

PLANNING COMMITTEE

Tuesday, 3rd December, 2019
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors:	S. Burgess	H. Maxfield	S Tagg
	Mrs J Cooper	P. Northcott	G Williams
	S. Dymond	B. Proctor	J Williams
	D. Jones	M. Reddish	

Officers:	Geoff Durham	Mayor's Secretary / Member Support Officer
	Rachel Killeen	Senior Planning Officer
	Simeon Manley	Interim Head of Planning
	Anne-Marie Pollard	Solicitor
	Peter Stepien	Landscape Officer
	Darren Walters	Team Leader Environmental Protection

Also in attendance:

1. **APOLOGIES**

Apologies were received from Councillor Moffat.

2. **DECLARATIONS OF INTEREST**

Councillor Jones declared an interest in agenda item 13 – application 19/20006/HBG, St John's Church and would take no part in the discussion.

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

Resolved: That the minutes of the meeting held on 5 November, 2019 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - HAMPTON'S SCRAP YARD AND ADJACENT FIELD, KEELE ROAD. PERSIMMON (NORTH WEST) LTD. 19/00623/REM**

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans/documents
- (iii) Prior to commencement of the construction of the dwellings details of the house types and location of the affordable housing units at the level stipulated within the relevant S106 Agreement shall be agreed by the Local Planning Authority (LPA).
- (iv) Submission and approval of all external facing materials

- and hard surfacing materials.
- (v) Boundary treatments as submitted
- (vi) Soft landscaping scheme as submitted
- (vii) Provision of access, internal roads, private drives and parking areas prior to occupation.
- (viii) Provision of visibility splays prior to occupation.
- (ix) Prior approval of surfacing material and means of surface water drainage for the private drives, parking and turning areas.
- (x) Provision of a 3m wide footway/cycleway linking the internal site roads to the bus stop on Keele Road in accordance with details to be agreed.
- (xi) Private drives to have a minimum length of 6m between the highway boundary and the garage door.
- (xii) Garages to be retained for the parking of motor vehicles and cycle.
- (xiii) Construction Management Plan.
- (xiv) Amendments to play area.
- (xv) Approval of an Arboricultural Monitoring Schedule.
- (xvi) Trees shown to be retained shall be retained and protected throughout the construction phase in accordance with the Arboricultural Impact Assessment.
- (xvii) Approval of alignment of utilities.
- (xviii) Provision of measures to secure parking courts.
- (xix) Construction work to be completed in accordance with BS5837:2012 and the Arboricultural Method Statement provided.
- (xx) Implementation of Landscape Management Plan
- (xxi) Waste storage and collection arrangements.

5. APPLICATION FOR MAJOR DEVELOPMENT - FORMER MAXIMS, STANIER STREET, NEWCASTLE. BELONG LTD. 19/00754/FUL

Resolved: That the variation of condition 8 of 15/00498/FUL – be permitted to read as follows:

The signing/road markings shall be carried out in accordance with the approved details and shall be retained as such for the lifetime of the development.

And subject to the imposition of all other conditions attached to planning permission 15/00498/FUL that remain relevant at this time.

6. APPLICATION FOR MAJOR DEVELOPMENT - PLOT 4 VALLEY PARK, WATERMILLS ROAD, CHESTERTON. PARDOLYNN LTD. 19/00755/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) External facing materials
- (iv) Noise assessment and mitigation
- (v) Speakers/alarms/bells
- (vi) Electric vehicle charging provision for onsite staff parking

- (vii) Submission and approval of Surface Water Drainage Strategy
- (viii) Tree protection plan
- (ix) Landscaping Scheme
- (x) Approval and implementation of a remediation strategy if contamination found

7. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF DEANS LANE AND MOSS GROVE, RED STREET. PERSIMMON HOMES (NORTH WEST). 19/00772/FUL

Members were informed that this application had been withdrawn.

