

PLANNING COMMITTEE

Tuesday, 17th August, 2021
Time of Commencement: 7.00 pm

Present:	Councillor Andrew Fear (Chair)		
Councillors:	Marion Reddish Silvia Burgess Sue Moffat Gillian Williams	John Williams Jennifer Cooper Paul Northcott Mark Holland	Stephen Sweeney Sylvia Dymond
Officers:	Elaine Moulton Nick Bromley Geoff Durham Shawn Fleet	Development Management Team Manager Senior Planning Officer Mayor's Secretary / Member Support Officer Head of Planning and Development	

1. APOLOGIES

Apologies were received from Councillors Dave Jones, Helena Maxfield and Ken Owen.

Councillor Bert Proctor had intended to substitute for Councillor Owen but had injured himself falling. On behalf of the Committee, the Chair wished Councillor Proctor well.

2. DECLARATIONS OF INTEREST

Councillor Paul Northcott declared an interest in application 21/754/DOB – Mill Rise Care Village, Lower Milehouse Lane.

3. MINUTES OF PREVIOUS MEETING

Resolved: That the minutes of the meeting held on 20 July, 2021 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - JCB WORLD LOGISTICS WAREHOUSE (BLUE PLANET) UK INDUSTRIAL PROPERTIES S.A.R.L. 21/00600/FUL

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

- (i) Standard time limit for commencement of development;
- (ii) Approved plans;
- (iii) Materials.

5. **.APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF MARKET DRAYTON ROAD, LOGGERHEADS SHROPSHIRE HOMES LIMITED. 21/00601/FUL**

Resolved: That the variation of condition 16 of 17/00067/DEEM4 by omission of the final bullet point requiring a 2m wide footpath connecting the south-west part of the site to Kestrel Drive be permitted, and subject to any other conditions attached to planning permission 17/00067/DEEM4 that remain relevant at this time.

6. **APPLICATION FOR MAJOR DEVELOPMENT - LAND TO NORTH OF SHELTON BOULEVARD, THE SOUTH OF NEWPORT LANE AND IN BETWEEN FESTIVAL WAY AND THE A500 (QUEENSWAY), AND LAND AT GRANGE LANE, WOLSTANTON CITY OF STOKE-ON-TRENT COUNCIL. 21/00574/FUL**

Resolved: That the variation of Condition 2 of 20/00630/FUL be permitted, subject to the imposition of all other conditions attached to planning permission 20/00630/FUL that remain relevant at this time, amended as necessary.

7. **APPLICATION FOR MINOR DEVELOPMENT - PEAK PURSUITS, NANTWICH ROAD, AUDLEY PEAK ACTIVITY SERVICES - MR JOHN POTTER. 20/01045/FUL**

Councillor Sue Moffatt proposed that an advisory note be added, requesting that the Community Centre and Peak Pursuits work together over the management of the car park.

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

- (i) Planning permission for temporary 2 year period.
- (ii) Approved plans
- (iii) Lighting
- (iv) The parking area shall be provided in accordance with Drawing No. 006 with the spaces clearly delineated and retained for the two years in which the shipping containers will be located on site.

An advisory note be included in the decision notice stating that the Planning Committee request that the applicant have discussions with the Community Centre about the management of the car park.

8. **APPLICATION FOR OTHER DEVELOPMENT - 1 BERESFORD CRESCENT, NEWCASTLE UNDER LYME DR SHAMYLLA SAMAD. 21/00569/FUL**

Councillor Simon Tagg spoke on this application.

Amended recommendation proposed by Councillor Mark Holland and seconded by Councillor Paul Northcott.

The application was a resubmission of 21/54/FUL which had been refused by this Committee at the meeting held on 30 March, 2021.

Councillor Mark Holland made reference to the three grounds on which the previous application had been refused. Officers had stated that the dimensions of the proposed extension had been reduced. This amounted to 20cm off the front and 19cm off the side and Councillor Holland was not convinced that the first reason for refusal on the previous application, relating to size and massing had been addressed.

Councillor Holland stated that he would be interested to hear other Members' views regarding the second reason for refusal. That was in relation to encroachment into the root protection area of a highways tree. The Council's Landscape Officer's view was that the revised application plans were now acceptable.

