

PLANNING COMMITTEE

Tuesday, 5th January, 2021
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors:	Marion Reddish	Silvia Burgess	Mark Holland
	John Williams	Jennifer Cooper	Kenneth Owen
	Paul Northcott	Helena Maxfield	
	Gillian Williams	Sue Moffat	

Officers:	Elaine Moulton	Development Management Team Manager
	Nick Bromley	Senior Planning Officer
	Becky Allen	Landscape Manager
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Shawn Fleet	Head of Planning and Development
	Daniel Dickinson	Head of Legal & Governance /Monitoring Officer
Dorian Weller	ICT Officer	

Note: In line with Government directions on staying at home during the current stage of the CV-19 pandemic, this meeting was conducted by video conferencing in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

1. APOLOGIES

Apologies were received from Councillor Dave Jones.

2. DECLARATIONS OF INTEREST

Councillor Northcott declared an interest in agenda item 5, application number 20/932/FUL, as a member of the Aspire Board.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 8 December, 2020 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF WEST AVENUE. PERSIMMON HOMES. 20/00501/FUL

Resolved: That a decision on the application be deferred until the 2nd February meeting, to allow additional information to be submitted and the views of the Lead Local Flood Authority (LLFA) to be obtained and for such

views to be taken into consideration by the Planning Committee in its decision.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF BIRCH HOUSE ROAD, HOLLY ROAD AND WHITETHORNE WAY. ASPIRE HOUSING. 20/00932/FUL

Resolved: That the variation of Condition 8 of 17/01033/FUL be permitted so that it reads as follows:

8. *Plots 1, 2 and 27 to 30 shall not be occupied until the following off-site highway works have been constructed in accordance with the approved plans:*

- *the widening of Laburnum Place to 5.5m and improvements to the turning head as broadly detailed on drawing no: D50 rev A; and*
- *provision of two off road visitor parking bays;*

and subject to the imposition of all other conditions attached to planning permission 17/01033/FUL that remain relevant at this time amended as necessary to reflect where details have been approved.

6. APPLICATION FOR MINOR DEVELOPMENT - THE NOOK, NEWCASTLE ROAD, MADELEY. MR JEFF ALLEN. 20/00969/REM

Amended recommendation proposed by Councillor Northcott and seconded by Councillor John Williams.

Councillor Gary White spoke on this application.

Resolved: That a decision on the application be deferred until the 2nd February meeting, to allow additional advice to be obtained from the Councils Conservation Officer on the impact of the amended roof design. Officers to also explore the acceptability of removing permitted development rights for future roof alterations and extensions.

7. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3

Members were advised that correspondence was still awaited from the Planning Inspectorate.

Resolved: That the Information be received and a further update report be brought to the 2nd March Planning Committee.

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

Councillor Gary White spoke on this item.

Members were advised that officers had tried to contact Cheshire East Council for an update but there had been no response. The owner of the land was unwilling to submit an application to this Authority until the Planning Application fee paid to Cheshire East Council had been returned.

The Chair asked Councillor Northcott if, in his position of Portfolio Holder for Planning and Growth, he could contact his counterpart at Cheshire East to seek a resolution. Councillor Northcott advised that he would be happy to try this.

Resolved: That the Information be received and a further update report be brought to the 2nd March Planning Committee.

9. **UPDATE ON BREACH OF PLANNING OBLIGATION ENTERED INTO IN ASSOCIATION WITH 11/00284/FUL FOR THE ERECTION OF TWENTY THREE HOUSES AT THE FORMER SITE OF SILVERDALE STATION AND GOOD SHED, STATION ROAD, SILVERDALE**

Resolved: That the Information be received and a further update report be brought to the 2nd March Planning Committee.

10. **APPEAL DECISION - WELLBANK COTTAGE, OLD ROAD, WRINEHILL. 20/00481/FUL**

Resolved: That the appeal decision be noted.

11. **TREE PRESERVATION ORDER - LAND AT RENFORD HOUSE, 24 HIGH STREET, WOLSTANTON, NEWCASTLE. TPO210**

Resolved: That Tree Preservation Order No 210 (2020), Land at Renford House, 24 High Street, Wolstanton, Newcastle under Lyme be confirmed and that the owners of the site be informed accordingly.

12. **URGENT BUSINESS**

There was no Urgent Business.

Chair

Meeting concluded at 7.50 pm