

PLANNING COMMITTEE

Tuesday, 3rd December, 2024
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

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

Apologies: Councillor(s) Bryan

Substitutes: Councillor Gill Heesom

Officers: Craig Jordan Service Director - Planning
Rachel Killeen Development Management
Manager
Charles Winnett Senior Planning Officer

1. DECLARATIONS OF INTEREST

The Chair declared an interest in item 6. Land at Bath Road, Silverdale – As a member of the Aspire Board.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 5 November, 2024 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - 9-11 LIVERPOOL ROAD, NEWCASTLE-UNDER-LYME. MR G CHARALAMBOUS - GEOPAR PROPERTIES. 22/00397/FUL

Members had a long debate on this item raising concerns on the design of the building and the cumulative impact on the highways in terms of parking.

Resolved: That the application be refused for the following reasons:

- (i) The proposed development, by reason of its excessive height and its inappropriate design, would result in overdevelopment of the site which would be harmful to the character and appearance of the area.

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- (ii) Given the very limited car parking provision within the site,
the significant additional on-street parking demand that is likely to be created by the development would lead to an exacerbation of congestion and related harm to highway safety on streets in the vicinity of the development.
- (iii) The lack of car parking provision within the site for the use
of people with disabilities would have an adverse impact on the residential amenity of those occupiers.

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4. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE NORTH WEST OF BAR HILL, MADELEY. MR CALLUM FISK. 23/00979/OUT

Councillors' Jill Whitmore and Amanda Berrisford spoke on this application

Councillor Berrisford declared a prejudicial interest in the application through business interests with the landowner.

Amended recommendation proposed by Councillor Holland and seconded by Councillor Fear.

- Resolved:** (A) That, subject to the applicant first entering into a Section 106 agreement by 31st January 2025 to secure the following:
- £1,205,288.00 towards school spaces
 - £138,968 towards primary care facilities
 - £6,000 towards Travel Plan Monitoring
 - 30% onsite affordable housing
 - Long-term maintenance of the open space on the site
 - If required, financial contribution towards off-site public open space.

The application be permitted, subject to the undermentioned conditions:

- (i) Standard time limits for submission of reserved matters and commencement of development
- (ii) Approved plans and supporting documents
- (iii) Reserved matters submission to comply with the principles of the Design and Access Statement
- (iv) Drainage design
- (v) Visibility splays
- (vi) Offsite highway works
- (vii) Travel Plan
- (viii) Construction Environment Management Plan
- (ix) Unexpected land contamination
- (x) Noise mitigation measures
- (xi) Tree and hedgerow protection measures
- (xii) Arboricultural Method Statement
- (xiii) Archaeological investigation

- (xiv) Biodiversity and ecology enhancement measures
 - (xv) Detailed Biodiversity Net Gain Assessment and Plan
 - (xvi) Approval of details of play facilities and timing of provision of open space and these facilities
 - (xvii) Mineral Recovery Plan
- (B) That, should the Section 106 obligations 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 be acceptable in planning terms and would not achieve sustainable development outcomes; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

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5. **APPLICATION FOR MAJOR DEVELOPMENT - LAND AT BATH ROAD, SILVERDALE. DURATA DEVELOPMENT LTD. 24/00101/FUL**

Resolved: (A) That, subject to the applicant entering into a Section 106 obligation by 31st January 2025 to secure the provision of off-site Biodiversity Net Gain on an alternative site within the borough,

the application be permitted, subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Materials, boundary treatment and hard surfacing details
- (iv) Landscaping scheme
- (v) Hours of construction
- (vi) Construction management plan
- (vii) Access, parking, turning areas and relocated lighting columns in accordance with submitted plans
- (viii) Reinstatement of footway
- (ix) Visibility splays
- (x) Relocation of bus stop
- (xi) Tree protection
- (xii) Levels
- (xiii) Contamination
- (xiv) Recommendations of Preliminary Ecology Appraisal
- (xv) Installation of bat boxes
- (xvi) Remedial stabilisation works
- (xvii) Drainage details
- (xviii) Affordable Housing

- (B) That, should the Section 106 obligation 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 be acceptable in planning terms; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

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Councillor Northcott returned to the Chair

6. **APPLICATION FOR MAJOR DEVELOPMENT - LAND BETWEEN APEDALE ROAD AND PALATINE DRIVE, CHESTERTON. GLEESON DEVELOPMENTS. 24/00594/FUL**

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

- (I) Approved plans
- (II) Replacement tree planting
- (III) Any other conditions which are still relevant to the original decision

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7. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER JUBILEE BATHS, NELSON PLACE, NEWCASTLE. INTEGRITAS PROPERTY GROUP. 24/00576/FUL**

Revised recommendation proposed by Councillor Heesom and seconded by Councillor Crisp

Members raised concerns on the parking provision.

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

Given the limited car parking provision within the site, the significant on-street parking demand that is likely to be created by the development would lead to an exacerbation of congestion and related harm to highway safety on streets in the vicinity of the development.

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8. **APPLICATION FOR MINOR DEVELOPMENT - UNITS 10 - 14 & 35 - 39 PARKHOUSE INDUSTRIAL ESTATE EAST. NEWCASTLE UNDER LYME BOROUGH COUNCIL. 24/00707/DEEM3**

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

- (i) Standard time limit

- (ii) Approved plans
- (iii) New roofing materials to be dark/recessive in colour

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9. **APPLICATION FOR MINOR DEVELOPMENT - BATHPOOL PARK, BOATHORSE ROAD, KIDSGROVE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 24/00723/DEEM3**

Resolved: That the application be permitted subject to the following:

- (i) Standard advertisement conditions

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10. **NON-DETERMINATION APPEAL IN RELATION TO OUTLINE PLANNING PERMISSION 24/00162/OUT FOR THE CONSTRUCTION OF UP TO 150 DWELLINGS AT LAND SOUTH OF ECCLESHALL ROAD, LOGGERHEADS**

Consideration was given to a report in connection with a non-determination appeal at land south of Eccleshall Road, Loggerheads.

Members were asked if they agreed with the officers arguments in proposing refusal of the application as set out in the report.

Resolved: That the report be accepted.

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11. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - ST MARGARETS PRIMARY SCHOOL, KNUTTON ROAD, WOLSTANTON. 24/25005/HBG**

Resolved: That the following grant be approved: -

£5,000 Historic Building Grant be given towards conservation repairs at St Margarets Primary School, Wolstanton

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12. **UPDATE ON 5 BOGGS COTTAGES**

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

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The Chair asked that it be moved to extend the guillotine for the meeting and to aim to have all business completed by 10.30pm. This was agreed

13. **INFORMATION ITEM - HIGHWAY ACCESS AND SAFETY, BALDWINS GATE**

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Resolved: That the information be received

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14. **URGENT BUSINESS**

There was no Urgent Business.

15. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 10.05 pm