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**PLANNING COMMITTEE**

**15 November 2011**

**Present:-** Councillor Fear – in the Chair

Councillors Boden, D Clarke, M R Clarke, Cooper, Howells, Matthews,  
Miss Reddish, Sweeney and Mrs Williams

478. \* **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Studd

479. \* **ALSO IN ATTENDANCE**

Councillor Loades in attendance for planning applications 11/00475/FUL,  
11/00536/FUL and 11/00543/FUL.

480. \* **DECLARATIONS OF INTEREST**

There were none.

481. \* **MINUTES OF PREVIOUS MEETINGS**

**Resolved:-** That the minutes of the meetings of this Committee held on  
4, 11 and 25 October 2011 be approved as correct records.

482. \* **RESIDENTIAL DEVELOPMENT (10 DWELLINGS) ON THE SITE OF THE  
FORMER GALLEY PUBLIC HOUSE, WILLIAM ROAD, KIDSGROVE.  
DC LAND (KIDSGROVE) LLP. 11/00494/FUL**

**Resolved:-** (a) That subject to obligations being completed by  
14 December 2011 to secure the following:-

- (i) A financial contribution of £6,000 towards the Newcastle (Urban Transport and Development Strategy (NTADS).
- (ii) A financial contribution of £2,943 per each dwelling for open space enhancement/improvements and maintenance (£29,430 in total).
- (iii) Maintenance of off-site landscaping adjacent to the western boundary of the site.

permit subject to the following conditions:-

- (i) Time limit.
- (ii) Approved plans.
- (iii) Prior approval of external facing materials.
- (iv) No development to commence until off-site landscaping agreed and implemented adjoining the site boundary within the open space.
- (v) Prior approval and implementation of landscaping. Such landscaping to include the removal of the retaining feature to the front of the dwellings and its replacement with the landscaping.

- (vi) Prior approval of boundary treatments such details to include means of preventing access down the side of the properties along the retaining feature.
- (vii) Rear alley to be secured by gates.
- (viii) The drives to be a minimum length of 5m.
- (ix) Provision of surface water drainage interceptors and soakaway.
- (x) Surfacing and maintenance of the driveways in a porous bound material.
- (xi) Existing site access to be permanently closed and reinstated as verge/footway.
- (xii) Surfacing of access in a bound and porous material for minimum of 5m.
- (xiii) Parking areas provided prior to occupation.
- (xiv) Gates to plot 1 to be a minimum distance of 5m rear of the highway boundary.
- (xv) All other plots to remain ungated.
- (xvi) Contaminated land conditions.
- (xvii) Removal of permitted development rights for hardsurfacing within residential curtilages.

(b) That should the obligations 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 the obligation being secured, the development would:-

- (i) fail to make an appropriate contribution to NTADS thus improving local accessibility and the promotion of the most sustainable modes of travel and thus not accord with policies within both the Structure Plan and the Core Spatial Strategy;
- (ii) not include on-site open space provision to meet the demands of the development and would fail to secure off-site provision required by Local Plan Policy C4 and Core Spatial Strategy Policies CSP5.
- (iii) would not ensure the maintenance of off-site defensive landscaping and as such would fail to prevent anti-social activities that could take place within the adjoining open space thereby adversely affecting the living conditions of the occupiers of the development.

unless he considers it appropriate to extend the period for securing these obligations.

483. \* **UPGRADE OF THE CENTRAL CAMPUS OF KEELE UNIVERSITY WITH A VARIETY OF SOFT AND HARD LANDSCAPING FEATURES INCLUDING AN EVENTS PLAZA AND ALTERATIONS TO THE PARKING ARRANGEMENTS IN THE VICINITY WITH IMPROVED TRAFFIC CALMING; AN ADDITIONAL CYCLE SHELTER; IMPROVED LIGHTING AND LANDSCAPING. KEELE UNIVERSITY. 11/00541/LBC & 11/00542/FUL**

**Resolved:-** (a) Permit the application with the following conditions:-

- (i) Time period for commencement.
- (ii) Approved plans.
- (iii) Materials.
- (iv) Implementation of landscaping scheme.
- (v) Unexpected contamination.
- (vi) Importation of soil/material.
- (vii) Surfacing and availability during construction period of replacement parking.

- (viii) Details of paved works adjacent to the Chapel.
- (ix) Recommendations within arboricultural reports.
- (x) Amount of temporary parking and removal of temporary car park at conclusion of works.
- (xi) Details of CCTV.
- (xii) Wall lights and up-lights.
- (xiii) Scheme for provision of surface water drainage works.
- (xiv) Tree Protection measures.
- (xv) Repeat Bat Survey if development not commenced within 12 months.

(b) That with respect to the listed building consent application 11/00541/LBC permit subject to conditions relating to the following:-

- (i) Time period for commencement.
- (ii) Approved plans.
- (iii) Details of paved works adjacent to the Chapel.
- (iv) Wall lights and up-lights.

(c) That the applicant be requested to consider providing additional disabled parking spaces within the campus.

484. \* **ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS. 8A APEDALE ROAD, CHESTERTON. BELLWOOD ESTATES LTD. 11/00407/OUT**

**Resolved:-** (a) That subject to (i) the Head of Planning and Development being satisfied on the basis of a noise abatement assessment that a satisfactory residential environment can be formed in relation to noise and (ii) the completion of a unilateral undertaking securing payment of the sum of £1000 towards NTADS, outline permission be granted subject to conditions considered appropriate by the Head of Planning and Development by 4 January 2012.

(b) That in the event of the applicant being unable to provide evidence that a satisfactory residential environment can be formed, the Head of Planning be authorised, in consultation with the Chairman, to refuse the application for that reason.

