

PLANNING COMMITTEE

Tuesday, 7th December, 2021
Time of Commencement: 7.00 pm

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Present:	Councillor Andrew Fear (Chair)		
Councillors:	Marion Reddish Silvia Burgess Dave Jones	Gillian Williams John Williams Jennifer Cooper	Helena Maxfield Paul Northcott Mark Holland
Officers:	Elaine Moulton Nick Bromley Geoff Durham Daniel Dickinson	Development Management Team Manager Senior Planning Officer Mayor's Secretary / Member Support Officer Head of Legal & Governance /Monitoring Officer	

Also in attendance:

1. **APOLOGIES**

Apologies were received from Councillors' Maxfield and Owen.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETING**

Resolved: That the minutes of the meeting held on 9 November, 2021 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE NORTH EAST OF ECCLESHALL ROAD, SOUTH EAST OF PINWOOD ROAD AND NORTH WEST OF LOWER ROAD, HOOK GATE. VERVE SHREWSBURY LTD. 21/00393/FUL**

Resolved: (A) That, Subject to the applicant first entering into a Section 106 obligation by agreement by 28th January 2022 to require:

- a. A contribution of £80,562 for the improvement and development of the Burntwood View/Hugo Way play area and open space
- b. A contribution of £33,244 towards the provision of education places at Madeley High School

The application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Materials
- (iv) Construction environmental management plan
- (v) Artificial lighting
- (vi) Acoustic screening
- (vii) Glazing and mechanical ventilation
- (viii) Details of retaining structures
- (ix) Arboricultural Method Statement
- (x) Schedule of works for retained trees
- (xi) Landscaping scheme
- (xii) Details of hedgerow retention
- (xiii) Boundary treatments
- (xiv) Details of visibility splays
- (xv) Provision of accesses, internal site roads, parking and turning areas
- (xvi) Submission of details of surface water drainage and surfacing materials
- (xvii) Delineation of parking bays
- (xviii) Details of off-site highway works
- (xix) Accesses to remain ungated
- (xx) Retention of garages for parking of vehicles and cycles
- (xxi) Cycle storage
- (xxii) Surface water drainage scheme
- (xxiii) Protected species mitigation
- (xxiv) Retention of the existing boundary hedgerow at a height greater than that of the acoustic fence
- (xxv) Affordable housing provision
- (xxvi) Waste and recycling storage and collection arrangements;
- (xxvii) Highways management and maintenance plan

- (B) Failing completion by the date referred to of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the planning application on the grounds that in the absence of a secured planning obligation the development would fail to secure the provision of adequately maintained public open space and appropriate provision for required education facilities; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

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5. APPLICATION FOR MAJOR DEVELOPMENT - NEWCASTLE-UNDER-LYME COLLEGE, KNOTTON LANE. IAN HOOKWAY, NEWCASTLE AND STAFFORD COLLEGE. 21/00705/FUL

Resolved: That a decision on the application be deferred until the 4 January meeting, to allow additional information to be submitted and the views of the LLFA to be obtained and for such views to be taken into consideration by the Planning Committee in its decision.

[Watch the debate here](#)

6. **APPLICATION FOR MAJOR DEVELOPMENT - LAND AT NEW ROAD, MADELEY. DUCHY HOMES LIMITED; 21/00866/FUL**

Resolved: That a decision on the application be deferred until the 4th January meeting, to allow the views of Madeley Parish Council and the Landscape Development Section to be obtained and for such views to be taken into consideration by the Planning Committee in its decision.

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7. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF PEPPER STREET KEELE. SEDDON HOMES. 21/00952/FUL**

Resolved: That the application be permitted subject to receipt of plans amending the position of the affordable housing and subject to the undermentioned conditions:

- (i) The variation of condition 2 to reflect the revised drawings
- (ii) Approval of boundary treatments prior to occupation of the dwellings which shall ensure permeability to wildlife, particularly hedgehogs.
- (iii) All other conditions of 18/00262/REM as they continue to apply to the development.

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8. **APPLICATION FOR OTHER DEVELOPMENT - KIDSGROVE RAILWAY STATION, STATION ROAD, KIDSGROVE. EE LTD. 21/01006/TDET**

Resolved: (a) That prior approval is required, and
(b) That such prior approval be granted

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9. **APPEAL DECISION - LAND AT STORE GARAGES 1 AND 2 STATION ROAD, NEWCHAPEL. 19/01012/FUL**

Members were advised of a typing error in the report. The appeal was allowed for a temporary period to December, 2025.

Resolved: That the appeal decision be noted.

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10. **APPEAL DECISION - LAND AT 106 PARK ROAD, SILVERDALE. 20/01103/FUL**

Resolved: That the appeal decision be noted.

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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**

Resolved: That the information be received.

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12. **URGENT BUSINESS**

There was no Urgent Business.

**CLLR A FEAR
Chair**

Meeting concluded at 7.56 pm