

PLANNING COMMITTEE

Tuesday, 5th December, 2023
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

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

Apologies: Councillor(s)

Substitutes:

Officers:	Rachel Killeen	Development Management Manager
	Geoff Durham	Civic & Member Support Officer
	Becky Allen	Landscape Manager
	Charles Winnett	Senior Planning Officer
	Craig Jordan	Service Director - 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 7 November, 2023 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF LAMPHOUSE WAY, WOLSTANTON. MR MARK ELLIS - MARKDEN HOMES. 22/00796/FUL

Councillor Philip Reece spoke on this application.

Resolved: That 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) Landscaping Scheme

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- (vii) Waste collection and storage arrangements
- (viii) Offsite highway scheme for new access arrangement
- (ix) Submission of visibility splay details
- (x) Travel Plan is to be implemented, and annual reports for the progress in promoting sustainable measures will then be provided to the LPA
- (xi) Hard surfaces to be used for private/shared driveways
- (xii) Provision of cycle storage areas
- (xiii) Details of surface water drainage for parking and turning areas
- (xiv) Joint Highway Survey of Great Row View and Lamphouse Way
- (xv) Construction Method Statement
- (xvi) Electric vehicle charging provision
- (xvii) Construction and demolition hours
- (xviii) Land contamination investigations and mitigation measures
- (xix) Details of proposed piling operations
- (xx) Submission of an updated Air Quality Assessment
- (xxi) Submission of air quality standard mitigation measures
- (xxii) Design measures and a noise assessment to be submitted to the LPA to ensure internal noise levels are met
- (xxiii) Assessment of refrigeration and air conditioning plant noise
- (xxiv) Operational Noise Control
- (xxv) Unexpected land contamination
- (xxvi) Ecology mitigation and enhancements
- (xxvii) Surface Water Management Plan
- (xxviii) Drainage plans to be submitted for the disposal of foul and surface water flow
- (xxix) Recommendations of the ecological appraisal to be implemented
- (xxx) Root protection details for plots 23, 34 and 14

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4. APPLICATION FOR MAJOR DEVELOPMENT - CHATTERLEY VALLEY DEVELOPMENT SITE, PEACOCK HAY ROAD, TALKE. C/O AGENT HARWORTH ESTATES. 23/00818/REM

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

- (i) Link to outline planning permission and conditions;
- (ii) Approved plans;
- (iii) The road to be completed prior to first occupation of the buildings on site.

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5. APPLICATION FOR OTHER DEVELOPMENT - OLD HALL, POOLSIDE, MADELEY. MR GARY WHITE. 23/00769/FUL

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

- (i) Time limit
- (ii) Approved plans

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6. **APPLICATION FOR OTHER DEVELOPMENT - 23 - 25 MERRIAL STREET, NEWCASTLE, NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 23/00882/ADV**

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

- (i) Intensity of illumination shall not exceed 600 candelas per square metre

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

Resolved: (i) That the information be received

- (ii) That the item be brought back to Committee in two months' time.

[Watch the debate here](#)

8. **TREE PRESERVATION ORDER - LAND AT FORMER TADGEDALE QUARRY, LOGGERHEADS. TPO 221**

Resolved: That Land at former Tadgedale Quarry between Eccleshall Road and Rock Lane, Loggerheads - Tree Preservation Order number: TPO 221 (2023) be confirmed with amendments and that the owners of the site be informed accordingly.

[Watch the debate here](#)

9. **TREE PRESERVATION ORDER - LAND AT 9A APPLETON DRIVE, WHITMORE. TPO 224**

Resolved: That Tree Preservation Order No 224 (2022 Land at 9A Appleton Drive, Whitmore, be confirmed as made and that the owners of the site be informed accordingly.

[Watch the debate here](#)

10. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

11. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Paul Northcott
Chair**

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Meeting concluded at 7.50 pm