

PLANNING COMMITTEE

Tuesday, 27th March, 2018
Time of Commencement: 6.30 pm

Present:- Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, S Hambleton, Heesom, Holland, Panter, Reddish, Spence, Sweeney, S Tagg, G White, G Williams, J Williams and Wright

Officers Becky Allen - Landscape Manager, Guy Benson, Geoff Durham - Member Training and Development Officer, Elaine Moulton, Trevor Vernon -Solicitor and Darren Walters

Apologies Councillor(s) Northcott and Simpson

1. APOLOGIES

Apologies were received from Councillors' Simpson and Northcott

2. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 27 February, 2018 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT WATERMILLS ROAD, CHESTERTON. NSL LTD. 17/00977/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Submission and approval of parking and turning areas for the storage of vehicles, recovery vehicles and staff,
- (iv) The cabins shall be removed from the site when they are no longer in use,
- (v) No external lighting unless submitted for approval,
- (vi) Provision of hibernacula within a standoff area, details of which are to be agreed
- (vii) Planting of streamside vegetation on the currently unvegetated watercourse
- (viii) Further Great Crested Newt study prior to, whichever is the sooner, vehicles being brought onto site or additional

hardsurfacing being laid

5. **APPLICATION FOR MAJOR DEVELOPMENT - UNITS 2-3 MARIES WAY, SILVERDALE,NEWCASTLE. FLEET OPERATIONS LTD. 18/0008/FUL**

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

- (i) Time limit
- (ii) Plans
- (iii) The protection of existing trees to BS5837:2012 during construction.
- (iv) Approval and implementation of a detailed landscaping scheme.
- (v) The implementation of approved parking and turning areas.
- (vi) Approval and implementation of cycle parking details.
- (vii) The approval and implementation of a Construction Management Statement.
- (viii) Site contamination.
- (ix) Construction and groundworks activities which have the potential to disturb burial services in the adjacent Silverdale Cemetery shall cease for the duration of the service.
- (x) Prior approval of lighting.
- (xi) Revised bin storage detail (to allow greater levels of accessibility).

6. **APPLICATION FOR MAJOR DEVELOPMENT - ETRURIA VALLEY, SHELTON BOULEVARD, STOKE-ON-TRENT. STOKE-ON-TRENT REGENERATION. SOTCC REF 62288/FUL (NULBC REF 348/253)**

Resolved: That Stoke on Trent City Council be advised 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 Highways England in respect of any unacceptable impact the developments may have on the A53/A500 junction at Basford Bank.
- The proposed Etruria Valley Link Road being taken into consideration when addressing the highways impacts of the proposed development.
- Long distance views of the proposed building, across Etruria Valley, being addressed and consideration given to its design and use of dark, recessive colours.

7. **APPLICATION FOR MINOR DEVELOPMENT - 24 GREENOCK CLOSE NEWCASTLE. MR R TAYLOR. 17/01015/OUT**

Resolved: (A) That, subject to the applicant first entering into a Section 106 obligation by 20th April to secure a public open space contribution of £11,158 towards works to footpaths at Thistleberry Parkway Play area, approved subject to the undermentioned conditions:

- (i) Standard time limits

- (ii) Approval of reserved matters
- (iii) Arboricultural Impact Assessment
- (iv) Layout of site to include disposition of buildings and provision of parking and turning for 24, Greenock Close and the proposed dwellings within the site curtilage
- (v) Means of surface water drainage for all areas intended to remain in private ownership
- (vi) Surfacing materials for access, parking and turning areas
- (vii) Contaminated land
- (viii) Construction hours
- (ix) Materials
- (x) Boundary treatments

An advisory note regarding requirement to carefully position windows should also be attached .

