

PLANNING COMMITTEE

Tuesday, 26th April, 2022
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present: Councillor Andrew Fear (Chair)

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

Apologies: Councillor(s) Marion Reddish

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

Councillor Northcott declared an interest in application item 6 – 22/00126/FUL as a Director on the Aspire Board and would not be voting on the item.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 29 March, 2022 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - GREAT OAK FARM, BIGNALL END. ROBIN WARD. 21/00408/FUL

Resolved: That, subject to the Lead Local Flood Authority not raising objections that cannot be addressed through the use of conditions, the Head of Planning be given the delegated authority to permit subject to the undermentioned conditions:

- (i) Time limit condition
- (ii) Approved Plans
- (iii) Materials
- (iv) Accordance with Tree protection plan

Planning Committee - 26/04/22

- (v) Submission of a Arboricultural Method Statement
- (vi) Submission of a landscaping scheme
- (vii) Accordance with submitted drainage scheme
- (viii) Verification report for completion of the slurry lagoon
- (ix) Lighting scheme
- (x) Any condition as required in response to the comments of the Staffordshire Flood Team

The Coal Authority's Standing Advice be provided within the Decision Notice.

[Watch the debate here](#)

4. APPLICATION FOR MAJOR DEVELOPMENT - CROFT FARM, STONE ROAD, HILL CHORLTON. DAVID JAMES DEVELOPMENTS LIMITED. 22/00046/REM

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Tree protection plan
- (iv) Arboricultural method statement
- (v) Schedule of works for retained trees
- (vi) Provision of access, parking and turning areas
- (vii) Details of materials
- (viii) Details of boundary treatments
- (ix) No street lighting to be installed without prior approval of its appearance.

[Watch the debate here](#)

5. APPLICATION FOR MAJOR DEVELOPMENT - ASHFIELDS GRANGE, HALL STREET, NEWCASTLE. ASPIRE HOUSING. 22/00126/FUL

Resolved: That the variation of Conditions 1 and 24 of planning permission 20/00609/FUL be permitted, to substitute approved plans with revised plans to secure amendments to the design of roof parapets and the landscape design of the third floor roof terrace, along with the rewording of condition 24 to read as follows;

“Prior to the occupation of the development hereby approved the following Electric Vehicle Charging Provision shall be made available on site and maintained for the lifetime of the development;

- *12 of the 48 parking spaces must be provided with a fully operational electric vehicle charging point, which shall include 1 disabled space and 1 staff parking space*
- *All other parking spaces shall be provided with duct infrastructure to allow future charging point connection.*
- *Charge points are to be a minimum of 32Amp with Type 2 Mennekes connections, Mode 3 (on a dedicated circuit) or equivalent.*

Reason: To enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations, in accordance

with the requirements of the National Planning Policy Framework 2021.”

and subject to the imposition of all other conditions attached to planning permission 20/00609/FUL that remain relevant at this time, amended as necessary.

[Watch the debate here](#)

6. APPLICATION FOR OTHER DEVELOPMENT - 15 MORSTON DRIVE, CLAYTON, NEWCASTLE-UNDER-LYME. MR AND MRS P EVANS. 22/00204/FUL

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

- (i) Time limit condition
- (ii) Approved Plans
- (iii) Materials

[Watch the debate here](#)

7. APPLICATION FOR OTHER DEVELOPMENT - LAND TO EAST OF CONEYGREAVE LANE, WHITMORE. HIGH SPEED TWO (HS2) LIMITED. 22/00153/SCH17

Resolved: That the Schedule 17 application be granted subject to the undermentioned condition:

- (i) Carried out in accordance with the approved plans.

[Watch the debate here](#)

8. APPLICATION FOR OTHER DEVELOPMENT - BT TELEPHONE EXCHANGE, FAIRGREEN ROAD, BALDWINS GATE. EE LTD. 22/00262/TDET

Resolved: (a) That prior approval is required, and

(b) That such prior approval is refused for the following reasons:

- (i) The siting, scale and external appearance of the proposal development would be harmful to the visual appearance of the area and contrary to Policy CSP1 of the Core Spatial Strategy 2006-2026, Policy T19 of the Newcastle-under-Lyme Local Plan 2011, Policy DC2 of the Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Plan and the aims and objectives of the National Planning Policy Framework 2021.
- (ii) The application has failed to demonstrate that the proposed development would not lead to unacceptable harm to TPO 98 and other visually significant trees adjacent to the application site. Therefore the proposal would be contrary to Policy N12 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objectives of the National Planning Policy Framework 2021.

[Watch the debate here](#)

9. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3

Resolved: (i) That the information be received
(ii) That a further update report be brought to this Committee in two meetings time.

[Watch the debate here](#)

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

Resolved: (i) That the information be received
(ii) That a further update report be brought to this Committee in two meetings time.

[Watch the debate here](#)

11. QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO

Members were advised that the application for the former Newcastle Library had now had a decision issued on 20 April.

Resolved: (i) That the report be noted
(ii) That the Head of Planning continue to report, on a quarterly basis, on the exercise of his authority to extend the period of time for an applicant to enter into Section 106 obligations.

[Watch the debate here](#)

12. APPEAL DECISION - 2 HAWTHORN GARDENS, TALKE. 21/00532/FUL

Resolved: That the appeal decision be noted.

[Watch the debate here](#)

13. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - NEWCASTLE LODGE, KEELE UNIVERSITY. 21/22004/HBG

Resolved: That the following grant be approved:

£5,000 Historic Building Grant be given towards essential fabric repairs

[Watch the debate here](#)

14. URGENT BUSINESS

There was no Urgent Business.

**Councillor Andrew Fear
Chair**

Meeting concluded at 8.45 pm