

Planning Committee - 20/06/23

- ii. infrastructure within Merrial Street
£10,000 towards amendment of disabled parking bay Traffic Regulation Order
- iii. £10,000 towards travel plan monitoring

The application be permitted subject to the undermentioned conditions:

- (i) Standard time limit for commencement of development
 - (ii) Approved plans
 - (iii) Provision of cycle parking facilities
 - (iv) Implementation of the Travel Plan
 - (v) Details of a replacement temporary and permanent road lighting scheme
 - (vi) Submission and approval of a Demolition and Construction Environmental Management Plan
 - (vii) Detailed design information for off-site highway works
 - (viii) Removal and replacement of highway tree on Merrial Street
 - (ix) Submission of unit-specific Delivery and Servicing Management Plan
 - (x) Details of temporary and permanent structural design Solution for the highway retaining feature adjacent Fogg Street West
 - (xi) Any external doors abutting the highway to open inwardly only
 - (xii) Submission of a tree protection plan including an arboricultural method statement if required
 - (xiii) Detailed drainage design
 - (xiv) Material samples
 - (xv) Details of window reveals
 - (xvi) Construction and demolition hours
 - (xvii) Provision of security measures
 - (xviii) Waste collection arrangements
- (B) That, should the matters 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 secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

A note would be sent to the applicant requesting that, should works still be ongoing on Remembrance Sunday, the hoardings around the development site, fronting the Cenotaph should be appropriate to preserve the dignity and solemnity of the occasion.

[Watch the debate here](#)

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE SOUTH OF LIVERPOOL ROAD, NEWCASTLE-UNDER-LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 23/00192/DEEM3

Resolved: (A) That, subject to the applicant first entering into a Section

106 obligation by the 28th July 2023 to secure £50,000 towards improvement of pedestrian/cycle infrastructure,

The application be permitted subject to the undermentioned conditions:

- (i) Standard time limit for commencement of development
 - (ii) Approved plans
 - (iii) Automatic Number Plate Recognition (ANPR)/Barrierless system access
 - (iv) Pedestrian visibility splays
 - (v) Parking and circulation routes
 - (vi) Off-site highway works
 - (vii) Signage scheme
 - (viii) Boundary treatments
 - (ix) Piled foundations
 - (x) Construction Environmental Management Plan
 - (xi) Works exclusion zone adjacent the pedestrian underpass
 - (xii) Construction environmental management plan
 - (xiii) Details of piling
 - (xiv) Noise from plant and machinery
 - (xv) Scheme to deter anti-social behaviour
 - (xvi) Lighting
 - (xvii) Landscaping scheme
 - (xviii) Implementation of approved drainage scheme
 - (xix) Drainage maintenance
 - (xx) Control of surface water as part of any temporary works
 - (xxi) Material samples
 - (xxii) Construction hours
- (B) That, should the matters 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 secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

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6. APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH WEST OF CHATTERLEY VALLEY, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 23/00220/REM

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

- (i) Link to outline planning permission and conditions;

Planning Committee - 20/06/23

- (ii) Approved plans;
- (iii) Facing and roofing materials;
- (iv) Boundary treatments;
- (v) Hardstandings;
- (vi) Soft landscaping;
- (vii) No external storage;
- (viii) Provision of an acceptable surface water drainage scheme;
- (ix) Provision of car parking, access, servicing and circulation areas as shown on the approved and sustainably drained, hard surfaced in a bound material, lit and marked out prior to the first occupation of the building;
- (x) Provision of secure, covered and safe cycle parking facilities;
- (xi) Implementation of ecology and habitat mitigation and enhancement measures;
- (xii) Approval does not constitute the LPA's approval pursuant subject of other conditions of the outline planning permission, these needing to be subject of separate application

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7. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF WATERMILLS ROAD, CHESTERTON. HODGKINSON BUILDERS LTD. 22/01018/FUL

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

- (i) Variation of conditions 2 and 10 to list the revised plans
- (ii) Any other conditions attached to planning permission 20/00463/FUL that remain relevant at this time.
- (iii) Details of private pedestrian links

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8. APPLICATION FOR MAJOR DEVELOPMENT - ONE LONDON ROAD, NEWCASTLE-UNDER-LYME. ABODE RESIDENCIES. 23/00104/FUL

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

- (i) Variation of condition 7 so that it reads as follows:

The occupation of the development shall be limited to full time students and a maximum of 200 essential workers employed at the Royal Stoke University Hospital only.
- (ii) Any other conditions attached to planning permission 16/01106/FUL that remain relevant at this time.

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9. APPLICATION FOR MAJOR DEVELOPMENT - ONE LONDON ROAD, NEWCASTLE UNDER LYME. ABODE MANCHESTER LIMITED. 23/00164/FUL

Amended recommendation moved by Councillor Jones and seconded by Councillor Dymond

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

A reduction in the number of parking spaces would be likely to result in an increase in on-street parking on surrounding streets that would have an adverse impact on highway safety and residential amenity.

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10. APPLICATION FOR MINOR DEVELOPMENT - THE WAMMY, LOWER MILEHOUSE LANE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL . 23/00142/DEEM3

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Materials
- (iv) Restrictions to deliveries and construction vehicles
- (v) CEMP
- (vi) Opening hours
- (vii) External Lighting
- (viii) Extraction/Ventilation Equipment for kitchen/ catering area
- (ix) Full and precise details of security shutters
- (x) Tree Protection Plans and Arboricultural Method Statement for all building works, hard landscaping and drainage
- (xi) Landscaping Scheme which shall include replacement tree planting.
- (xii) Full accordance with recommendations FRA
- (xiii) Drainage Maintenance and Management Scheme
- (xiv) Fencing to be mesh and green in colour
- (xv) Submission of details of waste collection.

Advisory Note: That the applicant be requested to undertake a traffic survey once the building was built and in use.

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11. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3

Councillor Jones asked if a site visit could be set up with Severn Trent Water, officers and residents to raise their concerns directly with the Water Authority.

Officers had been trying to arrange this but assured Members that it would be very unlikely for any drainage scheme to be passed by the Local Planning Authority without a full understanding of what they were being asked to approve.

Planning Committee - 20/06/23

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

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12. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items to consider.

13. URGENT BUSINESS

Nick Bromley

The Chair thanked Nick Bromley who was leaving the Authority after 16 years and wished him well for the future.

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**Councillor Paul Northcott
Chair**

Meeting concluded at 9.31 pm