

PLANNING COMMITTEE

Tuesday, 5th November, 2019
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors:	S. Burgess	H. Maxfield	S Tagg
	Mrs J Cooper	S. Moffat	G Williams
	M. Holland	K.Owen	J Williams
	D. Jones	M. Reddish	

Officers:	Nick Bromley	Senior Planning Officer
	Geoff Durham	Mayor's Secretary / Member
		Support Officer
	Simeon Manley	Interim Head of Planning
	Elaine Moulton	Development Management
		Team Manager
	Peter Stepien	Landscape Officer
	Trevor Vernon	Solicitor
	Darren Walters	Team Leader Environmental
		Protection

Also in attendance:

1. **APOLOGIES**

Apologies were received from Councillors' Northcott and Proctor.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

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

Resolved: That, subject to item 7 being moved to item 3 – due to its being considered first, the minutes of the meeting held on 8 October, 2019 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - ASHFIELDS GRANGE, HALL STREET, NEWCASTLE. ASPIRE HOUSING. 19/00614/FUL**

Resolved: (A) That, subject to the applicant first entering into a Section 106 agreement by the 30th January 2020 to secure a travel plan monitoring fee of £2,407 (index linked) and a review mechanism of the scheme's ability to make a policy compliant financial contribution of £85,799 (index linked) towards public open space at Wilson Street or the Mineral Line and, if the development is not substantially commenced within 18 months from the date of the grant of the planning permission, and the payment of such contribution if then found financially viable,

The application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
 - (ii) Approved Plans
 - (iii) Prior approval of a scheme for the provision of 5 affordable housing units within 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.
 - (iv) Facing and roofing materials
 - (v) Boundary treatments
 - (vi) Detailed design of waste bin storage compound
 - (vii) Full landscaping scheme to include specimen replacement trees (larger and longer term type species)
 - (viii) Tree and landscaping management plan
 - (ix) Tree protection and retention proposals plan
 - (x) Schedule of works to retained trees
 - (xi) Provision of access, parking, turning and servicing areas
 - (xii) Surfacing materials, means of surface water drainage and delineation of the parking bays
 - (xiii) Car park management scheme
 - (xiv) Construction of a turning head including a Traffic Regulation Order for double yellow lines
 - (xv) Off-site footpath widening works
 - (xvi) The access shall remain un-gated
 - (xvii) Secure weatherproof cycle parking facility
 - (xviii) Implementation of the agreed Travel Plan Framework
 - (xix) Highway & Environmental Construction and Demolition Management Plan (CMP)
 - (xx) Surface water drainage scheme
 - (xxi) Prior approval of external lighting,
 - (xxii) Electric vehicle charging provision,
 - (xxiii) Design measures to restrict impact on noise levels,
 - (xxiv) Prior approval of noise impacts from building plant and machinery,
 - (xxv) Prior approval of overheating and cooling assessment,
 - (xxvi) Assessment of emissions from combustion plant,
 - (xxvii) Land contamination investigations and mitigation measures
 - (xxviii) Construction and demolition hours
- (B) That, failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Development Management either refuse the application on the grounds that without the obligation being secured, there would be no provision made to take into account a change in financial circumstances in the event of the development not proceeding promptly and the potential payment of an appropriate policy compliant contribution for off-site open space should financial circumstances then permit; or,

if he considers it appropriate, to extend the period of time within which the obligation can be secured.

5. APPLICATION FOR MINOR DEVELOPMENT - THISTLEBERRY HOTEL, THISTLEBERRY AVENUE, NEWCATSLE-UNDER-LYME. STAR PUBS AND BARS. 19/00358/FUL

Members were advised that this application had been withdrawn.

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

A site visit took place on this site on Saturday 2 November, 2019. Councillors' Burgess, Mrs J Cooper, Fear, Owen, Reddish, S Tagg, G Williams and J Williams were in attendance.

Councillors' Holland, Jones, Maxfield and Moffat were unable to attend and therefore took no part in the discussion and resolution on this item.

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

- (i) Time limit
- (ii) Development to be carried out in accordance with the approved plans
- (iii) Approval of materials (brick and tile only no render), boundary treatments and surfacing materials.
- (iv) Parking, turning and access arrangements to be provided prior to occupation.
- (v) Access, surfacing materials and drainage
- (vi) Access to remain ungated
- (vii) Construction Management Plan
- (viii) Internal and external noise levels.
- (ix) Hours of construction
- (x) Electric vehicle charging point
- (xi) Tree protection
- (xii) Landscaping Scheme
- (xiii) Removal of Permitted Development Rights for Class A – Extensions
- (xiv) Obscure glazing to windows on side elevations

- A note be sent to the developer requesting that consideration is given to the inclusion of dummy windows or other design detail to break up large areas of brickwork in the side elevations.

7. APPLICATION FOR MINOR DEVELOPMENT - NEWCASTLE MUSEUM AND ART GALLERY. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 19/00687/DEEM3

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Materials
- (iv) Hours of construction
- (v) Arboricultural Method Statement
- (vi) Details of special engineering within root protection areas
- (vii) Construction Phase Tree Protection Plan

8. REVIEW AND UPDATE OF RESPONSIBILITIES OF THE COUNCIL, ITS COMMITTEES AND SUB COMMITTEES

Resolved: That the proposed changes to the current Terms of Reference as set out at paragraph 3.1 of the agenda report be noted.

9. DELEGATED AUTHORITY TO DETERMINE APPLICATIONS PURSUANT TO SCHEDULE 17 OF THE HIGH SPEED RAIL (WEST MIDLANDS - CREWE) BILL (ACT FOLLOWING ITS ASSENT)

Resolved: That the Scheme of Delegation be amended to insert the following application type within the list of delegated application types set out in Appendix 4 item 10 of the Constitution:

“To determine all applications pursuant to Schedule 17 of the High Speed Rail (West Midlands-Crewe) Bill (Act following its assent)

And that this is exercised by the Planning Committee

10. DELEGATED AUTHORITY TO DETERMINE APPLICATIONS PURSUANT TO SCHEDULE 18 OF THE HIGH SPEED RAIL (WEST MIDLANDS - CREWE) BILL (ACT FOLLOWING ITS ASSENT)

Resolved: That the Scheme of Delegation be amended to insert the following application type within the list of delegated application types set out in Appendix 4 item 10 of the Constitution:

“To determine all applications pursuant to Clause 21 Schedule 18 of the High Speed Rail (West Midlands-Crewe) Bill (Act following its assent)

And that this is exercised by the Planning Committee.

11. APPEAL DECISION - 28A HALFWAY PLACE, SILVERDALE. 18/01001/FUL

Resolved: That the appeal decision be noted.

12. APPEAL DECISION - LAND ADJ TO FARCROFT, MANOR ROAD, BALDWINS GATE. 18/00674/OUT

Resolved: That the appeal decision be noted.

13. APPEAL DECISION - 149 HIGH STREET, SILVERDALE. 18/00618FUL

Resolved: That the appeal decision be noted.

14. **APPEAL DECISION - LAND OFF LIVERPOOL ROAD EAST, KIDSGROVE.
18/00912/FUL**

Resolved: That the appeal decision be noted.

15. **URGENT BUSINESS**

Former Bristol Street Garage, London Road, Newcastle

Resolved: That the application be approved.

Chair

Meeting concluded at 8.32 pm