

PLANNING COMMITTEE

Tuesday, 11th September, 2018
Time of Commencement: Time Not Specified

Present:- Councillor Andrew Fear – in the Chair

Councillors Burgess, Mrs J Cooper, Maxfield, Northcott, Proctor, Reddish, Spence, S Tagg, G Williams and J Williams

Officers Becky Allen - Landscape Manager, Geoff Durham - Mayor's Secretary / Member Support Officer, Rachel Killeen, Elaine Moulton, Trevor Vernon -Solicitor and Darren Walters

Apologies Councillor(s) Pickup

1. APOLOGIES

Apologies were received from Councillor Pickup.

2. DECLARATIONS OF INTEREST

Councillors' G & J Williams declared an interest in application 18/00657/FUL as owners of the property.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 14 August, 2018 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT WEST AVENUE, KIDSGROVE. WESTLEIGH PARTNERSHIPS LTD, RELEVAN AND RELEVAN PROPERTIES LTD. 18/00239/FUL

Resolved: (a) That, subject to the applicant first entering into a Section 106 agreement by 9th November 2018 to secure a review mechanism of the scheme's ability to make a policy compliant contribution to public open space, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution if found financially viable, and to require a further viability appraisal to be undertaken if the development as constructed is not 100% affordable housing and the payment of a policy compliant contribution if found financially viable :-

The application be permitted subject to the undermentioned conditions:

(i) Development to be carried out in accordance with

the approved plans (to be listed within the condition) unless otherwise required by condition of the permission.

- (ii) Prior approval of precise details of the following, and implementation of the approved details:
 - Existing and proposed levels, and finished floor levels of the dwellings.
 - All external facing materials and hard surfacing materials.
 - Boundary treatments.
- (iii) Implementation of the recommendations of the Arboricultural Method Statement.
- (iv) Tree protection fencing to be installed in accordance with the submitted details and along the site boundary to the rear of plots 26 to 36.
- (v) Ground protection measures within the rear gardens of plots 26 to 36.
- (vi) No changes in ground levels within the RPAs.
- (vii) Approval and implementation of a scheme of hard and soft landscaping to include replacement tree planting in gaps in the tree cover resulting from tree removal.
- (viii) Surface water drainage scheme.
- (ix) Contaminated land.

(x) Submission and approval of design measures to

ensure that appropriate noise levels are achieved

addressing environmental noise, and industrial and commercial noise.

(xi) Submission and approval of an assessment of

artificial lighting from the adjoining industrial premises, including any mitigation measures that are identified as being necessary.

- (xii) Provision of a footway link from the site onto Knowle View or into the Woodland at the rear of the site.
- (xiii) Submission and approval of a scheme of coal mining remedial works, and the implementation of such works.
- (xiv) Prior approval of a scheme for the provision, in perpetuity, of 16 affordable housing units within the development. The scheme shall include the timing of the construction for the affordable housing, arrangements to ensure that such provision is affordable for both initial and subsequent occupiers and the occupancy criteria to be used for determining the identity prospective and successive occupiers of such

units and the means by which such occupancy will be enforced.

(xv) Approval and implementation of a Construction

Environmental Management Plan and Construction Method Plan

(xvi) Provision of access, internal roads, private drives

and parking areas prior to occupation and retention for the life of the development

(xvii) Development not to be occupied until the visibility

splays are provided. Such splays to be kept free of obstruction.

(xviii) Prior approval and implementation of the surfacing

materials for the private drives, parking and turning areas and means of surface water drainage to such areas.

- (b) That, failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure an appropriate contribution for off-site public open space which would reflect the infrastructure needs of the development and (should there be a viability case for non-policy compliant contributions) there would be no provision made to take into account a change in financial circumstances in the event of the development not proceeding promptly; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

5. APPLICATION FOR MAJOR DEVELOPMENT - ORME CENTRE, ORME ROAD, NEWCASTLE. MR LADSON. 18/00183/FUL

- Resolved:** (1) That, subject to the applicant entering into a Section 106 obligation by agreement by 12th November 2018 requiring
- a. financial contributions to the enhancement and maintenance of Queen Elizabeth Park of £124,560 (allowing for the extant permission) and a travel plan monitoring fee of £2,200
 - b. a financial contribution of £50,000 to be used to fund a Resident Parking Zone in the event that it has been demonstrated (through surveys secured by condition) that the development has resulted in on street parking problems