(c) That in the event of the required contribution of £1000 towards NTADs not being secured, the Head of Planning and Development, in consultation with the Chairman, be authorised to refuse the application because the development could not be achieved in a sustainable form.

485. \* **APPLICATION TO REPLACE OR EXTEND TIME LIMIT FOR IMPLEMENTATION OF OUTLINE PLANNING PERMISSION 08/00715/OUT FOR THE ERECTION OF TWO DWELLINGS. 17 ST SAVIOUR'S STREET, BUTT LANE. MR LEESE. 08/00715/EXTN**

**Resolved:-** That permission be granted subject to the undermentioned conditions:-

- (i) Approved drawings
- (ii) Standard outline conditions concerning the reserved matters (including layout, scale, external appearance, access and landscaping).
- (iii) Approval of materials.
- (iv) Scheme of boundary treatments.
- (v) Each dwelling to have no more than 2 bedrooms.

- (vi) Hard surfaces to comprise porous materials.
- (vii) Contaminated land.
- (viii) Recyclables and waste storage details.

486. \* **ERECTION OF COMMUNITY FIRE STATION. LAND OFF MARKET  
DRAYTON ROAD, LOGGERHEADS. STOKE AND STAFFORDSHIRE FIRE  
AND RESCUE AUTHORITY (SSFRA). 11/00475/OUT**

**Resolved:-** (a) That subject to an obligation being completed by 15 December 2011 to secure the maintenance of landscaping that is required outside of the application site adjacent to its western boundary, the application be permitted subject to conditions relating to the following:-

- (i) Time limit for commencement.
- (ii) Standard outline conditions regarding submission of the reserved matters of access, appearance, landscaping, layout and scale.
- (iii) Prior approval of levels.
- (iv) Controls over hours of works of construction.
- (v) Prior approval of a construction method statement and implementation of the approved methods during construction.
- (vi) Prior approval of recyclable materials and refuse, storage and disposal arrangements.
- (vii) Prior approval of external lighting, and implementation of any approved lighting scheme.
- (viii) No external speaker system, alarm bells and sirens to be installed without prior approval.
- (ix) Cumulative noise levels of any Plant not to exceed that set out in the Acoustic Report.
- (x) Prior approval and implementation of measures to ensure that noise levels do not exceed 51 dB LAeg, 90 minute in any area of the gardens of 2 and 4 Kestrel Drive.
- (xi) Report of unexpected contamination.
- (xii) Controls over the importation of materials onto the site.
- (xiii) No development to commence until a 6 metre off-site landscaping buffer is agreed and implemented on land adjoining the western boundary of the site.
- (xiv) Tree Protection Plan.
- (xv) Detailed tree felling/pruning specification.
- (xvi) Protective fencing.
- (xvii) Tree replacement.
- (xviii) Construction of a temporary access prior to commencement of site construction works.
- (xix) Prior approval of details of 4.5m by 120m visibility splays. The visibility splays to be provided prior to commencement of construction and thereafter kept free from obstructions above 600mm above the adjacent carriageway level.
- (xx) Prior approval of details of the surfacing materials and surface water drainage.
- (xxi) Prior approval of a Construction Method Statement.
- (xxii) Provision of 2m wide footway linking from the development site to Kestrel Drive.
- (xxiii) Development not to be brought into use until the parking, servicing and turning areas are provided.
- (xxiv) Provision of secure weatherproof cycle parking prior to first occupation.

(xxv) Off-site traffic calming on A53 incorporating lights, dragons teeth and anti-skid surfacing.

(b) That should the obligations 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 the obligation being secured, the development would not provide and maintain a sufficient area for landscaping of what will be a prominent development, befitting its location on the edge of this village and complying with guidance contained within the Urban Design Guidance Supplementary Planning Document; unless he considers appropriate to extend the period for securing these obligations.

**487. \* ERECTION OF 27.1 METRE. 20 KW WIND TURBINE. NEW HOUSE FARM, ACTON. MR & MRS DEAVILLE. 11/00536/FUL**

**Resolved:-** That the application be refused for the following reason:-

(i) Inappropriate development in the Green Belt and the benefits of renewable energy arising from the proposal do not outweigh the harm to the openness, character and appearance of the landscape and, as such, the very special circumstances do not exist to warrant a permission being granted.

**488. \* RETENTION OF PORTAL FRAMED BUILDING WITH A NEW STORAGE AREA TO THE REAR AND ASSOCIATED LANDSCAPING. TADGEDALE QUARRY, MUCKLESTONE ROAD, LOGGERHEADS. MR M HARRISON. 11/00543/FUL**

**Resolved:-** That consideration of this application be deferred pending a site visit that was to take place on 26 November 2011 at 9am.

**489. \* TOWN AND COUNTRY PLANNING ACT 1990. TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999. TREE PRESERVATION ORDER NO 142 (2011). THE HOMESTEAD, MAY PLACE, BRAMPTON ROAD, NEWCASTLE**

The Committee considered a report recommending that this Order made under delegated powers, be confirmed.

The Committee was advised that Tree Preservation Orders were made to protect selected trees and woodlands in the interests of amenity. Orders prohibited the cutting down, uprooting, topping, lapping, wilful destruction or damage of trees without the local planning authority's consent.

**Resolved:-** (a) That Tree Preservation Order 142 (2011) be confirmed as made and that the owners of the trees be advised accordingly.

(b) That a report on the legislation relating to the making of Tree Preservation Orders be submitted to a future meeting of the Strategic Planning Committee for consideration.

**490. \* APPEAL DECISION - DETACHED DWELLING ADJACENT TO 4 WHITFIELD AVENUE, NEWCASTLE. MS K AND MS C THARP**

It was reported that an appeal against the Council's decision not to grant outline planning approval for the above development had been successful.

**Planning - 15/11/11**

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

**A FEAR  
Chair**