- (B) Should the planning obligation as referred to at (A) not be secured within the above period, Head of Planning given delegated authority to refuse the application on the grounds that without such a matter being secured the development would fail to secure the provision of improvements to a play area or, if he considers it appropriate, to extend the period of time within which such an obligation can be secured
- (C) That any application for the approval of the reserved matters of the outline planning permission, or for full planning permission for the same development, be brought to the Planning Committee for decision

8. APPLICATION FOR MINOR DEVELOPMENT - FORMER GE DIAMOND BUILDING, WEST AVENUE, KIDSGROVE. REVELAN GROUP. 18/00029/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Prior approval of the external facing materials.
- (iv) Amended service area access
- (v) Provision of accesses, parking, servicing, and turning areas prior to the development being brought into use.
- (vi) Existing site access to be permanently closed and reinstated as footway
- (vii) Provision of weatherproof parking for a minimum of 9 cycles
- (viii) Construction Method Statement
- (ix) Prior approval of any new external lighting

9. APPLICATION FOR MINOR DEVELOPMENT - LAND NORTH OF BRADWELL HOSPITAL, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 17/00515/DEEM4

Resolved: That the Section 106 agreement referred to in the resolution of the Planning Committee of the 10th October 2017 secure a contribution of £198,558 (index linked), or such amount as reflects the eventual development, towards primary education places at either the Sun Primary Academy or Bursley Academy, along with the other policy compliant obligations referred to in the resolution of the 10th October 2017 Planning Committee.

10. APPLICATION FOR OTHER DEVELOPMENT - NEW WOODHOUSE FARM, APEDALE ROAD, WOOD LANE. MR & MRS G PROCTOR. 18/00056/FUL

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

- (i) Standard time limit
- (ii) Approved plans
- (iii) Materials as per approved plans and application form.

11. APPLICATION FOR OTHER DEVELOPMENT - IMPERIAL WORKS, COALPIT HILL, TALKE. MR AL PROPERTY. 18/00066/FUL

Resolved: That a decision on the application be deferred.

12. APPEAL DECISION - BANK TOP, PINWOOD ROAD, ASHLEY HEATH. 17/00010/FUL

Resolved: That the decision be noted.

13. APPEAL & COSTS DECISIONS - 8 BARFORD ROAD, NEWCASTLE. 17/00483/FUL

Resolved: That the decisions be noted.

14. KEELE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

Resolved:

- (i) That the draft Keele Conservation Area Appraisal and Management Plan Supplementary Planning Document and the publication of the attached Consultation Statement and the SPD for the required final period of representations agreed; and
- (ii) That, subject to no representations being now received seeking significant changes to the Appraisal and Management Plan SPD, the Planning Committee commend the SPD to Cabinet for adoption

15. TREE PRESERVATION ORDER - LAND AT THE OAKS, MINN BANK ASTON. TPO190

Resolved: That Tree Preservation Order No.190 (2017), land at the Oaks, Minn Bank, Aston TF9 4JB confirmed as made and owners of the site to be informed accordingly.

16. TREE PRESERVATION ORDER - PINASTRE, PINWOOD ROAD, ASHLEY HEATH. TPO 191

Resolved: That Tree Preservation Order No.191 (2017) land at Pinastre, Pinewood Road, Ashley TF9 4PR confirmed as made and owners of the site to be informed accordingly

17. DISCLOSURE OF EXEMPT INFORMATION

Resolved:- That the public be excluded from the meeting during consideration if the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs contained within Part 1 of Schedule 12A of the Local Government Act, 1972

18. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDING GRANT) - 181 HOLLOWAY LANE, ASTON (REF: 17/18004/HBG) AND BRADWALL HOUSE, 16-18 KING STREET, NEWCASTLE (REF: 17/18005/HBG).

Resolved: (i) That £5,000 for structural repair of the Listed cowhouse at 181 Holloway Lane, Aston be approved subject to the appropriate standard conditions and a specific condition relating to the repayment of the grant if the recipient disposes of the interest held in the property within 2 years of the payment of the final instalment of the grant.

(ii) That £5,000 for window reinstatement to the front elevation of the building at Bradwall House, 16-18 King Street, be approved subject to the appropriate standard conditions

19. URGENT BUSINESS

There was no Urgent Business.

20. ENFORCEMENT MATTER

Resolved: That the recommendations as set out in the report be accepted.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 7.30 pm