

PLANNING COMMITTEE

Thursday, 27th September, 2018
Time of Commencement: 7.00 pm

Present:- Councillor Andrew Fear – in the Chair

Councillors Burgess, Mrs J Cooper, Maxfield, Panter, Pickup, Sweeney, G White, G Williams and J Williams

Officers Pete Attwell - Senior Planning Policy Officer,
Head of Planning and Development - Guy Benson,
Geoff Durham - Mayor's Secretary / Member Support Officer,
Rachel Killeen- Senior Planning Officer
and Trevor Vernon -Solicitor

Apologies Councillor(s) Northcott, Proctor, Reddish and S Tagg

1. **APOLOGIES**

Apologies were received from Councillors Northcott, Proctor, Reddish and Tagg

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 11 September be agreed as a correct record.

4. **FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE BOROUGH OF NEWCASTLE-UNDER-LYME COVERING THE FIVE YEAR PERIOD FROM 1 APRIL 2018 TO 31ST MARCH 2023**

Consideration was given to a report presenting updated information on the current five year housing land supply position as set out in the statement attached to the report.

Members were advised that the Council was now considered to have 5.45 years supply.

Councillor Sweeney queried the inclusion of student flats and was advised that it was anew factor taken into account this year.

The Council's Senior Planning policy Officer, Mr Pete Attwell advised that the government had produced new census data this year which included a ratio which the Council could apply.

Resolved: (i) That the content of the 5 year Housing Supply Statement be noted and it be agreed that a Statement that incorporates the results of the 2016 Household Projections represents the current position of the Council.

- (ii) That the significance of the 5 year supply position in Development Management decision making and the proposed approach as set out in the committee report be noted.

5. APPLICATION FOR MAJOR DEVELOPMENT. - GRAVEL BANK, MUCKLESTONE ROAD, LOGGERHEADS. MULLER PROPERTY GROUP. 18/00637/OUT

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

- (i) The site lies beyond the village envelope of Loggerheads and its development would not comply with policies in the development plan on housing within the rural areas
- (ii) The development would have an urbanising effect on the open countryside and would have a significant adverse impact on the character and appearance of the area.
- (iii) The development would involve a high level of the use of the private car, thus be in conflict with policies on sustainable transport
- (iv) In the absence of a secured planning obligation and having regard to the likely additional pupils arising from a development of this scale and the capacity of existing educational provision in the area, the development fails to make an appropriate contribution towards education provision.
- (v) In the absence of a secured planning obligation the development fails to make an appropriate contribution towards the provision of affordable housing which is required to provide a balanced and well-functioning housing market.
- (vi) In the absence of a secured planning obligation the development fails to make appropriate contributions towards travel plan monitoring and preparation which is required to provide a sustainable development.
- (vii) In the absence of a secured planning obligation the development fails to provide a means to secure the long term maintenance and management of the required public open space upon the site

6. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR ANDREW FEAR
Chair

Meeting concluded at 7.21 pm