

PLANNING COMMITTEE

Tuesday, 17th July, 2018
Time of Commencement: 6.30 pm

Present:-	Councillor Paul Northcott – in the Chair
Councillors	Burgess, Mrs J Cooper, Holland, Maxfield, Pickup, Proctor, Spence, S Tagg, G Williams and J Williams
Officers	Head of Planning and Development - Guy Benson, Geoff Durham - Mayor's Secretary / Member Support Officer, Rachel Killeen, Peter Stepien, Trevor Vernon -Solicitor and Darren Walters
Apologies	Councillor(s) Fear and Reddish

1. **CHAIR**

In the absence of both the appointed Chair and Vice-Chair, Councillor Northcott had been voted in as Chair prior to the meeting to allow for a Chair's Briefing to take place.

2. **APOLOGIES**

Apologies were received from Councillors' Fear and Reddish

3. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

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

Resolved: That the minutes of the meeting held on 19 June, 2018 be agreed as a correct record.

5. **APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT TO ROWLEY HOUSE, MOSS LANE, MADELEY. PRIME DEVELOPERS (CREWE) LTD. 17/01004/REM**

Councillors' Simon and Gary White spoke on this application.

Members were made aware of changes required to the agenda report:

Page 9, paragraph 2.7: should read '*The proposed layout comprises 24 detached dwellings (11 four and 13 five bed); 16 semi-detached dwellings (8 three bed and 8 two bed):....'*

Page 10, paragraph 3.3 – first line should read '*A number of the proposed dwellings (seven in total)...*'

Proposed by Councillor Tagg and Seconded by Councillor Proctor.

Resolved: That a decision on the application be deferred for a site visit – to be held on 9 August, 2018 in order to enable Members to see the relationship between the proposed development and existing adjoining housing, and the characteristics of the site and its surroundings.

6. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT NEW ROAD, MADELEY. HILBRE HOMES. 18/00225/REM

Councillor Gary White spoke on this application.

Proposed by Councillor Proctor and Seconded by Councillor Tagg.

Resolved: That a decision on the application be deferred for a site visit on 9 August, 2018 in order to enable Members to see the relationship between the proposed development and existing adjoining housing, and the characteristics of the site and its surroundings.

7. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE NORTH EAST OF ECCLESHALL ROAD, SOUTH EAST OF PINWOOD ROAD AND NORTH WEST OF LOWER ROAD, HOOK GATE. COUNTY TOWN HOMES - HARPREET RAYET. 17/01001/FUL

Resolved: (A) That, subject to the applicant (providing they first agree in writing to extend the statutory determination period to the 31st August 2018) entering into a Section 106 obligation by agreement by 28th August 2018 to require:

- a. A contribution of £44,950 for the improvement and development of the Burntwood View/Hugo Way play area and open space
- b. A contribution of £18,550 towards the provision of education places at Madeley High School
- c. A review mechanism of the scheme's ability to make more policy compliant contributions to public open space and education if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such contributions if then found financially viable.

the application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Materials
- (iv) Construction environmental management plan
- (v) Artificial lighting
- (vi) Acoustic screening
- (vii) Glazing and mechanical ventilation

- (viii) Waste storage and collection arrangements
- (ix) Details of retaining structures
- (x) Arboricultural Method Statement
- (xi) Schedule of works for retained trees
- (xii) Details of hedgerow retention
- (xiii) Revisions to patio area of Plot 10
- (xiv) Boundary treatments
- (xv) Provision of visibility splays
- (xvi) Provision of accesses, internal site roads, parking and turning areas
- (xvii) Submission of details of surface water drainage and surfacing materials
- (xviii) Details of off-site highway works
- (xix) Retention of garages for parking of vehicles and cycles
- (xx) Surface water drainage scheme
- (xxi) Protected species mitigation
- (xxii) Approval of the design of the acoustic fence
- (xxiii) Retention of the existing boundary hedgerow at a height greater than that of the acoustic fence
- (xxiv) Prior approval of a scheme for the provision, in perpetuity, of 6 affordable housing units within the development.

- (B) Failing completion by the date referred to of the above planning obligation, the Head of Planning given delegated authority to either refuse the planning application on the grounds that in the absence of a secured planning obligation the development would fail to secure the provision of adequately maintained public open space and an appropriate provision for required education facilities, and there would not be an appropriate review mechanism to allow for changed financial circumstance, and, in such circumstances, the potential provision of policy compliant financial contributions towards public open space and education; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

8. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT WEST AVENUE, KIDSGROVE. WESTLEIGH PARTNERSHIPS LTD, REVELAN LIMITED & REVELAN PROPERTIES LTD. 18/00239/FUL

Resolved: That a decision on the application be deferred to give additional time for the outstanding matters – of highway safety, living conditions and impact on trees – to be resolved.

