

PLANNING COMMITTEE

Tuesday, 18th July, 2023
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

Councillors: Crisp Hutchison G Williams
Fear Burnett-Faulkner J Williams
Holland D Jones
Bryan Gorton

Apologies: Councillor(s) Moffat

Substitutes: Councillor David Grocott (In place of Councillor Sue Moffat)

Officers: Rachel Killeen Development Management
Manager
Geoff Durham Civic & Member Support Officer
Craig Jordan Head of Planning
Debbie Jones Senior Planning Officer

Also in attendance:

1. DECLARATIONS OF INTEREST

The Chair declared a non-pecuniary interest on item 7 as a member of the Aspire Board.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 20 June, 2023 be agreed as a correct record.

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

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

- (i) Variation of condition 1 to list the revised plans,
- (ii) Any other conditions attached to planning permission 22/00548/FUL that remain relevant at this time.

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4. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF ECCLESHALL ROAD, LOGGERHEADS. MR EHTSHAM UL-HAQ. 21/00677/FUL

Councillor Barry Panter spoke on this application

Resolved: (A) That, subject to the applicant first entering into a Section 106 obligation by 1st September 2023 to secure a financial contribution of £46,124 towards secondary education provision and £64,364 towards off-site public open space,

The application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved Plans
- (iii) Materials
- (iv) Landscaping scheme
- (v) Surfacing of the car park and circulation areas
- (vi) Cycle parking provision
- (vii) Construction hours
- (viii) Electric Vehicle Charging Points
- (ix) Contaminated land
- (x) Contamination of controlled waters
- (xi) Ventilation

(B) Failing completion of the above planning obligation by the date referred to, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure an appropriate contribution for secondary education and off-site public open space; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

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5. **APPLICATION FOR MAJOR DEVELOPMENT - NEWCASTLE BAPTIST CHURCH, LONDON ROAD, NEWCASTLE. MR GAVIN DONLON - WISH DEVELOPMENTS. 22/00959/FUL**

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

- (i) Variation of condition 1 to refer to the revised plans
- (ii) Any other conditions attached to planning permission 20/00336/FUL that remain relevant at this time

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6. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF CROSS STREET, CHESTERTON. DURATA DEVELOPMENT LTD. 23/00353/FUL**

Resolved: That the variation of Conditions A1 and A8 of planning permission 22/00521/FUL be permitted to substitute approved plans with revised plans to secure amendments to the site layout to incorporate revised highway works on Gibson Grove, along with the rewording of condition A8 to read as follows;

“The development shall be carried out in accordance with the recommendations of the submitted Stage 2 Road Safety Audit,

including the revised site General Arrangement Plan [Ref: 210908-C2C-P-00-M2-C-701-Rev P07], showing highway improvement works on Gibson Grove.”

and subject to the imposition of all other conditions attached to planning permission 22/00521/FUL that remain relevant at this time, amended as necessary.

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7. **APPLICATION FOR MINOR DEVELOPMENT - KIDSGROVE PENTECOSTAL CHURCH, THE AVENUE, KIDSGROVE. STORM ADF DEVELOPMENTS LTD. 22/00883/FUL**

Resolved: That a decision on the application be deferred until the 15th August meeting to allow the views of the independent valuer to be obtained and for such views to be taken into consideration by the Planning Committee in its decision.

[Watch the debate here](#)

8. **APPLICATION FOR OTHER DEVELOPMENT - LAND IN THE VICINITY OF WHITMORE WOOD. HIGH SPEED TWO (HS2) LIMITED. 23/00474/SCH17**

Resolved: That the Schedule 17 application be permitted subject to conditions relating to the following:

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

[Watch the debate here](#)

9. **APPLICATION FOR OTHER DEVELOPMENT - LAND NORTH WEST OF BOWER END FARM, MADELEY. HIGH SPEED TWO (HS2) LIMITED. 23/00518/SCH17**

Resolved: That, subject to the receipt of no objections from consultees that cannot be suitably addressed through conditions, the Head of Planning be given the delegated authority to grant the Schedule 17 application subject to conditions relating to the following:

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

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

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

[Watch the debate here](#)

11. **LOCAL PLANNING ENFORCEMENT PLAN**

Members requested that the word 'significant' in the 'low priority' section on page 11 be omitted.

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Resolved: That the updated Local Enforcement Plan be endorsed.

[Watch the debate here](#)

12. SITE VISIT DATES 2023-24

Resolved: That the above list of dates and times for possible Planning Committee site visits for 2023/24 be agreed

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13. DISCLOSURE OF EXEMPT INFORMATION

No confidential matters were considered.

14. URGENT BUSINESS

There was no Urgent Business.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.13 pm