

**PLANNING COMMITTEE**

Tuesday, 28th April, 2020  
Time of Commencement: 6.00 pm

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

**Councillors:** M. Reddish P. Northcott S. Moffat  
J Williams B. Proctor M. Holland

**Officers:** Elaine Moulton Development Management  
Team Manager  
Becky Allen Landscape Manager  
Darren Walters Team Leader Environmental  
Protection  
Geoff Durham Mayor's Secretary / Member  
Support Officer  
Shawn Fleet Head of Planning and  
Development  
Daniel Dickinson Head of Legal /Monitoring  
Officer  
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 Councillor Maxfield.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

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

**Resolved:** That the minutes of the meetings held on 4 February and 14 April, 2020 be agreed as a correct record.

**4. APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF WEST AVENUE, KIDSGROVE. PERSIMMON HOMES. 19/00760/FUL**

Members were informed that this application had been withdrawn.

5. **APPLICATION FOR MINOR DEVELOPMENT - BP SWIFT SERVICE STATION, CLAYTON ROAD. SPOTLESS DETAILING LTD (TOMAS NIEMCZYK). 19/00838/FUL**

*Conditions (ix) and (x) proposed by Councillor Fear and seconded by Councillor Moffat*

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

- (i) Standard time limit
- (ii) Approved plans
- (iii) No discharge of surface water or waste water onto the highway
- (iv) Prevention of activities on the road to the rear of the site
- (v) Prevention of the installation of drying equipment
- (vi) Limit on the hours of activities associated with the washing or vacuuming of vehicles
- (vii) Prevention of the location of compressor plant or equipment externally
- (viii) Submission of a noise management plan
- (ix) Submission of a parking management plan
- (x) Prevention of waiting/queuing on the road to the rear of the site.

6. **APPLICATION FOR MINOR DEVELOPMENT - LAND TO REAR OF SILVER BIRCH, BIRKS DRIVE, ASHLEY HEATH. MR & MRS J PERKINS. 20/00089/FUL**

*Amended Condition (iv) proposed by Councillor Reddish and seconded by Councillor Proctor.*

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

- (i) Time limit
- (ii) Approved plans
- (iii) Approval of facing materials and materials of all hard surfaced areas
- (iv) Notwithstanding the details shown on the approved plans, only windows shall be provided in the side elevation to bedroom 1, which shall be obscure glazed and non-opening other than a top light and retained as such.
- (v) No formation of a balcony, through the addition of a balustrade or similar, to bedroom 1.
- (vi) Restriction on hours of construction.
- (vii) Approval and implementation of design measures to secure appropriate noise levels.
- (viii) Electric vehicle charging points.
- (ix) Access, parking and turning areas to be provided prior to occupation
- (x) Retention of the carport for the parking of motor vehicles and cycles.
- (xi) Submission, approval and implementation of a detailed,

dimensioned tree protection plan, site specific method statement and arboricultural method statement, and arboricultural site monitoring schedule.

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

Members were advised that it had not been possible yet to undertake a site visit safely due to the Covid-19 restrictions currently in place. However, it was anticipated that this would be done before the next meeting of this Committee on 26 May.

- Resolved:**
- (i) That the information be received.
  - (ii) That an update be brought to the next meeting.

**8. QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED**

- Resolved:**
- (i) That the information be received.
  - (ii) That a further update regarding the provision of benches within the second LEAP on the site of the former Silverdale Colliery to be reported to the next meeting.

**9. REPORT ON OPEN ENFORCEMENT CASES**

- Resolved:**
- (i) That the report be received
  - (ii) That a further update be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

**10. APPEAL AND COSTS DECISION - LAND ADJACENT TO PARK HOUSE, DALES GREEN ROAD, MOW COP. 18/00921/OUT**

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

**11. APPEAL DECISION - LAND BETWEEN WINDY RIDGE AND SIROCCO, LONDON ROAD, KNIGHTON. 19/00295/FUL**

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

**12. APPEAL AND COSTS DECISION - 22 KING STREET, CROSS HEATH, NEWCASTLE-UNDER-LYME. 19/00135/FUL**

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

**13. APPEAL DECISION - 1 PRESTBURY AVENUE, NEWCASTLE-UNDER-LYME. 19/00742/FUL**

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

**14. URGENT BUSINESS**

There was no Urgent Business.

**CLLR ANDREW FEAR**  
**Chair**

Meeting concluded at 7.30 pm