

PLANNING COMMITTEE

23 August 2011

Present:- Councillor Fear in the Chair

Councillors Boden, Mrs Burke, Cairns, Clarke D, Cooper, Lawton, Matthews, Sinnott, Studd, Sweeney, Mrs Williams and Williams

Apologies were received from Councillors Clarke M and Howells.

258. DECLARATIONS OF INTEREST

No declarations of interest were reported.

259. MINUTES OF PREVIOUS MEETING

Resolved:- That the minutes of the meeting of this Committee held on 21 June 2011 be approved as a correct record.

**260. FORMATION OF LANDSCAPED MOUNDING AT THE 9-HOLE GOLF COURSE
KEELE GOLF CENTRE, KEELE ROAD, KEELE
NICK WORRALL/KEELE GOLF CENTRE. 11/00257/FUL**

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

- (i) Harm to the safety of users of public rights of way.
- (ii) Harm to the residential amenity arising from additional traffic associated with the importation of material.
- (iii) Overdevelopment – excessive mounding harmful to landscape/visual amenity.

**261. ERECTION OF REPLACEMENT GARAGE AND STABLES
OAKDENE COTTAGE, GREAT OAK ROAD, BIGNALL END
MR K GREEN. 11/00299/FUL**

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

- (i) Time limit.
- (ii) Approved plans.
- (iii) Matching materials.
- (iv) Removal of permitted development rights for domestic outbuildings.
- (v) No burning of waste materials generated by the use of the development.
- (vi) Prior approval of any proposed external lighting.

**262. VARIATION OF CONDITION 1 ATTACHED TO PLANNING PERMISSION
09/00718/REM AND REMOVAL OF CONDITION 2d
70 APEDALE ROAD, CHESTERTON
MISS N BROWN OF BROWN ESTATES. 11/00313/FUL**

Resolved:- That the application be permitted and condition 1 varied so that it now refers to the plan showing the revised siting of the dwellings and parking and condition 2(d) of reserved matters approval 09/00718/REM removed subject to conditions relating to the following:-

- (i) All other conditions of 09/00718/REM remain.
- (ii) Implementation and retention of the proposed screen planting/landscaping, details of which are to be agreed beforehand. In addition, the submission, approval and implementation of boundary treatments even if the details have already been approved as part of planning approval 09/718/REM.
- (iii) The provision and retention of the car parking spaces shown on the amended drawing.
- (iv) No alterations to ground levels within the rear garden of plots 2 and 3 without prior approval.
- (v) Prior approval of the steps from the rear patio doors of plots 2 and 3.
- (vi) Prior approval of step detail.
- (vii) Removal of permitted development rights including those relating to the formation of decking.

**263. FOUR INTERNALLY ILLUMINATED ADVERTISEMENTS
JUBILEE 2, FORMER GARAGE SITE, BRUNSWICK STREET, NEWCASTLE
NEWCASTLE BOROUGH COUNCIL. 11/00360/DEEM3**

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

- (i) The surface brightness of the signs shall be restricted to a maximum of 300 candelas/square metre.
- (ii) The precise details of the manner in which the signs are to be fixed to the building.
- (iii) The standard conditions attached to all advertisement consents.

**264. REAR SINGLE STOREY EXTENSION
59 AND 60 THE COVERT, KEELE
KEELE UNIVERSITY FACILITIES MANAGEMENT. 11/00370/FUL**

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

- (i) Time limit relating to the commencement of development.
- (ii) Approved plans.
- (iii) Materials to match existing.
- (iv) Tree protection measures.
- (v) The development to be carried out fully in accordance with the recommendations of the submitted tree report, including where it is identified and considered necessary, the use of pile foundations.

265. **APPEAL DECISIONS**

The following appeal decisions were reported:-

<u>Ref</u>	<u>Proposed development and name(s) of appellant(s)</u>	<u>Decision</u>
11/00109/FUL	Ground floor extension to the front of the garage and first floor extension over existing garage/utility room to form two bedrooms. 138 Coalpit Hill, Talke. Mr M Peters.	Appeal dismissed.
10/00711/FUL & 10/00710/LBC	Erection of a single-storey oak framed garden room at Ashley Farm, School Lane, Ashley. Mr D J West.	Appeals allowed.
10/00277/FUL	Storage of caravans at Bar Hill Villa, Bar Hill Road, Onneley. Mr D Johnson.	Appeal dismissed.

Resolved:- That the information be received.

266. **URGENT BUSINESS**

Appeal by Persimmon Homes North West Against the Council's Decision to Refuse Planning Permission for the Erection of 76 Dwellings on Land at Milliners Green, Keele Road, Newcastle.

Consideration was given to a report on an appeal which had been lodged for land at Milliner's Green. The appeal would be dealt with by means of an informal hearing. All parties have until 7 September to submit their statements.

A reason for refusal was given that the development did not provide an adequate road network or cycleways to support the additional dwellings proposed.

The report reminded members of the need to be able to substantiate reasons for refusal, that the advice received from the Highway Authority continued to be that the application could be approved subject to certain conditions, and that it was extremely unlikely that technical evidence would be able to be advanced in support of this reason for refusal – given the limited number of additional movements likely to be involved. It was also explained that the appellants had indicated their intention to dispute the requirement for a contribution towards NTADS

Therefore, Members were asked to agree the following recommendations:-

- (a) That the Council withdraws its second reason for the refusal of application 11/00123/FUL and offers no evidence with respect to that reason for refusal.

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(b) That the Council without prejudice to its position that the appeal should be dismissed for the first and third reasons of its decision notice dated 19 May 2011, seeks those financial contributions and clauses recommended to the Planning Committee on 10 May and that authority for officers to enter into an agreement to this effect is also given.

Resolved:- That the recommendations be accepted.

**A FEAR
Chair**