

PLANNING COMMITTEE

Tuesday, 4th December, 2018
Time of Commencement: 7.00 pm

- Present:-** Councillor Andrew Fear – in the Chair
- Councillors S. Burgess, M. Holland, H. Maxfield, P. Northcott, S. Pickup, B. Proctor, M. Reddish, S Tagg, G Williams and J Williams
- Officers Becky Allen - Landscape Manager,
Nick Bromley - Senior Planning Officer,
Geoff Durham - Mayor's Secretary / Member Support Officer, Elaine Moulton - Development Management Team Manager and Anne-Marie Pollard - Solicitor
- Apologies Councillor(s) Mrs J Cooper

1. **APOLOGIES**

Apologies were received from Councillor Jennifer Cooper.

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 6 November, 2018 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER BENNETT ARMS, LONDON ROAD, CHESTERTON. MR ANDREW GREEN. 18/00371/FUL**

Proposed by Councillor Simon Tagg and seconded by Councillor Bert Proctor.

- Resolved:**
- (i) That a decision on the application be deferred for a maximum of 3 months to give additional time to address the concerns raised by the LLFA.
 - (ii) Also decided that a letter should be sent to the LLFA from the Chair of the Planning Committee requesting that they meet/cooperate with the applicant in resolving the issue.

5. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF PEPPER STREET KEELE. KEELE HOME LTD. 13/00970/OUT**

That, the S106 Agreement is varied

- (i) by reducing the amount of affordable housing to 6% as requested by the applicant, and that the trigger for reappraisal be amended to 18 months from

the date of the District Valuer's final report in the absence of substantial commencement being achieved by that date; and

- (ii) Provision of the financial bond of £1,339,804 (to reflect the latest estimated cost of the remediation works as included in the Viability Appraisal) upon completion of the new Agreement.

6. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT BIRCH HOUSE ROAD, CHESTERTON. ASPIRE HOUSING GROUP. 17/01033/FUL

Resolved: (A) That, subject to the applicant first entering into a Section 106 agreement by 1st February 2019 to secure a review mechanism of the scheme's ability to make a policy compliant financial contribution of £167,370 (index linked) towards public open space at Crackley Recreation Ground (Hazel Road), if the development is not substantially commenced within 12 months from the date of the grant of the planning permission , and the payment of such contribution if then found financially viable,

the application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved Plans
- (iii) Prior approval of a scheme for the provision of 8 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 of prospective and successive occupiers of such units and the means by which such occupancy will be enforced.
- (iv) Facing and Roofing Materials
- (v) Boundary Treatments
- (vi) Proposed finished ground levels and first floor levels
- (vii) Landscaping scheme, including replacement tree planting
- (viii) Widening of Laburnum Place and off-site car parking provision
- (ix) Provision of road, parking and turning areas
- (x) Surfacing, surface water drainage and delineation of car parking spaces
- (xi) Gradient of access drives
- (xii) Upgrading of two existing bus stops on Holly Road
- (xiii) Visibility Splays
- (xiv) Existing site accesses (on Whitethorne Way and Holly Road) made redundant and the crossing reinstated
- (xv) Construction management plan
- (xvi) Restriction on construction and demolition hours
- (xvii) Land contamination

- (xviii) Flood Risk Assessment (FRA)/Drainage Strategy mitigation measures
- (xix) Refuse and recycling collection arrangements
- (xx) Bat and bird boxes

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

7. APPLICATION FOR MINOR DEVELOPMENT - LAND TO THE WEST OF NEWCASTLE ROAD (A53), BLACKBROOK. CARE OF AGENT. 18/00491/FUL

Members were advised that this application had been withdrawn.

8. APPLICATION FOR OTHER DEVELOPMENT - MAER HALL, MAER VILLAGE, MAER. MR FRADLEY. 18/00821/LBC

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

- (i) Time limit condition
- (ii) Development to be carried out in accordance with the approved plans and submitted details.

9. APPEAL DECISION - 32 ALDERHAY LANE, ROOKERY. 17/00723/FUL

Resolved: That the appeal decision be noted.

10. APPEAL DECISION - 145 OAKLEY COTTAGE, WOORE ROAD, OAKLEY. 17/00657/FUL

Resolved: That the appeal decision be noted.

11. APPEAL DECISION - AXAIR FANS UK LTD. UNIT 3 LOWFIELD DRIVE, WOLSTANTON. 18/00220/FUL

Resolved: That the appeal decision be noted.

12. GUILLOTINE FOR REPRESENTATIONS/AMENDMENT OF SUBMITTED PLANS AT PLANNING COMMITTEE- REVIEW OF POLICY

Resolved: That the existing procedure be amended as follows:

For any application brought to the Planning Committee for determination the following rules shall apply

- (a) In order to allow Council Officers to be able to give a considered response, there will be a cut-off date of the close of business four working days prior to the meeting where an application is to be determined
- for any representations made about said application, save for representations made by the Council's statutory consultees, and
 - any information, such as reports and/or assessments in support of the said application.
- (b) In order that due consideration be given to an application, and that time for reflection on it be available to committee members, no alteration is permitted to plans submitted for determination from the close of business four working days prior to the meeting where the application is to be determined.

13. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR ANDREW FEAR
Chair

Meeting concluded at 7.45 pm