

PLANNING COMMITTEE

Tuesday, 28th January, 2014

Present:- Councillor Michael Clarke – in the Chair

Councillors Miss Baker, Fear, Hambleton, Mrs Hambleton, Matthews, Miss Reddish, Stringer, Studd, Turner, Williams and Mrs Williams

1. ALSO IN ATTENDANCE

Also in attendance were Councillors' Allport, Mrs Burgess, Holland, Robinson and Welsh.

2. APOLOGIES FOR ABSENCE

Apologies were received from Councillors' Cairns, Howells and Sweeney

3. DECLARATIONS OF INTEREST

Councillor Miss Reddish declared an interest in application 13/00978/FUL. (friend of the speaker opposing the application). Councillor Reddish remained in the room but took no part in the debate.

4. MINUTES OF PREVIOUS MEETING(S)

Resolved:- That the minutes of the meetings held on 10 December, 2013 and 7 January, 2014 be agreed as correct records.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND BETWEEN APEDALE ROAD AND PALATINE DRIVE, CHESTERTON; LAND IMPROVEMENT HOLDINGS LANDMATCH/SAVILLS; 13/00525/OUT

Resolved:- (i) That the application be deferred until such time that the District Valuer's Final Report is received and Officers are in a position to advise the Committee.

(ii) That a site visit be carried out on 8 February, 2014

6. APPLICATION FOR MAJOR DEVELOPMENT - FORMER SENTINEL NEWSPAPER SITE, MEDIA WAY, FORGE LANE, ETRURIA; BET365; 348/201(SOTCC REFERENCE 58186/FUL)

Resolved:- That Stoke on Trent City Council be informed that the Borough Council has no objections to the proposed development subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact the developments may have on the A53/A500 junction (on Basford Bank).

7. **APPLICATION FOR MAJOR DEVELOPMENT -ETRURIA VALLEY, PHASE 3A & 3B, FORGE LANE, ETRURIA; STOKE ON TRENT REGENERATION;348/206 AND 348/207 (SOTCC REFERENCES 56150/OUT AND 56151/OUT)**

Resolved:- That Stoke on Trent City Council be informed that the Borough Council has no objections to the proposed developments on Phase 3A and 3B subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact the developments may have on the A53/A500 junction at Basford Bank.

8. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER QUEENS HOTEL, 489 ETRURIA ROAD, HANLEY, STOKE ON TRENT, ST4 6JJ; DAVID GOUGH; 348/208**

Resolved:- That Stoke on Trent City Council be advised that the Borough Council has no objections to the application, subject to:

- (i) An Archaeological Watching Brief condition is imposed on any approval. Consideration should also be given to the Roman Road and the cobbled road.
- (ii) Access to the public right of way is maintained during the construction period or a temporary diversion is out in place during this period.
- (iii) Less intrusive methods are explored to manage the Japanese Knotweed problem, which would retain the visually significant trees on the site boundaries.
- (iv) Landscaping Scheme.

9. **APPLICATION FOR MINOR DEVELOPMENT - LAND OFF SLACKEN LANE, KIDSGROVE; MR BROOKS; 13/00623/FUL**

Councillor Robinson spoke on this application

Resolved:- (a) That subject to the applicant entering into a Section 106 obligation by 28 February, 2014 to secure a financial contribution of £3000 towards the Newcastle (urban) Transport and Development Strategy, permit subject to the undermentioned conditions:

- (i) Standard time limit condition
- (ii) Approval of materials
- (iii) Approval of finished floor levels
- (iv) Approval of boundary treatments
- (v) Foul and surface water drainage works shall be completed prior to any occupation of the development commencing.
- (vi) Prior approval of off site highway works, including improvements to the junction of Slacken Lane and Congleton Road and surfacing of the access a minimum distance of 10m from the junction with Congleton Road.
- (vii) Prior approval of revised access details indicating the widening of the south east section of Slacken Lane to a width of 6m as broadly detailed on Mayer Brown drawing number X/PBSlackenLn.1/01.

