer
	Rachel Killeen	Senior Planning Officer
	Simeon Manley	Interim Head of Planning
	Trevor Vernon	Solicitor
	Darren Walters	Team Leader Environmental Protection

Also in attendance:

1. **APOLOGIES**

Apologies were received from Councillors' Fear and Proctor.

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 10 September, 2019 be agreed as a correct record.

4. **APPLICATION FOR MINOR DEVELOPMENT - 4 SUTHERLAND DRIVE. MR RAFIQ SHEIKH. 19/00610/FUL**

Moved by Councillor Simon Tagg and seconded by Councillor Holland.

Resolved: That the application be deferred for a site visit.

5. **APPLICATION FOR MAJOR DEVELOPMENT - RENFORD HOUSE, 24 HIGH STREET, WOLSTANTON. MR IAN CAMERON. 19/00529/FUL**

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

- (i) The proposed development, by virtue of its poor quality design, layout, form and appearance, would harm the character and appearance of the Watlands Park Conservation Area, thereby

affecting its significance, and would fail to take the opportunities available for improving the character and quality of the site and visual amenity of the area. Such less than substantial harm from the proposed development would not be outweighed by any public benefits. The proposed development is therefore contrary to saved policies H7, B9, B10, B13 and B14 of the Newcastle-under-Lyme Local Plan 2011, policies CSP1 and CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, the guidance set out in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010) and the requirements and policies of the National Planning Policy Framework 2019.

- (ii) The proposed development and disposition of buildings is likely to result in the unacceptable impact to, and potential loss, of visually significant trees within the site that would be harmful to the Watlands Park Conservation Area and is therefore contrary to saved policies H7, N12 and B11 of the Newcastle-under-Lyme Local Plan 2011 policies CSP1 and CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, the guidance set out in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010) and the requirements and policies of the National Planning Policy Framework 2019.
- (iii) The application fails to demonstrate that suitable noise mitigation measures can be secured to ensure that appropriate living conditions can be achieved for the occupants of the development in accordance with the National Planning Policy Framework 2019, in particular paragraphs 127 and 170, which would not result in harm to the character and appearance of the Watlands Park Conservation Area.
- (iv) Without an appropriate secured financial contribution relating to public open space the additional demands upon open space arising from the additional dwellinghouses 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 2019.

6. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER BRISTOL STREET GARAGE, LONDON ROAD, NEWCASTLE. ABODE RESIDENCIES. 16/01106/3CN03**

Moved by Councillor John Williams and seconded by Councillor Maxfield.

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

Concerns regarding the colouring of the facing materials. The applicant is invited to submit a new application accompanied by samples of colours.

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. 19/00688/FUL**

Resolved: That the variation of condition 11 of 19/00203/REM be permitted so that it reads as follows:

11. Prior to the first occupation of the development hereby approved, 10 parking spaces, and one of the disabled parking spaces, must be provided with a fully dedicated electric vehicle charging point and thereafter maintained unless otherwise agreed by the Local Planning Authority. Charge points shall be a minimum of 32Amp with Type 2 Mennekes connections, or equivalent, Mode 2 (on a dedicated circuit).

And subject to the imposition of all other conditions attached to reserved matters consent 19/00203/REM that remain relevant at this time.

8. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANTS) FROM THE CONSERVATION AND HERITAGE FUND - 1 ALBERT TERRACE, WOLSTANTON (REF: 19/20003/HBG) AND WALL TO REAR OF FIVE STEPPES, MAIN ROAD, BETLEY (REF: 19/20005/HBG)**

Resolved: That the following grants be approved:-

- (i) £381 Historic Building Grant be given to carry out sash window repairs to 7 windows at 1 Albert Terrace, Wolstanton, subject to the appropriate standard conditions.
- (ii) £1,067 Historic Building Grant be given to rebuild and make safe the former estate wall to the rear garden of Five Steppes, Betley subject to the appropriate standard conditions.

9. **UPDATE ON 5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

Members were informed that the Chair had received a reply to a letter from the Planning Inspectorate.

Resolved: (i) That the information be received.
(ii) That a further update be provided to Planning Committee in two months.

10. UPDATE ON LAND AT DODDLESPool, BETLEY. 17/00186/207C2

- Resolved:** (i) That the information be received
(ii) That a further update be brought back to the Planning Committee in 2 months time.

11. TREE PRESERVATION ORDER - LAND AT 135 HIGH STREET, ALSAGERS BANK. TPO 205

- Resolved:** That Tree Preservation Order No 205 (2019), land at 135 High Street, Alsagers bank, be confirmed as made and that the owners of the site be informed accordingly.

12. URGENT BUSINESS

There was no Urgent Business.

Chair

Meeting concluded at 8.07 pm