

PLANNING COMMITTEE

Tuesday, 21st July, 2020
Time of Commencement: 6.00 pm

Present:	Councillor Andrew Fear (Chair)		
Councillors:	Miss Marion Reddish John Williams Paul Northcott	Dave Jones Mrs Helena Maxfield Mrs Sue Moffat	Kenneth Owen
Officers:	Elaine Moulton Nick Bromley Geoff Durham Shawn Fleet Daniel Dickinson David Elkington	Development Management Team Manager Senior Planning Officer Mayor's Secretary / Member Support Officer Head of Planning and Development Head of Legal & Governance /Monitoring Officer 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 Proctor.

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 23 June, 2020 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER FIRST BUS DEPOT, LIVERPOOL ROAD, NEWCASTLE-UNDER-LYME. MORBAINE LIMITED. 20/00131/COU**

Amended recommendation proposed by Councillor John Williams and seconded by Councillor Marion Reddish.

The amendment related to the removal of condition (xv) on the agenda report which was 'no approval granted for right turn access'. The Planning Committee agreed that

the applicant and Highway's Authority needed to have further discussions on this matter.

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

- (i) Commencement time limit
- (ii) Approved plans
- (iii) Hours of site works
- (iv) Maximum noise rating level
- (v) Noise limiting equipment
- (vi) Noise management scheme
- (vii) Restriction on location of noise making activities
- (viii) Hours of deliveries and collections to site
- (ix) Ventilation and extraction equipment
- (x) Waste storage and collection arrangements
- (xi) External lighting scheme
- (xii) Lighting to be shielded
- (xiii) Electric charging provision
- (xiv) Tree protection
- (xv) Full details of site access
- (xvi) Provision of parking and turning areas
- (xvii) Closure of existing site accesses
- (xviii) Implementation of Travel Plan
- (xix) Details of secure weatherproof cycle parking
- (xx) Details of drainage facilities for the car park
- (xxi) Details of any gates
- (xxii) Construction Management Plan

5. APPLICATION FOR MAJOR DEVELOPMENT - SITE OF FORMER NEWCASTLE BAPTIST CHURCH, LONDON ROAD, NEWCASTLE. WISH DEVELOPMENTS. 20/00336/FUL

Resolved: A. That, subject to the applicant entering into a planning obligation by 28th August 2020 that preserves the Council's position in respect of obligations secured prior to the grant of permission 14/00477/FUL, the application be permitted subject to the undermentioned conditions:

- (i) Variation of condition 2 to list the revised plans
- (ii) Window frames and door colour materials
- (iii) Car park management scheme
- (iv) Provision and retention of the access, parking and turning areas
- (v) Details of gates to refuse and cycle store
- (vi) Closure of redundant site access on Vessey Terrace
- (vii) Provision of surface water drainage interceptor
- (viii) Submission of Construction Management Plan
- (ix) Details of cycle parking for 22 cycles
- (x) Maximum noise levels
- (xi) Glazing and ventilation

- (xii) Any other conditions attached to planning permission 14/00477/FUL that remain relevant at this time (which includes facing materials)

B. That, failing completion by the date referred to in the above resolution (A) of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the planning application on the grounds that without such an obligation there would not be an appropriate review mechanism to allow for changed financial circumstances, and, in such circumstances, the potential financial contributions towards affordable housing provision and public open space; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

6. APPLICATION FOR MAJOR DEVELOPMENT - THORP PRECAST, APEDALE ROAD, CHESTERTON. HARVEY THORP. 20/00354/FUL

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

- (i) Standard time limit for commencement of development;
- (ii) Approved plans;
- (iii) Gantry crane colour – goosewing grey;
- (iv) Trailer parking and turning provision;
- (v) Prior approval of external lighting;
- (vi) Additional soft landscaping, including native species;
- (vii) Tree protection measures;
- (viii) Unexpected ground water contamination;
- (ix) Intrusive coal mining site investigations and remedial works implementation;
- (x) Flood risk mitigation measures and Sustainable Drainage Strategy.

