

## **PLANNING COMMITTEE**

Thursday, 27th May, 2021  
Time of Commencement: 7.00 pm

**Present:** Councillor Andrew Fear (Chair)

Councillors:	John Williams	Silvia Burgess	Kenneth Owen
	Paul Northcott	Helena Maxfield	Stephen Sweeney
	Gillian Williams	Mark Holland	

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

### **1. APOLOGIES**

Apologies were received from Councillors Jenny Cooper, Sue Moffatt and Marion Reddish.

### **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 27 April, 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. 21/00327/FUL**

Concerns were raised by Councillor Holland who stated that the Committee had been told this evening that the wording of condition 18 of the original decision issued by the Local Planning Authority was unjustifiable and against national policy. Officers were asked for assurance that this Authority had changed its practices in some way such that this wouldn't occur again in the future. Elaine Moulton confirmed that the Policy changed following the issuing of that decision.

**Resolved:** That the variation of conditions 5, 6, 9, 17, 18 and 19 of 17/01001/FUL be permitted so that they read as follows:

5. Prior to commencement of above ground works full and

precise details of acoustic screening of a minimum height of 1.8 metres and a minimum mass of 20kg/m<sup>2</sup> to be installed in the locations indicated on the Proposed Barrier Plan received on 11th April 2018 shall be submitted to the Local Planning Authority for its prior approval in writing. Thereafter, the approved details shall be installed in full prior to the relevant plot becoming occupied and shall thereafter be permanently maintained.

6. Prior to installation, full and precise details of the window glazing systems and mechanical ventilation arrangements for plots 1, 2, 11, 19, 21 and 22 shall be submitted to the Local Planning Authority for prior approval. Mechanical ventilation shall enable background purge and summer time cooling with windows shut. Noise from the ventilation system when in operation shall not exceed NR30. It shall be demonstrated that the glazing and ventilation system will achieve a maximum of 35dB(A)Leq, 16 hour 7am to 11pm in living areas and 30dB(A)Leq 8 hour and a maximum of 45dB(A)LAMax between 11pm and 7am.
9. No dwelling shall be occupied until full details of the surfacing materials and the means of surface water drainage for the private driveway, parking and turning areas for that dwelling, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.
17. Prior to first occupation, full and precise details of the recyclable materials and refuse storage, including designated areas to accommodate sufficient recyclable materials and refuse receptacles to service the development and the collection arrangements for the same have been forwarded to the Local Planning Authority for approval.  
  
Thereafter, the storage arrangements shall be carried out in accordance with the approved scheme.
18. Prior to commencement of above ground works full and precise details of the external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
19. Prior to commencement of above ground works full and precise details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

And subject to any other conditions attached to planning permission 17/01001/FUL that remain relevant at this time.

5. **APPLICATION FOR MINOR DEVELOPMENT - ASHES FARM, 103 HIGH STREET, HARRISEAHEAD. MR NIGEL PORTER. 21/00343/FUL**

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

- (i) Time limit condition
- (ii) Approved Plans
- (iii) Level 1 photographic survey of the buildings to be converted
- (iv) Materials
- (v) Window, door, timber cladding and guttering details
- (vi) Boundary treatments
- (vii) Hardstandings
- (viii) Soft landscaping
- (ix) Provision of parking and turning areas
- (x) Surfacing of access driveway
- (xi) Tree protection
- (xii) Bat and bird boxes
- (xiii) Land contamination
- (xiv) Construction hours
- (xv) Electric vehicle charging provision, and
- (xvi) Waste storage and collection arrangements

A note to the applicant to be included, that if the adjoining public footpath has to be closed in the interests of health and safety the closure should be for the minimum period possible and at no point should the footpath, when open to use, be obstructed by material or plant associated with the carrying out of this development

**6. APPLICATION FOR OTHER DEVELOPMENT - LAND OFF LOWFIELD DRIVE, STOKE-ON-TRENT. EE LIMITED. 21/00377/TDET**

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

**7. APPLICATION FOR OTHER DEVELOPMENT - LAND AT CHEMICAL LANE, STOKE-ON-TRENT. EE LIMITED. 21/00379/TDET**

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

Note: That the applicant's attention be drawn to Network Rail's comments.

**8. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

- Resolved:**
- (i) That the information be received.
  - (ii) That a further report be brought back to the 20<sup>th</sup> July meeting.

**9. TREE PRESERVATION ORDER - LAND AT 39 SANDY LANE, NEWCASTLE. TPO212**

**Resolved:** That Tree Preservation Order number 212, Land at 39 Sandy Lane, Newcastle be confirmed as made and the owners of the property be informed accordingly.

10. **TREE PRESERVATION ORDER - LAND AT CROFT FARM, STONE ROAD, HILL CHORLTON - TPO 214**

**Resolved:** That Tree Preservation Order No 214 (2021), Land at Croft Farm, Stone Road, Hill Chorlton be confirmed as made and that the owners of the site be informed accordingly.

11. **URGENT BUSINESS**

There was no Urgent Business.

**Chair**

Meeting concluded at 7.55 pm