8. APPLICATION FOR MAJOR DEVELOPMENT - COMPOUND C AND COMPOUND E, LYMEDALE CROSS. CAISSON IM PROPERTIES. 18/00997/FUL

- Resolved:**
- A. That, subject to the applicant first entering into a Section 106 obligation by the 8th February 2020 to secure a contribution sum of £2,407 towards Travel Plan monitoring, the application be permitted subject to the undermentioned conditions:
 - (i) Standard Time limit for commencement of development
 - (ii) Approved plans
 - (iii) Submission and approval of facing and roofing materials – similar colour and style to adjacent buildings.
 - (iv) Boundary treatments for Site A
 - (v) Revised Travel Plan Framework clearing this
 - (vi) Provision of access, parking, turning and servicing areas
 - (vii) Details and provision of access, layout and signage of the Overspill Parking Area
 - (viii) Cycle storage provision
 - (ix) Submission and approval of a Construction Management Plan (CMP)
 - (x) Provision of replacement 65 space car park adjacent to Site B
 - (xi) Prior approval of external lighting
 - (xii) Electric vehicle charging provision
 - (xiii) Prior approval of noise impacts from plant and machinery
 - (xiv) Prior approval of noise impacts from HGV loading and unloading areas
 - (xv) Land contamination investigations and mitigation measures
 - (xvi) Construction and demolition hours
 - (xvii) Submission and approval of Surface Water Drainage Strategy
 - B. That, should the matters referred to in (A) above not be secured within the above period, then 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 sustainable development

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

9. APPLICATION FOR MINOR DEVELOPMENT - 20 SIDMOUTH AVENUE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 19/00708/DEEM4

Condition (xvi) was proposed by Councillor Simon Tagg and seconded by the Chair - Councillor Fear.

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

- (i) Standard time limit
- (ii) Approved plans
- (iii) Approval of external facing materials to the dwellings, hard surfaces and details of the window reveals
- (iv) Approval of levels
- (v) All boundary treatments, to include boundary walls to the plot boundaries adjoining the highway (as shown on the plans) and retention of the boundary wall to 19 Sidmouth Avenue
- (vi) Approval of measures to secure the existing building following demolition of the extension
- (vii) Provision Landscaping
- (viii) Retention and protection of all trees shown to be retained
- (ix) Demolition/construction activity to be limited to reasonable hours
- (x) Noise assessment indicating any mitigation measures required
- (xi) Electric Vehicle Charging
- (xii) Importation of soil or soil forming material
- (xiii) of access and parking prior to occupation
- (xiv) No-dig construction and no levels changes to the driveway to unit 1 where it lies in the RPA of trees within Station Walks
- (xv) The garages to units 3 and 4 are to be retained for parking of vehicles and cycles.
- (xvi) Provision of an additional parking space for Unit 2.

10. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3

The Chair was disappointed that this was still ongoing and suggested that a further letter of protest be sent to the Planning Inspectorate, signed by the Chair of the Planning Committee and the Portfolio Holder for Planning and Growth.

Councillor Proctor asked that it be the 'strongest possible' letter.

Councillor Simon Tagg moved a further recommendation to bring a report back to the February meeting. This was seconded by the Chair.

- Resolved:**
- (i) That the information be received.
 - (ii) That a further update be provided to Planning Committee in two months.
 - (iii) That a letter be sent to the Planning Inspectorate expressing the Council's concerns.

11. LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2

Councillor Simon Tagg moved a further recommendation to bring a report back to the February meeting. This was seconded by the Chair.

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

12. APPEAL DECISION - 61 OAKDENE AVENUE, WOLSTANTON, NEWCASTLE. 19/00136/FUL

Resolved: That the appeal decision be noted

13. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - TEMPLAR WINDOW, ST JOHN'S CHURCH, KEELE (REF: 19/20006/HBG) AND CHURCHYARD WALL, ST JAMES' CHURCH AUDLEY (REF: 19/20007/HBG)

Councillor Jones took no part in the discussions regarding recommendation (i)

Resolved: That the following grants are approved:-

- (i) £1,584 Historic Building Grant be given towards the restoration of the stained glass window at St Johns Church, Keele, subject to the appropriate standard conditions and a condition to ensure that any glass protection systems are in line with current research.
- (ii) £5,000 Historic Building Grant be given to repoint a stone section and rebuild sections of the churchyard wall at St James Church, Audley subject to the appropriate standard conditions

14. MID-YEAR DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2019/2020

The Interim Head of Planning, Sim Manley introduced the report advising that there was a slight difference to the criteria as it now included the four national indicators shown in the table at page 70 of the agenda. Members were advised Members that if the report was brought to the Planning Committee every six months it was crucial to include the four special measures.

Councillor Simon Tagg stated that he was pleased to see that the Council was on target and thanked Mr Manley for his work. Members echoed Councillor Tagg's comments.

The Chair thanked Mr Manley and informed the Committee that Mr Manley was full of praise for all officers of the Planning Department.

Resolved: (i) That the report be received
(ii) That the Head of Planning and the Development Manager seek to maintain and improve performance of the

Development Management team (including the technical support team) to meet the targets set out in the Planning Service Plan for 2019/20

- (iii) That the next 'Development Management Performance Report' be submitted to Committee around June 2020 reporting on performance for the complete year 2019/20

15. URGENT BUSINESS

There was no Urgent Business.

Chair

Meeting concluded at 7.40 pm