

PLANNING COMMITTEE

Tuesday, 6th December, 2022
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

Councillors:	Bryan	Holland	Moffat
	Crisp	Hutchison	G Williams
	Fear	D Jones	J Williams
	Gorton	S Jones	

Officers:	Scott Bracken	Senior Planning Officer
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Daniel Dickinson	Head of Legal & Governance /Monitoring Officer
	Nick Fenwick	Interim Head of Planning

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 8 November, 2022 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT HOON AVENUE AND MILEHOUSE LANE, NEWCASTLE-UNDER-LYME. STAFFORDSHIRE COUNTY COUNCIL. 20/01078/OUT

Revised recommendation proposed by Councillor Northcott and seconded by Councillor Fear

Resolved: That, in the absence of photographs and information on the planning history on the site, the application be deferred to a future meeting.

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4. APPLICATION FOR MAJOR DEVELOPMENT - MADELEY MANOR NURSING HOME, HEIGHLEY CASTLE WAY, MADELEY. MR GERALD EMERY. 21/01175/FUL & 21/01176/LBC

Councillor Gary White spoke on this application

Amended recommendation (Removal of Permitted Development Rights) proposed by Councillor Fear and seconded by Councillor John Williams.

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Resolved: (A) That, *with respect to the application for listed building consent 21/01176/LBC*

The application be permitted subject to the undermentioned conditions:

- (i) Time limit for commencement of development
- (ii) Approved plans
- (iii) Work to be undertaken in accordance with the Repair Schedule unless otherwise agreed
- (iv) Prior approval of details of the methods of blocking up internal openings
- (v) Windows in the south elevation facing the M6 motorway shall be repaired and secondary glazing (not double glazing) shall be installed in accordance with details that are to be approved
- (vi) Further details of internal doors and window architraves where alterations are being made to be approved
- (vii) Details of repair work to existing windows and details of proposed new windows to be approved
- (viii) Before boiler house building is demolished details of the reinstatement of the rear conservatory/orangery wall to be approved
- (ix) Removal of permitted development rights for external buildings.

(B) *That, with respect to the planning application 21/01175FUL*

- (1) Subject to the applicant first entering into a Section 106 obligation by the 27th January 2023 to secure a review mechanism of the scheme's ability to make a more or fully policy compliant provision of affordable housing, if the development is not substantially commenced within 18 months from the date of the decision, if then found financially viable,

The application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Prior approval of the position and appearance of cycle (to be secure and weatherproof) and bin stores
- (iv) Prior approval of details of the windows of the Mews
- (v) Details of screening around the conservatory/orangery
- (vi) Prior approval of surfacing materials for the internal roads, parking and turning areas
- (vii) Provision of access, internal roads, parking and turning areas prior to occupation and retention for the life of the development
- (viii) Landscaping to include replacement tree planting
- (ix) Tree protection measures

- (x) Contamination conditions
 - (xi) Construction Environmental Management Plan
 - (xii) Overheating
 - (xiii) Glazing specification
 - (xiv) Plant noise
 - (xv) Lighting
 - (xvi) Electric charging points.
- (2) Failing completion of the planning obligation referred to in B(1) by the recommended date 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 not provide policy compliant affordable housing; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

[Watch the debate here](#)

5. **APPLICATION FOR MAJOR DEVELOPMENT - PARK HILL FARM, PARK LANE .MRS PAT PIMLOTT. 22/00214/FUL**

Councillor Barry Panter spoke on this application

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

- (i) Time limit condition
- (ii) Approved Plans
- (iii) Materials
- (iv) All works to be completed In accordance with the recommendations set out in the tree report
- (v) Replanting of hedgerows along the proposed passing place
- (vi) Soft Landscaping Scheme
- (vii) Restriction of any external lighting
- (viii) Restriction of camp site to 4 months of each year only
- (ix) No user of the site is to stay longer than 28 days at any one time and a register of all visitors/occupiers shall be maintained and made available to the LPA
- (x) Camp site to be for tents and for campervans that do not exceed 6m in length with no allowance for caravans
- (xi) Restriction to 64 camping pitches only
- (xii) No tents are to be on site outside of the approved operational times of the camp site
- (xiii) Details of any temporary toilet provision to be submitted to and agreed in writing by the LPA prior to the construction of the toilet block
- (xiv) Visibility splays from the site are to be provided in accordance with the submitted details and retained for the lifetime of the development
- (xv) Passing places to be installed within 6 months of the Permission

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6. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT NEW ROAD, MADELEY. DUCHY HOMES LIMITED. 22/00840/FUL

Councillor Gary White spoke on this application

Resolved: That the variation of condition 2 of planning permission 21/00866/FUL to substitute approved plans with amended plans for new house types to Plots 16, 18, 22 and 28 along with revised engineering works in the rear gardens of Plots 3-5, be permitted.

and subject to all other conditions attached to planning permission 21/00866/FUL

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7. APPLICATION FOR MINOR DEVELOPMENT - THE NOOK, NEWCASTLE ROAD, MADELEY. MRS JULIE MIROWSKI. 22/00743/FUL

Councillor Gary White spoke on this application

Revised recommendation proposed by Councillor Fear and seconded by Councillor Dave Jones.

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

- (i) Approved Plans
- (ii) Restriction on boundary treatments to the front and sides where adjacent to the highway.

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8. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT TO FARCROFT, MANOR ROAD, BALDWINS GATE. MR & MRS GEOFFREY ADAMS. 22/00836/OUT

Resolved: That the application be refused for the following reason:

The development represents an unsustainable development due to the reliance on the use of private motor vehicles and inadequate pedestrian accessibility by virtue of the site's location, and so is contrary to the guidance of the National Planning Policy Framework (2021).

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

Resolved:

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

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10. **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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11. **LAND AT DODDLESPool, BETLEY. 17/00186/207C2**

Resolved: (i) That the information be received.

(ii) That a further update be brought to this Committee in two meetings time.

[Watch the debate here](#)

12. **REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2022 REVIEW**

Resolved: That the proposed additions to the Register, as set out in Section 2 of the agenda report, be agreed.

[Watch the debate here](#)

13. **TREE PRESERVATION ORDER - LAND AT AUDLEY PUMPING STATION, NANTWICH ROAD, AUDLEY. TPO 220/22**

Resolved: That Tree Preservation Order No 220 (2022), Land at Audley Pumping Station, Nantwich Road, Audley be confirmed with amendments and that the owners of the site be informed accordingly.

[Watch the debate here](#)

14. **URGENT BUSINESS**

There was no Urgent Business.

15. **DISCLOSURE OF EXEMPT INFORMATION**

There was no confidential business.

**Councillor Paul Northcott
Chair**

Meeting concluded at 9.53 pm