

PLANNING COMMITTEE

Tuesday, 23rd June, 2020
Time of Commencement: 6.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors: Miss Marion Reddish Bert Proctor Dave Jones
John Williams Mrs Silvia Burgess Mrs Helena Maxfield

Officers: Rachel Killeen Senior Planning Officer
Elaine Moulton Development Management
Team Manager
Geoff Durham Mayor's Secretary / Member
Support Officer
Shawn Fleet Head of Planning and
Development
David Elkington Head of Customer and Digital
Services

Note: In line with Government directions on staying at home during the current stage of the CV-19 pandemic, this meeting was conducted by video conferencing in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

1. APOLOGIES

Apologies were received from Councillors' Moffat and Northcott.

2. DECLARATIONS OF INTEREST

Councillor Fear declared a non-pecuniary interest in application 20/308/FUL as a member of the Moseley Railway Trust.

Councillor Jones declared a non-pecuniary interest in application 20/162/REM as an employee of Keele University.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the Minutes of the meeting held on 26 May, 2020 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT KEELE UNIVERSITY, KEELE ROAD, NEWCASTLE. KEELE UNIVERSITY. 20/00162/REM

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

- (i) Link to outline planning permission and conditions
- (ii) Approved drawings

- (iii) Materials
- (iv) Tree protection plan
- (v) Detailed planting proposals
- (vi) Provision of the access, parking, turning and servicing areas in accordance with the approved plans
- (vii) Submission of a travel plan
- (viii) Submission of details of secure weatherproof cycle parking for students and staff.

The Committee also requested that, the ceramic baguettes be manufactured locally if possible.

5. APPLICATION FOR MAJOR DEVELOPMENT - MORSTON HOUSE, THE MIDWAY, NEWCASTLE-UNDER-LYME. SSJR MORSTON HOUSE LIMITED. 20/00282/FUL

Resolved: (a) That subject to the applicant entering into a Section 106 obligation by agreement by 31st July to secure financial contributions of £60,357 towards the enhancement of public open space and £2,443 towards travel plan monitoring, the application be permitted subject to the undermentioned conditions:

- (i) Commencement time limit
- (ii) Approved plans
- (iii) Occupation by students only
- (iv) Prior approval of ventilation of habitable spaces
- (v) Secure cycle parking in accordance with approved details
- (vi) Implementation of travel plan
- (vii) Prior to occupation the two existing ambulance parking bays to be replaced by a loading bay
- (viii) Construction Management Plan
- (ix) Details of boundary treatments
- (x) Tree protection proposals
- (xi) Arboricultural Method Statement
- (xii) Full landscaping proposals
- (xiii) CCTV/ Security measures.

(b) Should the above Section 106 obligation not be secured within the above period, the Head of Planning be given delegated authority to refuse the application on the grounds that without such a matter being secured, the development would fail to meet the public open space impacts of the development and would fail to ensure it achieves sustainable development outcomes; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

The Committee also requested that a message be sent to the County Council requesting that a collapsible barrier be installed on Pepper Street to prevent unauthorised vehicular access and to improve pedestrian safety, given the additional footfall arising from the development.

6. APPLICATION FOR MAJOR DEVELOPMENT - THORP PRECAST, APEDALE ROAD, CHESTERTON. HARVEY THORP. 20/00309/FUL

Resolved: That, subject to the receipt of no objections from the Chesterton Locality Area Partnership by the date of the Committee meeting that cannot be overcome through the imposition of conditions or, if no comments are received by that date, the Head of Planning be given the delegated authority to permit the application after the 23rd June 2020, subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved plans
- (iii) Materials and colour as per submitted plans
- (iv) Prior approval of external lighting
- (v) Contaminated land remediation, including the risk to controlled waters
- (vi) Implementation of the recommendations of the Preliminary Ecological Appraisal
- (vii) Flood risk mitigation measures and Sustainable Drainage Strategy

7. APPLICATION FOR MINOR DEVELOPMENT - APEDALE HERITAGE CENTRE, APEDALE COUNTRY PARK. DR JOHN ROWLANDS. 20/00308/FUL

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

- (i) Time limit condition
- (ii) Approved Plans
- (iii) Materials
- (iv) Prior approval of external lighting

8. HALF YEARLY REPORT ON PLANNING OBLIGATIONS

- Resolved:**
- (i) That the report be noted.
 - (ii) That, in respect of developments where apparent breaches of planning obligations had been identified:
 - 12/00701/FUL - Former Randles Ltd, 35 Higherland – That the County Council be asked for an update regarding the progress in securing the overdue financial contribution.
 - 11/00284/FUL Former Site of Silverdale Station and Goods Shed, Station Road, Silverdale – That a strategy be devised as to the best method of securing the overdue financial contribution.
 - 18/00693/FUL Orchard House, Clayton Road – That a strategy be devised as to the best method of securing the overdue financial contribution.
 - (iii) That a report be brought to the next meeting setting out progress with regard to applications 11/00284/FUL and

18/00693/FUL

9. **QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO**

- Resolved:**
- (i) That the report be noted
 - (ii) That the Head of Planning continue to report, on a quarterly basis, on the exercise of his authority to extend the period of time for an applicant to enter into Section 106 obligations.

10. **APPEAL DECISION - NEWCASTLE-UNDER-LYME SCHOOL, MOUNT PLEASANT, NEWCASTLE-UNDER-LYME. 19/00042/FUL**

Members raised concerns in respect of the Inspectors comments and agreed that in future, where refusal of an application is proposed the reasons for refusal are robust and the two tests in respect of potential harm as outlined in the national guidelines be met.

The Chair suggested that a training session on how to formulate a refusal would be useful.

- Resolved:** That the appeal and costs decision be noted.

11. **LOCAL PLANNING ENFORCEMENT PLAN**

The Council's Head of Planning and Development, Shawn Fleet introduced the report which had been considered and approved by Cabinet on 10 June. The Local Enforcement Plan was appended to the report.

The Plan had been updated in order to ensure that a robust set of measures were in place in order to effectively undertake enforcement action across the Borough.

The Chair stated that this would put a framework in place that the Council could work with. It was a useful way forwards that should be reviewed in a year's time.

- Resolved:** That the report be noted.

12. **FORMER SEVERN TRENT WATER SITE, HAREWOOD STREET, TUNSTALL, STOKE-ON-TRENT. LAND RECOVERY LIMITED. SOTCC REF 65226/FUL (NULBC REF 348/272)**

- Resolved:** That the City Council be informed that the Borough Council has no objections to the proposed development subject to any appropriate conditions that the City Council deem necessary, with particular regard to highway matters and air quality.

13. **SEABRIDGE COMMUNITY EDUCATION CENTRE, ROE LANE, WESTLANDS, STAFFORDSHIRE COUNTY COUNCIL. 19/00515/OUT**

- Resolved:**
- (i) That officers write to the appellant to confirm that the obligations

referred to in the recommendation that was provided to the Planning Committee on 10th September 2019 are required by the Local Planning Authority should the appeal be allowed;

- (ii) That, in preparing the Council's Statement of Case, officers include reference to these above requirements; and
- (iii) That should the appellant seek before the appeal is determined to enter into a Section 106 agreement with the Council containing such obligations, officers have the appropriate authority to enter into such an agreement.

**14. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT)
- 1 GLADSTONE VILLAS, VICTORIA ROAD, NEWCASTLE (REF: 20/21001/HBG)**

Resolved: That a Historic Building Grant of £348 be given towards the repair of timber cladding boards and replacement timber finials.

15. URGENT BUSINESS

There was no Urgent Business.

Chair

Meeting concluded at 7.16 pm