

**PLANNING COMMITTEE**

Tuesday, 21st May, 2024  
Time of Commencement: 7.00 pm

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

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

Apologies: Councillor(s) Brockie and D Jones

Substitutes: Councillor Gillian Williams (In place of Councillor Dave Jones)

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management Manager
	Charles Winnett	Senior Planning Officer
	Jacob Wood	Planning Officer

**1. DECLARATIONS OF INTEREST**

The Chair declared an interest in item 4 – application 23/771/FUL as he sat on the Aspire Board.

**2. MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 23 April, 2024 be agreed as a correct record.

**3. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT HIGH STREET / ACACIA AVENUE, KNOTTON. DURATA DEVELOPMENT. 23/00771/FUL**

*The Chair declared an interest in this item as he sat on the Aspire Board. The Chair left the room and the Vice Chair took over the proceedings.*

**Resolved:** (A) That subject to the applicant entering into a Section 106 obligation by 19<sup>th</sup> July 2024 to secure a financial contribution towards travel plan monitoring and the management of the on-site Public Open Space;

the application be permitted subject to conditions relating to the following matters:-

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- (i) Standard time limit for commencement of development;
  - (ii) Approved plans;
  - (iii) Facing and roofing materials;
  - (iv) Boundary treatments;
  - (v) Hardstandings.
  - (vi) Landscaping Scheme;
  - (vii) Additional highways details to be provided;
  - (viii) Full details of access arrangements to be provided;
  - (ix) Footpath /footway improvement works;
  - (x) Road design details;
  - (xi) Visibility splay provision;
  - (xii) Highway dilapidation survey;
  - (xiii) Provision of access, internal roads, private drives and parking areas;
  - (xiv) Surfacing materials and surface water drainage for the private drives and parking areas;
  - (xv) Secure cycle storage;
  - (xvi) Electric vehicle charging provision;
  - (xvii) Highway & Environmental Construction Management Plan (CEMP);
  - (xviii) Tree protection measures;
  - (xix) Prior approval of detailed plans for areas of open space and play equipment;
  - (xx) Contaminated land;
  - (xxi) Detailed surface water drainage scheme;
  - (xxii) Provision of bat and bird boxes and sparrow terraces as per enhancements plan, hedgehog highways and swift bricks
  - (xxiii) Waste storage and collection arrangements
  - (xxiv) Affordable Housing Provision
  - (xxv) Travel Plan
- (B) 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.

[Watch the debate here](#)

*The Chair returned to the room and took over proceedings*

**4. APPLICATION FOR MAJOR DEVELOPMENT - NEWSPAPER HOUSE, CHEMICAL LANE, NEWCASTLE-UNDER-LYME, GIVENERGY. 24/00086/FUL**

This application was withdrawn.

**5. APPLICATION FOR OTHER DEVELOPMENT - 4 ROE LANE, NEWCASTLE-UNDER-LYME. MR & MRS HALLIDAY. 24/00261/FUL**

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Materials

[Watch the debate here](#)

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

**Resolved:** (i) That the information be received.  
(ii) That a report be brought back to Committee in two month's time

[Watch the debate here](#)

7. **DISCLOSURE OF EXEMPT INFORMATION**

There was no confidential business.

8. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 7.34 pm