9. APPLICATION FOR MAJOR DEVELOPMENT - THE ORME CENTRE, ORME ROAD, NEWCASTLE-UNDER-LYME. ABODE RESIDENCIES. 18/00183/FUL & 18/00367/LBC

Application 18/00367/LBC:

Resolved: That the application be permitted subject to the undermentioned

conditions:

- (i) Time limit for commencement of development
- (ii) Approved plans
- (iii) Details and materials for the making good of the main building following the demolition of extensions**
- (iv) Method statement for repair and consolidation of stonework**
- (v) Further details of internal doors and window architraves where alterations are being made**
- (vi) Details of repair work to existing windows and details including samples of proposed new windows**
- (vii) Details of any secondary glazing systems**
- (viii) Details of suspended ceilings system**
- (ix) Details of the mezzanine floor**
- (x) Details of the treatment of internal corridors and internal windows/fanlights**
- (xi) Details of drainage requirements to service the en-suites**
- (xii) Details of all other proposed external materials**
- (xiii) Any repointing to be in lime mortar**

Application 18/00183/FUL:

Resolved: That a decision on this application be deferred to give additional time for discussions about the viability of the scheme to be concluded such that the Committee can be appropriately advised by officers.

10. **APPLICATION FOR MAJOR DEVELOPMENT - SITE OF FORMER OXFORD ARMS PUBLIC HOUSE, MORETON PARADE, MAY BANK. DEO PROPERTY DEVELOPMENTS. 18/00334/FUL**

Resolved: That the variation of condition 2 listing the revised plans be permitted subject to the imposition of all other conditions attached to planning permission 15/00421/FUL that remain relevant at this time.

11. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER WOODSHUTTS INN, LOWER ASH ROAD, KIDSGROVE. NOVUS PROPERTY SOLUTIONS LTD (FOR ASPIRE HOUSING). 18/00418/FUL**

Resolved: That the removal of condition 14 of 17/00324/FUL be permitted subject to all of the conditions on that permission that remain relevant now that the development has been completed.

12. **APPLICATION FOR MINOR DEVELOPMENT - STONE QUARRY BARN, HIGH STREET, ALSAGERS BANK. MR S EVANS. 18/00330//FUL**

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

- (i) Time limit relating to the commencement of development
- (ii) Approved Plans
- (iii) Prior approval of any external lighting
- (iv) Prior approval of jumps or similar features
- (v) Prior approval of details for the storage and disposal of waste
- (vi) Non-commercial use only
- (vii) Implementation of approved landscaping scheme

13. **APPLICATION FOR MINOR DEVELOPMENT -SILVER BIRCH PH, 129 -131 CHURCH STREET SILVERDALE . DWELLSTAR DEVELOPMENTS LTD. 18/00148/FUL**

Proposed by Councillor Gill Williams and Seconded by Councillor Tagg.

Resolved: Refused on the following grounds that the number of units proposed will result in additional onstreet parking to the detriment of both residential amenity and highway safety, and such adverse impacts significantly and demonstrably outweigh the benefits of the development.

14. **APPLICATION FOR OTHER DEVELOPMENT - THE MILL CONGLETON ROAD, BUTT LANE. FLOOR TO CEILING DEVELOPMENT. 18/00430/COUNOT**

Members were made aware of a change required to the report:

Second paragraph should read: 'One of the dwellings has two bedrooms...'

- Resolved:**
- (a) That prior approval with respect to the change of use is not required in relation to the contamination and flooding risks on the site
 - (b) That prior approval is required for the transport impacts of the development and impacts of noise from commercial premises on the intended occupiers of the development
 - (c) That the Head of Planning is given delegated authority following his consideration of any representations received by the 24th July, to determine such prior approval the Committee being of the view that such prior approval should be granted, subject to the following conditions:
 - (i) Details of parking layout to be submitted to and approved by LPA
 - (ii) Details of turning area to be provided within the

site to be submitted and approved by the LPA, to be marked out on site and be kept available for that purpose

15. HALF YEARLY REPORT ON PLANNING OBLIGATIONS

- Resolved:**
- (i) That the report be noted.
 - (ii) That officer review the expected new guidance on the monitoring and reporting of planning obligations and bring forward within the next 6 months a report in the format that is expected to be recommended by the Ministry of Housing, Communities and Local Government (MCHLG).

16. DRAFT MAER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

- Resolved:** Submitted document approved for public consultation purposes
A further report to be received by the Committee on the outcome of the public consultation, before adoption of the SPD is considered

17. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANTS) FROM THE CONSERVATION AND HERITAGE FUND FOR ST PETER'S CHURCH, MAER (REF: 18/19001/HBG).

- Resolved:** That a grant of £992 be approved for repairs to the stonework of the tower, repointing to 3 sides of the tower and provision of access, subject to the appropriate standard conditions

18. APPEAL AND COSTS DECISION - MONUMENT HOUSE. 17/00838/FUL

- Resolved:** (i) That the decisions be noted.

19. DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2017/2018

- Resolved:**
- (i) That the report be received
 - (ii) That the Head of the Planning with the Development Management Team Manager seek to maintain performance of the Development Management team where satisfactory and improve the service provided where the level of performance may otherwise fall below targets adopted in the 2018/19 Planning and Development Service Plan
 - (iii) That the 'Mid-Year Development Management Performance Report 2018/19' be submitted to the Committee around November/December 2018 reporting on performance achieved for the first half of 2018/19 in relation to these targets, including the 7 indicators considered in the report.

20. OPEN ENFORCEMENT CASES

- Resolved:** (i) That the report be received
- (ii) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised

21. QUARTERLY ENFORCEMENT MANAGEMENT REPORT

Resolved: That the report be received.

22. 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 1 and 2, and in Part 1 of Schedule 12A of the Local Government Act, 1972

23. QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED

Resolved: That the report be received.

24. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR PAUL NORTHCOTT
Chair

Meeting concluded at 9.30 pm