

PLANNING COMMITTEE

Tuesday, 13th August, 2024
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

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

Apologies: Councillor(s) Brown

Substitutes: Councillor David Grocott (In place of Councillor Jacqueline Brown)

Officers: Rachel Killeen Development Management Manager
Charles Winnett Senior Planning Officer
Gillian Taylor Housing Manager
Krestal Al-Daami Housing & Partnerships Policy Officer

1. APOLOGIES

Apologies were shared as per above.

2. DECLARATIONS OF INTEREST

Cllr Northcott declared an interest in item 5 as a member of the Aspire Board.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 16th July 2024 be agreed as a true and accurate record.

4. APPLICATION FOR MAJOR DEVELOPMENT - RED LION FARM, HIGH STREET, HARRISEAHEAD SCG UTILITY SUPPORT LTD, 23/00542/FUL

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

1. Time limit;
2. Approved plans;
3. Materials;
4. Scheme of investigation to establish Coal Mining Risk Assessment;
5. Contaminated land Condition;
6. Lighting scheme;
7. Approved Surface Water Drainage Plan;

8. Access drive to be surfaced and bound in a suitable material.

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5. **APPLICATION FOR MAJOR DEVELOPMENT - KNUTTON COMMUNITY CENTRE, KNUTTON LANE DURATA DEVELOPMENT, 24/00023/FUL**

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

1. Standard time limit for commencement of development;
2. Approved plans;
3. Facing and roofing materials;
4. Boundary treatments;
5. Details of revised access arrangement;
6. Provision of access, internal roads, private drives and parking areas;
7. Surfacing materials and surface water drainage for the private drives and parking areas;
8. Secure cycle storage;
9. Road design details;
10. Electric vehicle charging provision;
11. Residential Travel Plan Framework;
12. Highway & Environmental Construction Management Plan (CEMP);
13. Tree protection measures;
14. Archaeological investigation and implementation;
15. Land contamination;
16. Detailed drainage and surface water maintenance and management plan;
17. Provision of bat, bird boxes, swift bricks and sparrow terraces as per enhancements plan;
18. Waste storage and collection arrangements;
19. Noise management and mitigation measures during construction;
20. Affordable Housing Provision.

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6. **APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF PEPPER STREET, MR KARL WALKER SEDDON DEVELOPMENT LTD, 24/00229/FUL**

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

1. Approved plans;
2. Tree protection fencing;
3. All other conditions which are still relevant from the previous planning permissions.

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7. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF, MARKET DRAYTON ROAD. SHROPSHIRE HOMES LIMITED - MR ANDREW MARSDEN. 24/00341/FUL**

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

1. Approved plans;
2. Any other conditions which are still relevant to the original decision.

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8. **APPLICATION FOR MINOR DEVELOPMENT - INTERNATIONAL HOUSE, STUBBS GATE, NEWCASTLE-UNDER-LYME, NEWCASTLE-UNDER-LYME BOROUGH COUNCIL, 24/00475/DEEM3**

The application was deferred to enable officers to provide further details of a management plan for the facility to limit anti-social behaviour and information/statistics on the operation of existing facilities, the submission of a Health Impact Assessment and for Cllr Northcott and Cllr Fear to write to the Police to urge them to attend the next meeting of the Planning Committee.

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9. **APPLICATION FOR MINOR DEVELOPMENT - THE WAMMY, LOWER MILEHOUSE LANE, NEWCASTLE-UNDER-LYME BOROUGH COUNCIL, 24/00478/DEEM3**

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

1. Time limit condition;
2. Approved plans;
3. Materials;
4. Solar panels;
5. Hard surfacing;
6. Fencing details;
7. Waste collection details;
8. Restrictions to deliveries and construction vehicles;
9. CEMP;
10. Opening hours;
11. External Lighting;
12. Extraction/Ventilation Equipment for kitchen / catering area;
13. Full and precise details of security shutters;
14. Tree Protection Plan;
15. Arboricultural Method Statement;
16. Landscaping Scheme to include appropriate species to deter intruders;
17. Full accordance with recommendations of the FRA;
18. Drainage Maintenance and Management Scheme.

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10. **OTHER DEVELOPMENT - 5 BOGGS COTTAGE, KEELE, 14/00036/207C3**

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

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11. URGENT BUSINESS

There was no urgent business.

12. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.35 pm