

PLANNING COMMITTEE

Tuesday, 1st March, 2022
Time of Commencement: 7.00 pm

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Present: Councillor Andrew Fear (Chair)

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

Apologies: Councillor(s) John Williams

Substitutes:

Officers:	Rachel Killeen	Senior Planning Officer
	Elaine Moulton	Development Management Team Manager
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Daniel Dickinson	Head of Legal & Governance /Monitoring Officer
	Jeff Upton	Interim Head of Planning

Also in attendance:

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

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

Resolved: That the Minutes of the meeting held on 1 February, 2022 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF APEDALE ROAD, CHESTERTON. ASHGREEN LTD. 20/01079/FUL**

Resolved: (A) That, subject to the applicant first entering into a Section 106 agreement by 22nd April 2022 to secure a review mechanism of the scheme's ability to provide affordable housing in accordance with policy and to make a policy compliant financial contribution of £103,838 (index linked) towards to public open space, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such contributions if found financially viable,

the application be permitted subject to the undermentioned conditions:

- (i) Standard time limit for commencement of development
 - (ii) Approved plans
 - (iii) Facing and roofing materials
 - (iv) Boundary treatments
 - (v) Soft landscaping scheme to include replacement tree planting
 - (vi) Electric vehicle charging provision
 - (vii) Prior approval of visibility splays for the access
 - (viii) Provision of access, parking and turning areas prior to occupation
 - (ix) Details of the surfacing of the access, parking and turning areas and delineation of the parking bays
 - (x) Car parking management/ allocation plan
 - (xi) Prior approval of weatherproof parking for 20 cycles
 - (xii) Access ungated
 - (xiii) Prior approval of a Construction Environmental Management Plan (CEMP)
 - (xiv) Design Measures to Secure Noise Levels – upgraded glazing specification
 - (xv) Overheating assessment/ mitigation
 - (xvi) External lighting scheme for parking area
 - (xvii) Prior approval of security measures
 - (xviii) Contaminated land
 - (xix) Construction hours
- (B) That, failing completion of the above planning obligation by the date referred to in the above recommendation, the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure affordable housing and an appropriate contribution for off-site public open space which would reflect the infrastructure needs of the development and there would be no provision made to take into account a change in financial circumstances in the event of the development not proceeding promptly; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

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4. APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF MARKET DRAYTON ROAD, LOGGERHEADS. SHROPSHIRE HOMES. 21/00365/REM

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

- (i) Link to outline planning permission and conditions;
- (ii) Approved plans;
- (iii) Facing and roofing materials in accordance with approved plans;

- (iv) Prior approval of finished ground and floor levels with finished floor levels to be a minimum of 150mm above surrounding ground level in accordance with the approved Flood Risk Assessment unless otherwise agreed;
- (v) Boundary treatments in accordance with approved plans;
- (vi) Landscaping in accordance with approved plans;
- (vii) Detailed tree protection plan;
- (viii) Approval of an arboricultural site monitoring plan;
- (ix) Approval of a woodland, tree and landscape management plan;
- (x) Schedule of works to retained trees;
- (xi) Alignment of utility apparatus (including drainage)
- (xii) Arboricultural Method Statement to be updated and works to be completed in accordance with it;
- (xiii) Submission and approval of micro drainage calculations information as set out in the Staffordshire County Council Flood Risk Team comments of 8th February 2022;
- (xiv) Submission and approval of details the surfacing materials and details of surface water drainage for the driveways, private drives and parking courts;
- (xv) Delineation of the parking spaces for plots 21 to 29, 37 to 43 and 49 to 55;
- (xvi) Secure cycle storage for all plots without a garage;
- (xvii) Lockable gates shall be provided to all shared rear access paths;
- (xviii) Provision of surfaced route through the play area and a maintenance access gate.

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5. APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF BRADWELL HOSPITAL, TALKE ROAD, BRADWELL. SEDDON HOMES LIMITED. 21/00470/REM

Councillor Fox- Hewitt spoke on this application

Amended recommendation proposed by Councillor Reddish and seconded by Councillor Jones.

