

PLANNING COMMITTEE

Tuesday, 27th April, 2021
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

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

Officers: Rachel Killeen Senior Planning Officer
Elaine Moulton Development Management
Team Manager
Geoff Durham Mayor's Secretary / Member
Support Officer
Shawn Fleet Head of Planning and
Development
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**

There were no apologies.

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 30 March, 2021 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT KEELE UNIVERSITY, KEELE ROAD, KEELE. MR KARL BROWN, HLM ARCHITECTS. 21/00222/FUL**

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

- (i) Variation of condition two to list the revised plans.
- (ii) Any other conditions attached to planning permission 20/00162/REM that remain relevant at this time.

5. **APPLICATION FOR MINOR DEVELOPMENT - 22 KING STREET, CROSS HEATH . MR K NIJJAR. 21/00067/FUL**

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

- (i) Time Limit Condition
- (ii) Approved plans
- (iii) Approved Materials
- (iv) Boundary treatments
- (v) Hardstandings
- (vi) Submission of Landscaping Details
- (vii) Submission of Tree Protection Plan
- (viii) A minimum access width of 5m
- (ix) A gravel retaining strip to the parking area of 22 King Street
- (x) Access, parking and turning
- (xi) Provision and retention of Visibility Splays
- (xii) Provision of gravel retaining strip
- (xiii) Restriction of gates or obstructions to vehicle access
- (xiv) Submission of an Environmental Construction Plan
- (xv) Construction Hours
- (xvi) Provision of electrical charging point for vehicles

6. **APPLICATION FOR MINOR DEVELOPMENT - HOPE COTTAGE, LEYCETT LANE. MR & MRS J BULLOCK. 21/00193/FUL**

Councillor Ian Wilkes spoke on this application.

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

- (i) The development represents inappropriate development in the Green Belt, and there are no very special circumstances that would outweigh the harm caused by virtue of the development's inappropriateness and associated harm to the openness of the Green Belt. The development is contrary to Policy S3 of the Local Plan and the aims and objectives of the National Planning Policy Framework (2019).
- (ii) The proposed development, because of its isolated location away from a higher level of services, employment and public transport links, would mean that residents would be dependent on the use of private motor vehicles. The development of this site would not materially enhance or maintain the viability of a rural community in a significant way and is considered to be an unsustainable form of development. For these reasons the proposed development is contrary to the requirements and guidance of the National Planning Policy Framework (2019).

7. **APPLICATION FOR MINOR DEVELOPMENT - SCOT HAY FARM, LEYCETT ROAD. MR DENNIS MARK HOLFORD. 21/00005/FUL**

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Approved materials
- (iv) Removal of caravan with 2 years of any permission
- (v) Construction hours

8. APPLICATION FOR MINOR DEVELOPMENT - LAND AT DODDLESPOOL, MAIN ROAD, BETLEY. MR. MARK OULTON. 21/00286/FUL

Councillor Gary White spoke on this application.

Resolved: That the variation of Condition 6 of planning permission reference 18/00299/FUL be permitted so that it reads as follows:

The importation of all material associated with the construction and completion of the track shall cease by the 1st November 2021.

In addition condition 5 should be varied as follows:

No more than a further 6000 tonnes of appropriate and relevant inert material shall be imported onto the site from the date of this permission.

and subject to the imposition of all other conditions attached to planning permission 18/00299/FUL that remain relevant at this time.

In addition an advisory note should be forwarded to the applicant advising that the Planning committee would not favourably consider any further extension of the time period within which the importation of all material associated with the construction and completion of the track can take place.

9. APPLICATION FOR OTHER DEVELOPMENT - OLD HALL, POOLSIDE, MADELEY. MR GARY WHITE. 21/00206/LBC

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

- (i) Time limit condition.
- (ii) Development to be carried out in accordance with the approved plans and submitted details.

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

Resolved: (i) That the information be received.
(ii) That a further update be brought to Planning Committee on 27 May, 2021.

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

Resolved: (i) That the report noted
(ii) That a report providing a further update be brought to Planning Committee on 22nd June.

The Committee also agreed that a letter be prepared to send to the EA expressing concerns about the tardiness of the action that they have taken in respect of the unauthorised importation of waste, to be signed by the Chair and the Portfolio Holder for Planning and Growth.

12. 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.

13. FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE BOROUGH OF NEWCASTLE-UNDER-LYME FROM 1 APRIL 2020 TO 31 MARCH 2025

Resolved: (i) That the content of the 5 year Housing Supply Statement be noted and agreed that it represented the current position of the Council.

(ii) That the significance of the 5 year supply position for Development Management decision making be noted.

14. URGENT BUSINESS

There was no Urgent Business.

**CLLR ANDREW FEAR
Chair**

Meeting concluded at 8.40 pm