

## **PLANNING COMMITTEE**

Tuesday, 26th May, 2020  
Time of Commencement: 6.00 pm

**Present:** Councillor Andrew Fear (Chair)

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

**Officers:** Elaine Moulton                      Development Management  
Team Manager  
Nick Bromley                              Senior Planning Officer  
Geoff Durham                              Mayor's Secretary / Member  
Support Officer  
Shawn Fleet                                Head of Planning and  
Development  
Daniel Dickinson                        Head of Legal & Governance  
/Monitoring Officer  
David Elkington                         Head of Customer and Digital  
Services

Also in attendance:

1. **APOLOGIES**

There were no apologies.

2. **DECLARATIONS OF INTEREST**

Councillor Jones declared a non-pecuniary interest in application 20/00291/FUL as an employee of Keele University.

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

**Resolved:** That the minutes of the meeting held on 28 April, 2020 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND WEST OF PIT HEAD CLOSE, LYMEDALE BUSINESS PARK PEVERIL SECURITIES LTD. 20/00123/OUT**

**Resolved;** (A) That, subject to the applicant first entering into a Section 106 obligation by the 1st July 2020 to secure a contribution sum of £2,407 towards Travel Plan monitoring,

The application be permitted subject to the undermentioned conditions:

- (i) Standard time limits for submission of applications for approval of reserved matters and commencement of development;

- (ii) Approved plans;
  - (ii) Any reserved matters application to comply with principles of the Design and Access Statement;
  - (iv) The building(s) shall have a maximum height of 22 metres;
  - (v) Prior approval of full site access details, including the footway / cycle path;
  - (vi) The existing site access on Loomer Road permanently closed off;
  - (vii) Secure weatherproof cycle parking facility;
  - (viii) Implementation of Travel Plan Framework;
  - (ix) Prior approval of access gates;
  - (x) Highway & Environmental Construction and Demolition Management Plan (CMP)
  - (xi) Reserved matters application to be accompanied by a noise assessment and noise a management plan;
  - (xii) Prior approval of external lighting
  - (xiii) Electric vehicle charging provision
  - (xiv) Land contamination investigations and mitigation measures;
  - (xv) Unexpected ground water contamination;
  - (xvi) Reserved matters application to include a detailed surface water drainage scheme (SuDS);
  - (xvii) Reserved matters application to be accompanied by a landscape masterplan;
  - (xviii) TV reception mitigation measures;
  - (xix) Reserved matters application to include refuse collection arrangements;
  - (xx) Intrusive coal mining site investigations and the findings to form part of the reserved matters application
  - (xxi) Implementation of coal mining remedial works;
  - (xxii) Recommendations as per the submitted ecological report
- (B) Should the matters referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

5. **APPLICATION FOR MINOR DEVELOPMENT - KEELE UNIVERSITY, THREE MILE LANE, KEELE. MR ASHLEY HULME, KEELE UNIVERSITY. 20/00291/FUL**

**Resolved:** That the variation of Condition 3 of 18/00456/FUL be permitted so that it reads as follows:

The development hereby permitted shall be fully removed from the site in its entirety and the land reinstated to its original appearance before the development was installed by the end of March 2021.

and subject to the imposition of all other conditions attached to planning permission 18/00456/FUL that remain relevant at this time.

6. **A500 BETWEEN M6 JUNCTION 16 AND THE MEREMOOR MOSS ROUNDABOUT. CHESHIRE EAST HIGHWAYS. CHESHIRE EAST REF 20/1709N (NULBC REF 348/271)**

**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.

A note should also be added to a response letter ensuring that the public right of way crossing the A500 should be kept safe for its users.

7. **5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

**Resolved:** (i) That the information be received and a further update report be brought to the 21<sup>st</sup> July Planning Committee.  
(ii) That a letter be sent to the Inspectorate asking when a Hearing will be held.

8. **LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2**

**Resolved:** (i) That the information be received and a further update report be brought to the 21<sup>st</sup> July Planning Committee.  
(ii) That a letter be sent to the agencies concerned asking them to closely monitor the situation.

9. **RESIDENTIAL DEVELOPMENT ON SITE OF THE FORMER SILVERDALE COLLIERY. 17/00258/207C2**

**Resolved:** (i) That the information be received and a further update report be brought to the 21<sup>st</sup> July Planning Committee.

10. **VALIDATION CHECK CHARGES**

The Council's Head of Planning and Development, Shawn Fleet advised Members on the new validation check service which would allow applications to be processed faster. The service would ensure that all required documentation and information was correct prior to formal submission.

The service would incur a charge of £100 for larger developments, such as residential developments and £50 for other commercial developments. No charge would be made on domestic application validation checks.

Members were advised that this service was optional but would help those who had to adhere to a timeline.

**Resolved:** That the information be received and agreed.

11. **PLANNING COMMITTEE SITE VISIT DATES FOR 2020-21**

**Resolved:** That the above list of dates and times for possible Planning Committee site visits for 2020-21 be agreed.

12. **TREE PRESERVATION ORDER - LAND AT ST JOHN FISHER CATHOLIC COLLEGE, ASHFIELDS NEW ROAD, NEWCASTLE. TPO 208**

**Resolved:** That Tree Preservation Order No 208 (2020), Land at St John Fisher Catholic College, Ashfields New Road, Newcastle under Lyme be confirmed as made and that the owners of the site be informed accordingly.

13. **URGENT BUSINESS**

There was no Urgent Business.

**Chair**

Meeting concluded at 6.42 pm