- (viii) Development shall not be brought into use until the access, parking and turning areas have been provided in accordance with the approved plans.
 - (ix) Prior to first occupation of the dwellings, the unmade section of Slacken Lane from the junction with Congleton Road through to the site access shall be reinstated by grade and level with compacted stone in accordance with details to be submitted and approved in writing by the Local Planning Authority.
 - (x) Condition to limit construction hours.
 - (xi) Prior approval of dust mitigation measures.
 - (xii) Prior approval and implementation of waste storage and collection arrangements.
 - (xiii) Contaminated land conditions.
 - (xiv) Implementation of the recommendations of the submitted noise assessment.
 - (xv) Prior approval of a landscaping condition.
 - (xvi) Prior approval and implementation of tree protection measures.
- (b) Failing the securing of the above planning obligation by 28 February, 2014, that the Head of Planning and Development be given delegated authority to refuse the application on the grounds that without such matters being secured the development would be contrary to policy on achieving sustainable forms of development, or if he considers it appropriate, to extend the period of time within which the obligation can be secured.
- (c) That any details submitted for Conditions 5, 7 and 12 above be brought to this Committee for a decision.

10. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT TO 1 CHESTER CRESCENT, NEWCASTLE; MR SIMON SANDERS; 13/00934/REM

Councillor Holland spoke on this application.

Resolved:- (a) That, subject to satisfactory amended plans being submitted, as discussed in the main report, permit subject to the undermentioned conditions:

- (i) Link to outline planning permission and conditions.
- (ii) External facing and roofing materials.
- (iii) Existing and proposed ground levels and proposed floor levels.
- (iv) Boundary treatments.
- (v) Hard and soft landscaping scheme.
- (vi) Surfacing and drainage details.
- (vii) Access, parking and turning areas being completed.
- (viii) First floor side facing windows to be obscure glazed with top light opening only.

- (b) That, if satisfactory amended plans are not received, refuse for the following reason:

The proposed development by reason of its design, size and imposing scale would detract materially from the character and form of the area due to its location within the street scene which would be harmful to the character of the area in general, contrary to the guidance and requirements of the National Planning Policy Framework, Policy CSP 1 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 -2026 and the advice found in the adopted Newcastle-under-Lyme and Stoke on Trent Urban Design Guidance Supplementary Planning Document (2010).

11. APPLICATION FOR MINOR DEVELOPMENT - EXCHANGE HOUSE, LIVERPOOL ROAD; MR KANDOLA; 13/00946/FUL

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

- (i) Standard time limit.
- (ii) Approved plans /drawings/ documents.
- (iii) Hours of use restricted to 9am to 12pm on Monday to Saturday and 9am to 11.30pm on Sundays and bank holidays.
- (iv) Building materials to match existing.
- (v) CCTV provision to ensure that any potential harm to the living conditions of nearby residents is adequately controlled.
- (vi) No deliveries or waste collection before 7am and after 11pm on any day.
- (vii) Prior approval of fume extraction system, implementation prior to use commencing and maintenance thereafter.
- (viii) External motors to refrigerated vehicles to be turned off before vehicles delivering to the premises turn into Wilton street and not started until they have left Wilton Street
- (ix) Prior approval of refrigeration and air conditioning plant.
- (x) Prior approval of grease and food traps.
- (xi) Prior approval of refuse storage and collection arrangements
- (xii) Prior approval of arrangements for the collection and disposal of litter resulting from the use.
- (xiii) Implementation and maintenance of details in the submitted Light Pollution Survey
- (xiv) Prior approval of parking and turning of vehicles and provision before use commences.

12. APPLICATION FOR MINOR DEVELOPMENT -BOAT HOUSE AT LAKE NO. 1, THREE MILE LANE, KEELE; KEELE UNIVERSITY; 13/00836/FUL

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

- (i) Time limit
- (ii) Approved plans.

- (iii) Approval of details of all woodwork, render infill including finished colour, roof tiles and restoration of stone work if required.

