

PLANNING COMMITTEE

Tuesday, 25th March, 2025
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Holland	J Williams
	Beeston	Hutchison	G Williams
	Bryan	Brown	
	Fear	Gorton	

Apologies: Councillor(s) Burnett-Faulkner

Substitutes: Councillor Stephen Sweeney (In place of Councillor Gillian Burnett -Faulkner)

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

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 25 February, 2025 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT SLACKEN LANE. GLEESON REGENERATION LIMITED 24/00089/FUL

Councillor Sylvia Dymond spoke on this application

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

- (i) The applicant has failed to demonstrate that a safe and suitable means of access to the site for the intended scale of development is achievable, thereby having an adverse impact on highway safety.

- (ii) The proposal does not provide a high quality residential development as a result of its high density and due to issues surrounding parking dominant layouts, excessive hard standing at the front of properties and a lack of soft landscaping. The resulting development would be considered over development and overly urban in character.
- (iii) The access arrangements for the development would result in an increase in noise nuisance and loss of privacy to the properties of 'The Hawthorns' and no.34 Pickwick Place and would therefore have an unacceptably adverse impact on residential amenity.
- (iv) The proposed development would result in the loss of visually significant trees which would be harmful to the character of the surrounding area and to natural habitats within the site, and insufficient information has been provided to justify the tree loss as part of the proposals.
- (v) Insufficient information has been provided to demonstrate that the proposed development would provide a suitable and sustainable drainage system.

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4. APPLICATION FOR MINOR DEVELOPMENT - CLIVE BEECH MOTORS LTD, PITGREEN LANE, WOLSTANTON. THE MIDDEN LIVERPOOL LTD. 24/00207/OUT

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

- (i) Submission of reserved matters
- (ii) Time limit condition
- (iii) Approved plans
- (iv) Restriction on building height to no more than max 2.5 storeys
- (v) Building to be for student accommodation only
- (vi) Construction Environmental Management Plan (CEMP)
- (vii) Construction hours restriction
- (viii) Reserved matters application to include details of delineation of car parking spaces

Members requested that a note be made that, were an application for variation of a condition in respect of parking, that it be flagged up to the Ward Councillors. In addition, that any final designs be made known to the Committee.

[Watch the debate here](#)

5. 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](#)

6. URGENT BUSINESS

There was no Urgent Business.

7. DISCLOSURE OF EXEMPT INFORMATION

There was no confidential business.

**Councillor Paul Northcott
Chair**

Meeting concluded at Time Not Specified