

**PLANNING COMMITTEE**

Tuesday, 31st January, 2023  
Time of Commencement: 7.00 pm

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**Present:** Councillor Paul Northcott (Chair)

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

**Apologies:** Councillor(s) Holland and S Jones

**Substitutes:** Councillor Gill Heesom  
Councillor Stephen Sweeney

**Officers:** Rachel Killeen Development Management  
Manager  
Geoff Durham Mayor's Secretary / Member  
Support Officer  
Nick Fenwick Interim Head of Planning  
Debbie Jones Senior Planning Officer

**1. APOLOGIES**

Apologies were received from Councillors' Mark Holland and Simon Jones.

**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 6 December, 2022 be agreed as a correct record.

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

*Amended recommendation proposed by Councillor John Williams and seconded by Councillor Gorton.*

Members held a long debate on this item raising several concerns.

**Resolved:** That the application be refused on the grounds of loss of open space with particular reference to the green heritage aspect.

Draft reason(s) for refusal to be considered at the next meeting of the Planning Committee

[Watch the debate here](#)

**5. APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF PEPPER STREET, KEELE. SEDDON HOMES. 22/00094/FUL**

*Amended recommendation, to include that piling be undertaken as per the time schedule in the Wardell Armstrong Noise Assessment report proposed by Councillor Dave Jones and seconded by Councillor Williams*

**Resolved:** That the variation of condition 21 of planning permission 13/00970/OUT be permitted in the following manner;

All piling works shall be carried out in accordance with the timeframes set out in the Wardell Armstrong Noise Assessment and shall have a maximum noise threshold of 65dB 15min Laeq for the closest noise sensitive properties. The piling works shall be limited to the following times:

Monday – Friday 08.00 – 18.00 hours

Saturday - 08.00 – 13.00 hours

Sundays & Bank Holidays – No working shall be permitted.

Noise monitoring during all piling works shall be undertaken by a specialist consultant so that in the event of complaints from sensitive receptors, the results of this monitoring can be forwarded to the local authority as soon as possible for discussion and action, and subject to all other conditions attached to planning permission 13/00970/OUT.

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**6. APPLICATION FOR MAJOR DEVELOPMENT - FORMER CLAYTON LODGE HOTEL, CLAYTON ROAD, NEWCASTLE. 22/00284/FUL**

*Councillor Andrew Parker spoke on this application.*

**Resolved:** (A) That, subject to the applicant entering into a Section 106 obligation by 17th March 2023 to secure the following:

- A contribution of £10,000 towards travel plan monitoring
- A contribution of £174,500 towards primary education
- A contribution of £5,579 per dwelling to off-site open space

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) Hardstandings

- (vi) Woodland and open space management plan
  - (vii) Arboricultural Method Statement
  - (viii) Waste collection and storage arrangements
  - (ix) Details of vehicle access works including engineering works to reform the existing access onto Clayton Lodge
  - (x) Details of offsite highway scheme to implement tactile pedestrian crossing on Clayton Road
  - (xi) Details of the design and construction of any new roads, footways and accesses
  - (xii) Restriction on the gradient level of highway carriageway
  - (xiii) Provision of access, parking and turning areas
  - (xiv) Provision of cycle storage areas
  - (xv) Details of surface water drainage interceptors
  - (xvi) No soakaways or attenuation tanks are to be placed within 4.5m of the highway boundary
  - (xvii) Submission of a Structural Design Assessment
  - (xviii) Submission of a Travel Plan
  - (ix) Construction Method Statement
  - (xx) Electric vehicle charging provision
  - (xxi) Construction and demolition hours
  - (xxii) Works to be completed in accordance with the surface water drainage details
  - (xxiii) Temporary arrangements for the control of surface water and pollution are to be in place prior to completion of the proposed
  - (xxiv) Land contamination investigations and mitigation measures
  - (xxv) Unexpected land contamination
  - (xxvi) Ecology mitigation and enhancements
  - (xxvii) Drainage plans for the disposal of foul and surface water
- (B) Should the Section 106 obligation referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured, the development would fail to be acceptable in planning terms and would not achieve sustainable development outcomes; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

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**Planning Committee - 31/01/23**

**7. APPLICATION FOR MINOR DEVELOPMENT - NEWCASTLE MUSEUM AND ART GALLERY. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 22/00983/DEEM3**

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Limit on types of food to be cooked on the premises

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**8. APPLICATION FOR OTHER DEVELOPMENT - BROOKSIDE, SCHOOL LANE, ONNELEY. MS J FINNEMORE. 22/01051/FUL**

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

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

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

Members were advised that the appeal had been allowed, subject to a number of conditions.

Members requested that this item remain as a regular item on the agenda to ensure that any works carried out safely and that any breaches of conditions are dealt with promptly.

- Resolved:**
- (i) That the information be received
  - (ii) That an update report be brought to this Committee in two meetings' time.

[Watch the debate here](#)

**10. URGENT BUSINESS**

There was no Urgent Business.

**11. DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 9.05 pm