The third reason for refusal of the previous application was for lack of parking spaces. Councillor Holland pointed out that in March, reference was made to the internal dimensions of the garage being 2.4m by 5.2m. However, the Manual for Streets asked for 3m by 6m to accommodate a parked vehicle. Therefore the garage could not count as a space. In the previous application, the Highways Authority objected to the garage being counted as a parking space on the grounds of the dimensions. Councillor Holland asked to see drawing P02 in its unrevised state and drawing 593.01 of the original application as they gave different dimensions.

Elaine Moulton showed that plans and a photograph of a vehicle inside the garage with the door open. It was physically possible to park a car. The two plans requested by Councillor Holland did have different dimensions. The photograph showed the garage being narrower in the centre which was not reflected on the plans.

The Chair asked if the guidance spoke of parking spaces for a particular type of vehicle, for example four door or simply as a parking space. Elaine Moulton stated that, given the dimensions given by the Highways Authority, the garage would appear to be a generous parking space, although the garage would not accommodate a larger vehicle. The Council's Head of Planning and Development, Shawn Fleet advised that paragraph 8.3.41 of the Manual for Streets referred to parking in garages and mentioned dimensions of 3 by 6m for a garage. However, many Authorities now recommended a minimum size as desirable.

The garage was one of three spaces at the property so therefore, any larger vehicle could park in one of the outside spaces.

The Chair referred back to the size and massing of the extension and asked officers for the size in terms of square metres of the new proposal as opposed to the previous proposal.

Elaine Moulton confirmed that the proposed extension that was refused would have increased the volume by 61% and the proposal was now 57.5% therefore a reduction of 2.5%. In terms of volume it was similar but in terms of appearance it was more subordinate.

Councillor John Williams asked to see the plan indicating the 'building lines' for the area which showed that the furthest most corner of the extension did not extend forward of the building line.

Councillor Holland moved refusal on the grounds of size and mass as it was still unacceptably large.

Resolved: That the application be refused on the grounds of unacceptable

design and massing resulting in harm to the character and appearance of the area.

9. APPLICATION FOR OTHER DEVELOPMENT - COMMUNICATION MAST, PEPPER STREET, NEWCASTLE UNDER LYME CK HUTCHISON NETWORKS (UK) LTD. 21/00701/TDET

- Resolved:** (i) That prior approval be required, and
(ii) That such prior approval be granted

10. LAND AT DODDLEPOOL, BETLEY REFERENCE 17/00186/207C2

Senior Planning Officer, Nick Bromley advised Members that further advice had not been received from the Environment Agency regarding matters requiring clarification.

Resolved: That the information be received.

11. 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

The Council's Head of Planning and Development, Shawn Fleet advised Members that the Council was in communication with its solicitors and receiving advice. The actual steps to enforcement were being worked on within the office but the case could lead to prosecution so detail of how the case would be built was currently being prepared.

Resolved: That the information be received.

12. MILL RISE EXTRA CARE VILLAGE, LOWER MILEHOUSE LANE ASPIRE HOUSING. 00754/DOB

Councillor Northcott did not vote on this item.

Councillor Moffatt asked what the changes would actually mean, as outlined in the proposal.

Elaine Moulton advised that the Section 106 Agreement secured affordable housing which was a combination of shared ownership and social rented units. The applicant was seeking to vary, to make it more flexible, so that Aspire could purchase some of the shared ownership units to make them available as social rented units as there had been issues with shared ownership units with people being unable to sell them on if inherited from a deceased relative. The proposal would change the proportions between the two types of units.

Resolved: That the application to modify the S106 agreement, by amending the definition of Extra Care Shared Ownership Units and Extra Care Rented Residential Units to enable flexibility to change tenures, be approved.

13. APPEAL DECISION - APPEAL BY MR GARY BASKERVILLE AGAINST THE DECISION OF THE COUNCIL TO REFUSE FULL PLANNING PERMISSION FOR

**A NEW 3 BED DETACHED DWELLING WITH INTEGRAL GARAGE AT LAND
ADJACENT TO PARK HOUSE, DALES GREEN ROAD, MOW COP**

Resolved: That the appeal decision be noted

14. **URGENT BUSINESS**

There was no Urgent Business.

CLLR ANDREW FEAR
Chair

Meeting concluded at 8.35 pm