

\*Printed for information

**PLANNING COMMITTEE**

**4 October 2011**

**Present:-** Councillor D Clarke – in the Chair

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

Councillor Jones in attendance during consideration of planning application 11/00430/FUL only

Apologies for absence were received from Councillors Fear and Sinnott

360. \* **DECLARATIONS OF INTEREST**

Councillor D Clarke declared an interest in the planning application 11/00426/COU and vacated the Chair during its consideration. He also left the room for the duration of the debate. The committee resolved that Councillor Studd be appointed as Chairman during consideration of that planning application only.

Councillor Studd in the Chair

361. \* **CHANGE OF USE FROM OFFICES TO AN EDUCATIONAL AND CULTURAL CENTRE (USE CLASS D1). THE HOLBORN, CASTLE HILL ROAD, NEWCASTLE. MR SEVKI YUKSEKKAYA. 11/00426/COU**

**Resolved:-** (a) That subject to the securing by 28 October 2011 of an obligation securing a financial contribution of £2150 towards the monitoring of the Travel Plan:-

Permit, subject to conditions relating to the following matters:-

- (i) Standard time limit condition for the commencement of development.
- (ii) Approved plans.
- (iii) Car Parking and cycle parking in accordance with submitted car park layout plan.
- (iv) Implementation of Travel Plan in accordance with submitted timetable.
- (v) Hours of use restricted to between 0900 hours to 2100 hours Mondays to Fridays, 0900 hours to 1800 hours on Saturdays and 1000 hours to 1700 hours on Sundays.

(b) That in the event of such an obligation not being secured within the timescale indicated, the Head of Planning and Development be given delegated authority to refuse the application on the grounds that without such an obligation the development would fail to achieve a sustainable transport outcome or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

Councillor D Clarke in the Chair

362. \* **RESIDENTIAL DEVELOPMENT (61 DWELLINGS). MILLINERS GREEN SITE, KEELE ROAD, NEWCASTLE. PERSIMMON HOMES NORTH WEST. 11/00430/FUL**

**Resolved:-** (a) That subject to the applicant entering into a planning obligation, by no later than 4 November 2011, to secure the following:-

- (i) A financial contribution of £2,943 per each additional dwelling for open space enhancement/improvements and maintenance (£38,259 in total) and clauses ensuring that dwellings built pursuant to this proposal count against any triggers or thresholds within the existing agreement (subject to conformation as to necessity), and
- (ii) A financial contribution of £8000 for the Newcastle (Urban) Transport and Development Strategy (NTADS).

Permit subject to conditions relating to the following:-

- 1. Samples of materials.
- 2. Details of slab levels of all dwellings.
- 3. Integral garages to be retained for parking of motor vehicles.
- 4. Surfacing and maintenance of driveways and turning areas in a porous bound material.
- 5. Gradient of driveways and parking.
- 6. Submission/approval/implementation of surface water drainage scheme.
- 7. Erection of acoustic fence with a density of 20kg per square metre.

(b) That should the matters referred to in (i) and (ii) 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 open space within residential development and 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 with respect to the appeal against the refusal of the application 11/00123/FUL currently due to be heard at a hearing on 20 October 2011, the Borough Council pursues the above obligations but otherwise does not any longer oppose the development referred to in that application.

363. \* **ERECTION OF 3 TWO STOREY OFFICE/COMMERCIAL UNITS VARIATION OF CONDITION 2 OF PERMISSION 10/00759/FUL TO SHOW UNITS 2/3 AS A SINGLE UNIT AND THE REPOSITIONING AND AMENDMENT OF UNIT 4. LAND OFF MARIES WAY, SILVERDALE. CLARKE CONSTRUCTION. 11/00405/FUL**

**Resolved:-** (a) That subject to a planning obligation being entered into, securing a financial contribution of £37,909 towards the Newcastle (Urban) Transport and Development Strategy (NTADS) by no later than 24 October 2011.

Permit subject to conditions relating to:-

- (i) Standard time limit.

- (ii) Approved plans.
- (iii) Revised landscaping scheme to reflect amended site layout .
- (iv) The other conditions imposed on 10/00759/FUL to continue to apply unless requiring consequential modification – in which case to apply as modified.

(b) That failing the completion of the above obligation within that period, the Head of Planning and Development be authorised to refuse the application on the grounds that without such an obligation the development would fail to make an appropriate contribution to NTADS thus improving local accessibility and the promotion of the most sustainable modes of travel or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

364. \* **NEW DAY NURSERY. LAND TO REAR OF STEPHENSON BUILDING, KEELE UNIVERSITY. KEELE UNIVERSITY. 11/00272/FUL**

It was indicated that this matter had been withdrawn from the agenda.

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

365. \* **INSTALLATION OF FOUR EQUIPMENT CABINS WITHIN AN EXISTING COMPOUND. NEW HAYES FARM, BUTTERTON. GEO NETWORKS LTD. 11/00465/TDET**

**Resolved:-** That permission be granted.

366. \* **OUTSTANDING ENFORCEMENT MATTERS**

Consideration was given to a report advising Members of the situation regarding the current enforcement caseload.

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

367. \* **TOWN AND COUNTRY PLANNING ACT 1990. TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999. TREE PRESERVATION ORDER - APPLICATION TO FELL. TPO NO 137 (2010). 51 DIMSDALE VIEW EAST, NEWCASTLE, STAFFS ST5 8EG**

Consideration was given to a report setting out the details of an application to fell a single sycamore tree within the grounds of the above residential property and which was protected by Tree Preservation Order No 137 (2010).

The options available to the committee in deciding whether to approve the application were set out in the officer's report.

**Resolved:-** (a) That the application be refused on the basis that the sycamore tree has significant amenity value and insufficient reasons have been put forward by the applicant to justify its felling.

(b) That detailed reasons for refusing the application to fell be agreed by the Executive Director – Operational Services in consultation with the Chairman and Vice-Chairman of the Committee.

368. \* **APPEAL DECISION - ERECTION OF A CONFERENCE AND TRAINING HOTEL AND LAND ADJACENT TO KEELE UNIVERSITY, KEELE ROAD, NEWCASTLE. SECRETARY AND REGISTER OF KEELE UNIVERSITY**

An appeal against the Council's decision not to grant reserved matters approval for the above development had been allowed by the Planning Inspectorate following a Hearing.

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

369. \* **DISCLOSURE OF EXEMPT INFORMATION**

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

370. \* **QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED**

Consideration was given to a report advising Members of progress made on those cases where enforcement action had previously been authorised by the Committee or under delegated powers.

**Resolved:-** (a) That the information be received.

(b) That the actions agreed in respect of case references 06/63/209 and 09/89/207C2 be implemented by the officers.

**D CLARKE**  
**Chair**