

PLANNING COMMITTEE

Tuesday, 27th February, 2018
Time of Commencement: 7.00 pm

Present:- Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, S Hambleton, Heesom, Northcott, Owen, Panter, Reddish, Simpson, Spence, Sweeney, S Tagg, G Williams, J Williams and Wright

Officers Nick Bromley, Geoff Durham - Member Training and Development Officer, Jennet Hough, Elaine Moulton, Trevor Vernon -Solicitor and Darren Walters

Apologies Councillor(s) G White

1. **APOLOGIES**

Apologies were received from Councillor White.

2. **DECLARATIONS OF INTEREST**

Councillor Burgess declared an interest in application 17/00912/FUL – the site and applicant were known to her.

Councillor Hambleton declared an interest in application 17/00982/FUL as an Aspire Board Member.

3. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: That the Minutes of the meetings held on 2 January and 1 February, 2018 be agreed as correct records.

4. **APPLICATION FOR MAJOR DEVELOPMENT - KEELE SCIENCE PARK, PHASE 3 (HOME FARM), KEELE. KEELE UNIVERSITY. 17/00934/OUT**

Resolved:

- (a) That the application be permitted subject to the undermentioned conditions:
 - (i) Time periods for the submission of applications for approval of reserved matters and commencement of development, to recognise the need for greater periods of time than would normally apply
 - (ii) Approval of details of layout, scale, external appearance of buildings and the landscaping of the site
 - (iii) Development mix and amount
 - (iv) Details of site-wide security measures
 - (v) Restriction on uses
 - (vi) Detailed surface water drainage scheme
 - (vii) Submission of an updated structural landscape

- plan
 - (viii) For each individual plot, details of means of enclosure, areas for parking, turning and servicing of vehicles, internal road layout and construction, surfacing materials and arrangements for disposal of foul drainage
 - (ix) Construction management plan
 - (x) Details of air cooling/air extraction equipment
 - (xi) External lighting scheme
 - (xii) Surface water drainage scheme for each plot
 - (xiii) Details of design measures in residential units relating to internal noise levels
 - (xiv) Details of parking, turning and servicing within the site curtilage of each plot
 - (xv) Details of means of connecting development sites to network of footpaths/cycleways
 - (xvi) Design of buildings in accordance with the submitted Design Guidance
 - (xvii) Further surveys for bats, reptiles and great crested newts prior to the development of any plots unless otherwise agreed,
 - (xviii) The provision of a permissive path between the site and linking to permissive paths at the Butts.
- (b) That authority be given to include a trip rate envelope condition, should it be considered appropriate following receipt of further information from the Highways Authority.

5. APPLICATION FOR MAJOR DEVELOPMENT - SITE AT JUNCTION OF WEST AVENUE AND LINLEY ROAD, TALKE. ROBERT COATES PLANT SALES LTD. 17/00897/FUL

Councillor Robinson spoke on this application.

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

- (i) Time limit
- (ii) Approved plans
- (iii) Materials
- (iv) Boundary treatments/ security fencing
- (v) Finished ground levels of external display area
- (vi) Submission, approval and implementation of a landscaping scheme. Tree screen planting should be included along the entire Linley Road frontage and the splayed corner.
- (vii) Tree protection measures for all trees on or adjoining the site
- (viii) Provision of access, parking, servicing and turning areas
- (ix) Details of weatherproof cycle parking
- (x) Gates to open away from the highway
- (xi) Construction Method Statement
- (xii) Construction hours
- (xiii) Hours of Operation (movement and operation of heavy

- plant and machinery)
- (xiv) External lighting details
- (xv) Noise assessment
- (xvi) Land contamination

6. **APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF WEST AVENUE, WEST OF CHURCH STREET AND CONGLETON ROAD AND NORTH OF LINLEY ROAD, BUTT LANE, KIDSGROVE. TAYLOR WIMPEY (NORTH MIDLANDS). 18/00002/FUL**

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

- (i) The variation of condition 2 to reflect the revised drawings.
- (ii) Any other conditions of 14/00562/REM that continue to apply to the development.

7. **APPLICATION FOR MAJOR DEVELOPMENT -LAND AT CHEMICAL LANE, TUNSTALL, STOKE-ON-TRENT. LAND RECOVERY LIMITED. SOTCC REF 62057/FUL (NULBC REF 348/251)**

Resolved: That the City Council be informed that the Borough Council has no objections to the proposed development subject to any appropriate conditions that the City Council deem necessary, with particular regard to the visual impact and the colour of the crane, highways matters, flooding, noise, air quality and artificial lighting.

8. **APPLICATION FOR MINOR DEVELOPMENT - SITE OF FORMER WRINEHILL GARAGE, MAIN ROAD, BETLEY, NEW ROAD DEVELOPMENTS LTD. 17/00968/FUL**

Resolved: (a) That, subject to the applicant entering into a Section 106 obligation by 16th March 2018 to secure a public open space contribution of £11,158 towards improvements to surfacing at Betley Village Hall or at another suitable local facility managed by the Parish Council,

the application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Construction Environmental Management Plan
- (iv) Noise levels
- (v) Artificial lighting
- (vi) Contaminated land
- (vii) Landscaping scheme
- (viii) Revised access details
- (ix) Provision of internal site road, parking and turning areas
- (x) Details of surfacing for private driveway, parking and turning areas
- (xi) Details of means of surface water drainage

for the private driveway, parking and turning areas

- (xii) Details of secure weatherproof parking for cycles
- (xiii) Vehicular access to remain ungated
- (xiv) Gates on pedestrian accesses onto Main Road to open inwards away from the highway
- (xv) Materials and window details
- (xvi) Boundary treatments

- (b) That, should the planning obligation as referred to at A) not be secured within the above period, that the Head of Planning be 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.

9. APPLICATION FOR MINOR DEVELOPMENT - FORMER GARAGES, QUEENSWAY, WESTLANDS. ASPIRE HOUSING. 17/00982/FUL

Councillor Hambleton left the room during consideration of this item.

Councillor Holland spoke on this application.

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

- (i) Time Limit.
- (ii) Approved plans.
- (iii) Prior approval of facing materials.
- (iv) Implementation of parking, access, turning and surfacing works prior to occupation
- (v) Prior approval and implementation of boundary treatments.
- (vi) Prior approval and implementation of landscaping
- (vii) Restriction of construction hours.
- (viii) Contaminated land conditions

10. APPLICATION FOR MINOR DEVELOPMENT - THE LODGE, RED HALL LANE HALMEREND. MRS W LEAR. 17/00912/FUL

Councillor Burgess left the room during consideration of this item.

Resolved: That the Application be refused for the following reasons:

- (i) The development is an inappropriate form of development in the Green Belt and the very special circumstances required to justify approval of such development do not exist in this case; and

- (ii) In a number of respects the application does not provide the information that Local Plan policy C17 on camping and caravan facilities says that applications for such development should provide to enable their proper assessment.

11. APPEAL DECISION - 5 BOGGS COTTAGES, KEELE ROAD, KEELE

Resolved: That the appeal decision be noted and a report be brought before the Planning Committee on the outstanding breach of the Enforcement Notice.

12. TREE PRESERVATION ORDER - BROADMEADOW COURT. TPO 189

Resolved: That Tree Preservation Order no 189 (2017), Broadmeadow Court be confirmed.

13. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR BERT PROCTOR
Chair

Meeting concluded at 8.17 pm