

PLANNING COMMITTEE

13 September 2011

Present:- Councillor A Fear – in the Chair

Councillors Boden, Mrs Burke, Cairns, Clarke M R, Cooper, Howells, Lawton, Matthews, Miss Reddish, Sinnott, Studd, Sweeney, Mrs Williams and Williams

Councillor Loades also in attendance during consideration of planning application 11/00270/FUL only.

Apologies were received from Councillor D Clarke

299. DECLARATIONS OF INTEREST

No declarations of interest were reported.

300. MINUTES OF PREVIOUS MEETINGS

Resolved:- That the minutes of the meetings of this Committee held on 12 July and 2 August 2011 be approved as correct records.

301. FORMER GEC, LOWER MILEHOUSE LANE, NEWCASTLE. KIER VENTURES LTD. 11/266/REM

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

- (i) Link to outline planning permission and conditions.
- (ii) Highway matters – road construction, street lighting, drainage, planting details, use of site compound.
- (iii) Surfacing materials including permeable surfaces.
- (iv) External facing and roofing materials.
- (v) Boundary details including around the wildlife area.
- (vi) Surface and foul drainage.
- (vii) Management plan relating to waste and recycling collections.
- (viii) Details of the landscaping scheme including implementation and aftercare.
- (ix) Management plan for the embankment onto the Wammy.
- (x) Tree constraints plan and protection measures.
- (xi) Implementation of the foot/cycleway links.

302. LAND TO THE REAR OF STEPHENSON BUILDING, KEELE UNIVERSITY, KEELE. MR CHRIS WESTON - KEELE UNIVERSITY. 11/00272/FUL

Resolved:- (a) That, subject to both a supplemental agreement to the current Section 106 allowing this use being concluded by 19 October 2011, and the receipt by 27 September 2011 of an acoustic impact study that satisfies the Head of Planning and Development, in consultation with the Environmental Health Section, that permission can be granted subject to appropriate acoustic related conditions/minor amendments to the scheme, the application be permitted subject to the undermentioned conditions:-

- (i) Time limit for commencement.
- (ii) Approved drawings.
- (iii) Recyclable materials and refuse storage and disposal arrangements.
- (iv) Contaminated land.
- (v) Lighting.
- (vi) Tree protection and details of long term fencing arrangements.
- (vii) Landscaping scheme.
- (viii) Provision of the access, parking, servicing and turning areas.
- (ix) Details of secure weatherproof cycle parking.
- (x) External materials and sun shades.
- (xi) Solar Panels.
- (xii) Boundary materials.
- (xiii) Cessation of use of the existing nursery and consent being required for any new use should the building not be demolished.
- (xiv) Any acoustic related conditions deemed appropriate by the Head of Planning and Development

(b) That in the event that the Head of Planning and Development is not satisfied having regard to the noise issue and that this issue can be addressed by appropriate conditions/minor amendments to the scheme, that the application be referred back to the Committee at its meeting on 4 October 2011.

(c) That should the above supplemental agreement not be completed by 19 October 2011, that the Head of Planning and Development be given delegated authority to refuse the application on the grounds that appropriate safeguards of the integrity of an existing legal agreement have not been secured; or, if he considers it appropriate, to extend the period of time within which the supplemental agreement can be secured.

**303. LAND ADJACENT STATION ROAD, SILVERDALE. RELIANT BUILDING LTD.
11/00284/FUL**

Resolved:- (a) That subject to the applicant entering into a planning obligation, by no later than 3 October 2011, to secure the following:-

- (i) A financial contribution of £2,943 per dwelling for open space enhancement/improvements and maintenance.
- (ii) A financial contribution of £26,224 for the Newcastle (urban) Transport and Development Strategy (NTADS).
- (iii) A financial contribution towards 5 primary school places of £55,155.
- (iv) That the financial viability assessment be reviewed if the consent has not been substantially commenced within one year of being granted or if the development is constructed in phases and the securing of a clawback or overage provision to allow for the possibility of some contribution to offsite provision of affordable housing should the viability of the scheme significantly alter by the time of its completion.

The application be permitted subject to the undermentioned conditions:-

- (i) Standard time limit condition for the commencement of development.
- (ii) Approved plans.
- (iii) Contaminated land.
- (iv) Prior approval of recyclable materials and refuse storage.

- (v) Access, parking, servicing and turning areas to be provided prior to occupation of the dwellings.
- (vi) Prior approval and implementation of alterations necessary to integrate the development into the cycle route improvements secured to the former railway line.
- (vii) Visibility splays to be provided prior to occupation.
- (viii) Prior approval of surface water drainage and implementation of the approved details.
- (ix) No development to commence until an off-site traffic management scheme comprising visibility splays, removal of on-street parking bays and the relocation of the give way mark at the Station Road/Sneyd Terrace junction; and amendment to the parking bays on Station Road has been approved and implemented.
- (x) Landscaping scheme to include more planting to the site periphery.
- (xi) Removal of pd rights relating to formation of hardstandings on the frontages of all dwellings.
- (xii) Prior implementation of boundary treatments
- (xiii) Prior approval of details of windows to be introduced in the side elevations of certain plots.
- (xiv) Prior approval of all external facing materials including all areas of hard surfacing.

(b) That should the matters be referred to in (i), (ii) (iii) and (iv) above not be secured within the above period, 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 the provision of an appropriate education contribution, the provision of open space within residential development and achieving sustainable forms of development; and would not take appropriate account of possible future changes in financial circumstances, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

**304. FORMER CAR PARK, MUCKLESTONE ROAD, LOGGERHEADS. MR C GEE.
11/00270/FUL**

Resolved:- That the application be refused on the grounds of insufficient justification for the provision of only one car parking space and the increased likelihood of on-street parking contrary to the interests of highway safety and contrary to NLP Policy T16.

305. APPEAL DECISION

The following decision was reported:-

<u>Ref</u>	<u>Proposed development and name(s) of appellant(s)</u>	<u>Decision</u>
10/00397/OUT	Temporary siting of an agricultural worker's dwelling at Greenacre's Farm, Dab Green, Whitmore. C & J Farms	Appeal allowed.

Resolved:- That the information be received.

**A FEAR
Chair**