

**PLANNING COMMITTEE**

Tuesday, 28th February, 2023  
Time of Commencement: 7.00 pm

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

<b>Councillors:</b>	Bryan	Hutchison	G Williams
	Crisp	D Jones	J Williams
	Gorton	S Jones	
	Holland	Moffat	

**Apologies:** Councillor(s) Fear

**Substitutes:** Councillor Stephen Sweeney (In place of Councillor Andrew Fear)

<b>Officers:</b>	Rachel Killeen	Development Management Manager
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Daniel Dickinson	Head of Legal & Governance /Monitoring Officer
	Nick Fenwick	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 31<sup>st</sup> January be agreed as a correct record.

**3. APPLICATION FOR MAJOR DEVELOPMENT - MADELEY MANOR NURSING HOME, HEIGHLEY CASTLE WAY, MADELEY, MR G EMERY, 21/01175/FUL**

**Resolved:** That 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

## **Planning Committee - 28/02/23**

- (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.

[Watch the debate here](#)

### **4. APPLICATION FOR OTHER DEVELOPMENT - AREA 13 WHITMORE APPLICATION 23B LAND IN THE VICINITY OF WHITMORE WOOD. HIGH SPEED TWO (HS2) LIMITED C/O ARUP. 23/00052/SCH17**

**Resolved:** That the Schedule 17 application be permitted, subject to  
The undermentioned conditions:

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

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### **5. LAND ADJACENT HOON AVENUE AND MILEHOUSE LANE, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE COUNTY COUNCIL, 20/01078/OUT**

This application had been heard at the previous meeting of the Planning Committee and it was resolved to refuse the application. Officers were requested to bring appropriate wording for the reason for refusal back to this Committee.

**Resolved:** That the wording for the reason for refusal be as follows:

*The development would result in the loss of a locally unique area of natural open space that forms part of the 'green heritage' network of the Borough. It would harm the integrity and ecological and landscape value of the green heritage network and would detrimentally impact on accessibility to open space for existing and future residents. The proposal would thereby be contrary to:*

- i. Policy CSP4 (points 3 and 4) and Policy CSP5 (points 3 and 4) of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026*
- ii. Saved Policy N16 of the Newcastle-under-Lyme Local Plan 2011*
- iii. The aims and objectives of the National Planning Policy Framework 2021*

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**6. LAND AT DODDLEPOOL, BETLEY, 17/00186/207C2**

Members were advised that enforcement action was now being proceeded with to get the matter resolved.

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

[Watch the debate here](#)

**7. URGENT BUSINESS**

There was no Urgent Business.

**8. DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 7.40 pm