

PLANNING COMMITTEE

Tuesday, 28th January, 2025
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

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

Apologies: None

Officers:	Geoff Durham	Civic & Member Support Officer
	Rachel Killeen	Development Management Manager

1. DECLARATIONS OF INTEREST

The Chair declared an interest in item 4 - application 24/00231/FUL, as a member of the Aspire Board.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 3 December, 2024 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT ST LUKES CLOSE, SILVERDALE. ASPIRE HOUSING. 24/00231/FUL

Councillor Northcott vacated the Chair and left the room during consideration of the next item

Councillor Crisp in the Chair

Resolved: That 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) Scheme for the remediation and retention of the land off Station Road
- (vii) Scheme for off-site highway improvements on Station Road
- (viii) construction of vehicular access onto Station Road

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- (ix) Surfacing of private driveways, car parking, access, servicing and circulation areas in a bound material
- (x) Car park management scheme
- (xi) Construction Environmental Management Plan
- (xii) Cycle parking
- (xiii) Travel Plan
- (xiv) Tree protection
- (xv) Levels
- (xvi) Contamination
- (xvii) Recommendations of Preliminary Ecology Appraisal
- (xviii) Management and delivery of onsite BNG
- (xix) Remedial stabilisation works
- (xx) Drainage details including Surface Water Management Plan
- (xxi) Survey of culverted watercourse and remediation if necessary
- (xxii) Affordable housing provision

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Councillor Northcott in the Chair

4. APPLICATION FOR MAJOR DEVELOPMENT - VEHICLE STORAGE LAND, LINLEY ROAD, TALKE. NEIL LAWSON, ARNOLD CLARK AUTOMOBILES. 24/00776/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Materials
- (iv) Parking and turning spaces
- (v) Limit on construction hours
- (vi) Limit on operational hours
- (vii) Construction and Environmental Management Plan
- (viii) Dust control and mitigation
- (ix) Noise details of any refrigeration and air conditioning units
- (x) Contaminated land
- (xi) Waste storage
- (xii) Surface water drainage design

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5. REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME – 2024 REVIEW

Resolved: That the proposed additions to the Register, as set out in Section 2 of the report, be agreed.

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6. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT)
- 3 CHURCH STREET, NEWCASTLE. 24/25006/HBG**

Reference was made to the 'standard conditions' which were attached to these grants and also, if follow ups were made to ensure that works had been undertaken.

Members were advised that the 'standard conditions' would be circulated to them.

Councillor Fear requested that a future report be brought back to Committee showing due discharge of the conditions.

- Resolved:**
- (i) That, subject to the standard conditions, a Historic Building Grant of £2,400 be given for the repair of 9 timber sash windows.
 - (ii) That a report be brought to Committee on completion of the works, showing due discharge of the conditions.

[Watch the debate here](#)

7. **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](#)

8. **URGENT BUSINESS**

There was no Urgent Business.

9. **DISCLOSURE OF EXEMPT INFORMATION**

- Resolved:-** That the public be excluded from the meeting during consideration if the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs 1,2, and 7 in Part 1 of Schedule 12A of the Local Government Act, 1972

**Councillor Paul Northcott
Chair**

Meeting concluded at 7.55 pm