- Resolved:** That the application be deferred so that further information could be reported to Committee as follows:
- Total number of trees to be removed
 - Further information to clarify what is meant by removal 'due to poor condition', is it Ash die back disease? Other disease? etc
 - Comparison of number of trees to be removed with trees to be planted

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

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Materials
- (iv) Construction Environmental Management Plan
- (v) Provision of cycle spaces
- (vi) Tree protection
- (vii) Surface water drainage scheme

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7. **APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY, MUCKLESTONE ROAD, LOGGERHEADS. WAIN HOMES WEST MIDLANDS. 21/00975/FUL**

Amended recommendation moved by Councillor Fear and seconded by Councillor Northcott

Resolved: That the application be deferred to enable consideration
And response to late comments from the Waste Management Service
and for information on the remedial work to the ground investigation.

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8. **APPLICATION FOR OTHER DEVELOPMENT - BETLEY COURT, MAIN ROAD, BETLEY. DR NIGEL BROWN. 21/01064/FUL**

Councillor Gary White spoke on this application

Amended recommendation proposed by Councillor Fear and seconded by Councillor Northcott.

Resolved: That the application be deferred to give further consideration to how the proposed use could be restricted, exploring possibility of:

- Specifying uses
- Hours restrictions and getting balance right between this and number of days the building can be used in a week.
- Time limited permission

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9. **APPLICATION FOR OTHER DEVELOPMENT - CHESTERTON BOWLS AND STORE, CHESTERTON PARK, KING STREET. NEWCASTLE BOROUGH COUNCIL. 22/00047/DEEM3**

Resolved: That prior approval be granted with no conditions.

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10. **MID-YEAR DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2021/2022**

Members' attention was drawn to the table on page 66 of the agenda which showed the Council's performance. In all four areas, the Council had performed well and had improved on performance from the same time last year. Also, five of the seven indicators shown from page 67 were above target.

Councillor Northcott stated that this was a 'good news' story. The Council's Planning team were thanked for their work.

- Resolved:**
- (i) That the report be received.
 - (ii) That the Head of Planning and Development Management Business Manager seek to maintain and improve performance of the Development Management team taking account of the targets set out in the Planning Service Plan for 2021/22.
 - (iii) That the next 'Development Management Performance Report' be submitted to Committee around July 2022 reporting on performance for the complete year 2021/21.

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11. **QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED**

Consideration was given to a report on the progress on enforcement cases where enforcement action had been authorised.

Resolved: That the information be received

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12. **QUARTERLY REPORT ON OPEN ENFORCEMENT CASES**

Consideration was given to a report on open enforcement cases. Members were advised that the number of cases had been rising over the last few quarters, but had reduced in the last quarter.

- Resolved:**
- (i) That the report be received
 - (ii) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

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13. **HALF YEARLY REPORT ON PLANNING OBLIGATIONS**

Councillor Jones declared an interest in application 18/01011/FUL at page 89 of the agenda as an employee of the Harper Keele Vet School.

Consideration was given to a report on half-yearly Planning Obligations.

Resolved: That the report be noted.

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14. 5 BOGGS COTTAGES, KEELE. 14/00036/207C3

Members received an update report on 5 Boggs Cottages.

There were concerns in the area from residents in close proximity to the site regarding the appeal. It was suggested that a meeting be arranged for residents, the Chair of Keele Parish Council, interested parties from the Planning Department and Councillor Jones to be arranged in order to appease any concerns.

- Resolved:**
- (i) That the information be received
 - (ii) That a further update report be brought to this Committee in April
 - (iii) That a meeting be arranged between officers, Councillor Jones, a representative of the Parish Council and local residents

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15. LAND AT DODDLESPool, BETLEY. 17/00186/207C2

An update was given on land at Doddlespool, Betley.

- Resolved:**
- (i) That the information be received
 - (ii) That a further update report be brought to this Committee in April

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16. URGENT BUSINESS

There was no Urgent Business.

**Councillor Andrew Fear
Chair**

Meeting concluded at 9.18 pm