The application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Occupation to be restricted to students only
- (iv) Residential parking survey of streets to be agreed prior to first occupation of the development and a second survey 12 months later when fully occupied
- (v) Provision of access
- (vi) Off-site highway works
- (vii) Details of surfacing materials, surface water drainage and delineation of parking bays
- (viii) Closure of existing access
- (ix) Car park access to remain ungated
- (x) Provision of secure weatherproof cycle parking
- (xi) Travel plan
- (xii) Construction method statement
- (xiii) Landscaping and tree protection conditions
- (xiv) Contamination conditions with respect to controlled waters
- (xv) Building recording
- (xvi) Written scheme of archaeological investigation
- (xvii) Construction and demolition hours
- (xviii) Piling
- (xix) Dust mitigation
- (xx) Dwelling noise levels
- (xxi) External materials
- (xxii) Drainage conditions
- (xxiii) Implementation of security/crime prevention measures
- (xxiv) Building wide ventilation system for Main Building
- (xxv) Heating system of both Main and New buildings
- (xxvi) Air quality standards
- (xxvii) Kitchen ventilation system and odour abatement

- (2) That, failing completion by the date referred to in the above resolution (1) of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the planning application on the grounds that in the absence of a secured planning obligation the public open space needs of the development would not be met and the development would fail to ensure it achieves sustainable development outcomes; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

6. APPLICATION FOR MAJOR DEVELOPMENT - FORMER GE, WEST AVENUE, KIDSGROVE. REVELAN GROUP LTD. 18/00514/FUL

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

- (i) The variation of condition 2 to reflect the revised drawings
- (ii) All other conditions of 18/00029/FUL as they continue to apply to the development

7. APPLICATION FOR MAJOR DEVELOPMENT - DUALLING OF THE EXISTING 3.3KM STRETCH OF THE A500 BETWEEN JUNCTION 16 & MEREMOSS ROUNDABOUT. CHESHIRE EAST. 348/255 (CHESHIRE EAST REF 18/3766N)

Resolved: That Cheshire East Council be informed that the Borough Council supports the planning application on the grounds that it would improve journey times and assist in the economic development of the area.

8. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT 45 MORAN ROAD, KNOTTON. ASPIRE HOUSING GROUP. 18/00465/FUL

Councillor Brian Johnson spoke on this application.

Resolved: (a) That, subject to the applicant first entering into a section 106 obligation securing a financial contribution of £9,866 towards public open space improvements and maintenance at Pool Fam (local nature reserve), by 9th November 2018,

the application be permitted subject to the undermentioned conditions:

- (i) Time Limit.
 - (ii) Plans.
 - (iii) Approved external materials.
 - (iv) Detailed hard and soft landscaping provision.
 - (v) The provision of parking and turning areas.
 - (vi) Provision of surface water drainage provision.
 - (vii) Provision of secure weatherproof cycle storage.
 - (viii) Site investigation and remediation works to deal with historical coal mining risk.
 - (ix) Construction operational hours outside of the hours of 18:00 and 07:00 Monday to Friday, no time on Sundays, Bank Holidays or after 13:00 on any Saturday.
- (b) That, failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure an appropriate contribution for off-site public open space which would reflect the infrastructure needs of the development; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

9. APPLICATION FOR MINOR DEVELOPMENT - KEELE UNIVERSITY, KEELE. KEELE UNIVERSITY. 18/00456/FUL

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

- (i) Time limit.
- (ii) Removal of the development by the end of June 2020 and the land reinstated.

10. **APPLICATION FOR OTHER DEVELOPMENT - 16 ST MICHAEL'S ROAD, CROSS HEATH. CLLRS J & G WILLIAMS. 18/00657/FUL**

Councillors' Gill and John Williams left the room during consideration of the following item.

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

- (i) Time limit relating to the commencement of development
 - (ii) Approved plans
 - (iii) Completion of parking/access prior to first use
 - (iv) Provision of access/parking areas in a bound and porous material prior to first use
 - (v) Tree protection measures during construction
- Informative drawing the applicants' attention to the requirement for a Section 184 Notice of Approval from Staffordshire County Council prior to construction commencing.

11. **APPEAL DECISION - 26 CHURCH LANE, WOLSTANTON. 17/00992/FUL**

Resolved: That the decision be noted.

12. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - PROSPECT HOUSE, MAIN ROAD, BETLEY. 18/19002/HBG**

Resolved: That £2,178 be approved to overhaul and repair six windows at Prospect House, Main Road, Betley subject to the appropriate standard conditions.

13. **REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME - 2018 REVIEW**

Resolved: That the proposed additions to the Register, as set out in Section 2 of the main agenda report, agreed.

14. **TREE PRESERVATION ORDER - LAND AT 3 ST MARGARET'S COURT, BETLEY. TPO 193**

Resolved: That Tree Preservation Order No.193 (2018), Land at St Margaret's Court, Betley be confirmed as made and owners of the site to be informed accordingly.

15. **URGENT BUSINESS**

There was no Urgent Business.

COUNCILLOR ANDREW FEAR
Chair

Meeting concluded at Time Not Specified