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Planning Committee - 04/02/20

PLANNING COMMITTEE

Tuesday, 4th February, 2020
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors: M. Reddish G Williams D. Jones
J Williams B. Proctor H. Maxfield
P. Northcott S Tagg S. Moffat

Officers: Rachel Killeen Senior Planning Officer
Elaine Moulton Development Management
Team Manager
Becky Allen Landscape Manager
Trevor Vernon Solicitor
Darren Walters Team Leader Environmental
Protection
Geoff Durham Mayor's Secretary / Member
Support Officer
Shawn Fleet Head of Planning and
Development

Also in attendance:

1. **APOLOGIES**

There were no apologies.

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 7 January, 2020 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT -FORMER POLICE STATION, MERRIAL STREET, NEWCASTLE. DRAYTON BEAUMONT SERVICES HOLDINGS LTD. 19/00925/COU**

Condition (v) was proposed by Councillor Simon Tagg and seconded by councillor Reddish

Condition (vi) was proposed by Councillor John Williams and seconded by Councillor Helena Maxfield

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

- (i) Time limit
- (ii) Approved plans
- (iii) Provision of weatherproof parking for minimum of 4 cycles
- (iv) Delineation of car parking spaces
- (v) The decorative feature above the front entrance door to be protected during any works to the front elevation and to be retained.
- (vi) Any external features such as guttering that require replacement to be of similar materials/design.

5. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF DEANS LANE AND MOSS GROVE, RED STREET. PERSIMMON HOMES (NORTH WEST). 19/01009/FUL**

Resolved: That, Subject to no representations raising objections to the

application being received by the 25th February 2020 raising material planning considerations that are not addressed within the main agenda report, the Head of Planning be given delegated Authority to Permit the variation of Condition 12 of 19/00375/FUL so that it reads as follows:

Prior to the first occupation of any of the dwelling houses hereby approved, the temporary footpath link, as shown on drawing ref: DLN-SDA.07 - Temporary Footpath Route, which links to the existing public footpath (Newcastle 21), shall be completed and made available for use. The temporary footpath link shall be retained until all of the dwelling houses and the permanent footpath link on the eastern boundary of the site which links to the existing public footpath (Newcastle 21) have been completed. The permanent footpath link shall thereafter be retained for the life of the development.

and subject to the imposition of all other conditions attached to planning permission 19/00375/FUL that remain relevant at this time.

6. **APPLICATION FOR MINOR DEVELOPMENT - FORMER ROBERT COATES PLANT SALES LTD, CONGLETON ROAD, BUTT LANE. GREGGS PLC. 19/00919/FUL**

Councillor Robinson spoke on this application.

The revised recommendation (in relation to hours of deliveries) was proposed by Councillor Northcott and seconded by Councillor Simon Tagg.

Resolved: That the application be permitted subject to a varied condition restricting hours of deliveries to between 06.00 hours and 20.00 hours on any day and subject to the imposition of all other conditions attached to planning permission 18/00486/FUL that remain relevant.

7. **APPLICATION FOR OTHER DEVELOPMENT - 22, PILKINGTON AVENUE, WESTLANDS. MRS CHARLOTTE JOHNSON. 19/00977/FUL**

Resolved: That the application be permitted with no conditions.

8. **ENFORCEMENT UPDATE - 5 BOGGS COTTAGES**

Councillor Jones thanked officers for their informing of residents following a site visit. Councillor Proctor endorsed this and asked that this approach be continued until the matter was resolved.

Resolved: (i) That the information be received.
(ii) That a further update be provided to Planning Committee in two months time.

9. **ENFORCEMENT UPDATE - LAND AT DODDLEPOOL, BETLEY**

Resolved: (i) That the information be received.
(ii) That a further update be provided to Planning Committee in two months time.

10. **APPEAL DECISION - SILVER BIRCH, BIRKS DRIVE, ASHLEY HEATH. 19/00103/FUL**

Resolved: That the appeal decision be noted.

11. **APPEAL AND COSTS DECISION - THE BENNETT ARMS, LONDON ROAD, CHESTERTON. 18/00371/FUL**

Resolved: That the appeal and costs decision be noted.

12. **URGENT BUSINESS**

The following item was brought to committee as Urgent Business due to the appeal hearing taking place on 11 February, 2020 and this being the last Planning Committee before that date.

Land adjacent to Park House, Dales Green Road, Mow Cop. Mr Jones. 18/00921/OUT

Councillor Simon Tagg drew attention to the final sentence of the report;

'It is important to note that the Council's position in the appeal remains that the development should be refused for the reasons set out in the decision notice'.

Resolved: That subject to the terms for securing affordable housing being considered acceptable, it be agreed that the Council should enter into a Section 106 agreement that secures affordable housing on the appeal site, should the appeal be allowed.

Chair

Meeting concluded at 7.48 pm