7. APPLICATION FOR MAJOR DEVELOPMENT - A1 SKIPS, CHEMICAL LANE, NEWCASTLE UNDER LYME. A1 SKIPS (S-O-T) LTD. SCC REFERENCE N.20/01/251 W (NULBC REF 20/00446/CPO)

Resolved: That the County Council be informed that this Council raises no objections to the proposed development subject to appropriate conditions that the County Council deem necessary.

8. APPLICATION FOR MINOR DEVELOPMENT - TELECOMMUNICATIONS MAST, CLAYTON ROAD, NEWCASTLE. MBNL FOR AND ON BEHALF OF H3G UK LIMITED. 20/00428/TDET

Resolved: (i) That prior approval is required; and
(ii) That prior approval be granted.

9. APPLICATION FOR MINOR DEVELOPMENT - ROUNDABOUT AT CEDAR ROAD AND AUDLEY ROAD, CHESTERTON. MBNL FOR AND ON BEHALF OF H3G UK LIMITED. 20/00462/TDET

Resolved: (i) That prior approval is required; and

- (ii) That prior approval be granted.

10. **APPLICATION FOR OTHER DEVELOPMENT - BETLEY COURT, MAIN ROAD, BETLEY. DR NIGEL BROWN. 20/00405/LBC**

Resolved: That, subject to no objections being received from the Amenity Societies and Historic England, the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Design and Access Statement

11. **5 BOGGS COTTAGE, KEELE,. 14/00036/207C3**

The Council's Development Management Team Manager, Elaine Moulton advised that the Council was still awaiting confirmation of the Hearing date from the Planning Inspectorate.

Resolved:

- (i) That the information be received.
- (ii) That a further update report be brought to the 15 September, Planning Committee.

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

Resolved:

- (i) That the information be received.
- (ii) That a further update report be brought to the 15 September, Planning Committee.

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

Councillor Amelia Rout spoke on this item.

There had been ongoing issues with anti-social behaviour in this area, particularly around the tyre/basket swing. Members also felt that the addition of six benches in this area would further exacerbate the problem and discussed options.

The developer had previously stated that if six benches were not required, any money would be used to fund a replacement for the swing. Members agreed that replacing the tyre/basket swing with equipment that was only suitable for smaller children.

Councillor Dave Jones proposed that two swings only be placed in this area and that the offer to replace the swing with something more sensible, by the developer be taken up. The Chair, Councillor Fear seconded the proposal.

Resolved: That only two benches are now required (not the six previously requested) and that any money saved be put towards funding the replacement of the tyre/basket swing with equipment that is only suitable for smaller children.

14. **UPDATE ON BREACHES OF PLANNING OBLIGATIONS**

- Resolved:**
- (i) That the information be received.
 - (ii) That a further report be brought to the 15 September, Planning Committee

15. ANNUAL DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2019/2020

Councillor Northcott was pleased with the figures in the report stating that the Planning Authority was working well and hoped that the figures would be maintained and improved upon.

- Resolved:**
- (i) That the report be received.
 - (ii) That the Head of Planning and Development seeks to maintain and improve performance of the Development Management Team (including the Technical Support team) to meet the targets set out in the Planning Service Plan for 2019/20).
 - (iii) That the Mid-Year Development Management Performance Report 2020/21 be submitted to Committee around November/December 2020 reporting upon performance achieved for the first half of the complete year 2020/21.

16. APPEAL DECISION - FIELD HOUSE, SANDY LANE, NEWCASTLE. 19/00365/OUT

Resolved: That the appeal decision be noted.

17. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - CLAYTON HALL ACADEMY, CLAYTON LANE, NEWCASTLE (REF: 20/21002/HBG)

Resolved: That a grant of £2,006 be given towards the repair of the original staircase.

18. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR ANDREW FEAR
Chair

Meeting concluded at 7.25 pm