13. APPLICATION FOR MINOR DEVELOPMENT - FORMER ST MARY'S CHURCH, WHARF TERRACE, MADELEY HEATH; MR C HODGES; 13/00978/FUL

Councillor Welsh spoke on this application.

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

- (i) Standard time limit condition.
- (ii) Approval of facing and roofing materials.
- (iii) Approval of boundary treatments
- (iv) Prior approval of waste storage and collection arrangements.
- (v) Prior approval of a landscaping condition.
- (vi) Prior approval of a written scheme of archaeological investigation ('the Scheme') shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall thereafter be implemented in full in accordance with the approved plans.
- (vii) The development shall not be brought into use until the access and parking area has been provided and retained for the life of the development.
- (viii) The development shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary.
- (ix) The garage indicated on the approved plan shall be fitted with a roller shutter type of door which shall be retained for the life of the development.
- (x) The garage shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without planning permission first being obtained.
- (xi) Should the finished surfacing levels fall toward the public highway then before the proposed development is brought into use the access shall be built with surface water drainage interceptor to be retained in full working order.
- (xii) Control of contaminated land.
- (xiii) Restriction of hours of demolition works.
- (xiv) Dust mitigation.
- (xv) Internal noise levels.

14. APPLICATION FOR OTHER DEVELOPMENT - 31 KINNERSLEY AVENUE, KIDSGROVE; MR IAN CLIFF; 13/00914/FUL

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

- (i) Standard time limit.
- (ii) Approved plans / drawings / documents.
- (iii) Materials used are to match those of the existing buildings.

15. APPLICATION FOR FINANCIAL ASSISTANCE FROM THE CONSERVATION AND HERITAGE FUND - NEWCASTLE METHODIST CHURCH; 13/13012/HBG

An application was submitted for financial assistance towards the cost of the repair of the roof of the above building.

The cost of the work was £2,160 and as a historic building within a Conservation Area, eligible works would normally be the subject of a 10% grant offer (£216)

Resolved:- That a grant of £216 be made in respect of the above works subject to the appropriate standard conditions.

16. APPEAL DECISION - 15 NANTWICH ROAD, AUDLEY

A report was submitted outlining the result of the above appeal.

Resolved:- That the decision be noted.

17. APPEAL DECISION - 21 EDDISBURY DRIVE

A report was submitted outlining the result of the above appeal.

Resolved:- That the decision be noted.

18. APPEAL DECISION - 6 SWEDISH HOUSE, CHAPEL LANE

A report was submitted outlining the result of the above appeal.

Resolved:- That the decision be noted.

19. APPEAL DECISION - NETHERSET HAY LANE

A report was submitted outlining the result of the above appeal.

Resolved:- That the decision be noted.

20. REPORT ON EXTENSIONS TO PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO

Resolved:-

- (i) That the report be noted
- (ii) That the Head of Planning and Development continue to report on a quarterly basis on the exercise of his authority to extend the period of time for an applicant to enter into the Section 106 obligations.

21. OPEN ENFORCEMENT CASES

Consideration was given to a report informing Members of the current position on the enforcement caseload.

The report gave details of existing and previous enforcement cases indicating that since the last report to Committee on 29 October, 2013 a further 29 cases had been reported. The number of open cases stood at 213 at the end of the quarter (33 more than at the end of the last quarter). The increase in number reflected the inexperience of the new Enforcement Officer.

- Resolved:-**
- (i) That the information be received.
 - (ii) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

22. DISCLOSURE OF EXEMPT INFORMATION

- Resolved:-** That the public be excluded from the meeting during consideration of the following item because it is likely that there will be disclosure of exempt information as defined in paragraphs 1, 2 and 6 in Part 1, Schedule 12A of the Local Government Act, 1972.

23. QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED.

Consideration was given to a report providing an update on the position with regard to cases where enforcement action had previously been authorised by the Committee.

- Resolved:-** That the information be received.

COUNCILLOR MICHAEL CLARKE
Chair