

PLANNING COMMITTEE

Tuesday, 18th August, 2020
Time of Commencement: 6.30 pm

Present: Councillor Andrew Fear (Chair)

Councillors: Miss Marion Reddish Bert Proctor Mrs Helena Maxfield
Paul Northcott Mrs Silvia Burgess Mrs Sue Moffat

Officers: Jennet Hough Landscape Officer
Elaine Moulton Development Management
Team Manager
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

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 Dave Jones and John Williams.

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 21 July, 2020 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF ECCLESHALL ROAD, LOGGERHEADS. PLANT DEVELOPMENTS LTD. 20/00158/REM**

Councillor Paul Northcott raised objections to the buffer zone and therefore voted against the application.

Resolved: That, subject to the Secretary of State being advised that the Council is minded to approve the application and subject to the Secretary of State confirming that he does not wish to call in the

application, the application be permitted subject to the undermentioned conditions:

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Provision of access, parking and turning areas for each dwelling
- (iv) Retention of garages for parking
- (v) Provision of cycle storage for dwellings with no garage
- (vi) Adoption plan
- (vii) Details of traffic calming measures on internal road layout
- (viii) Detailed tree protection plan
- (ix) Site specific Arboricultural Method Statement
- (x) Landscaping scheme
- (xi) Details of paths, seating and planting within public open space
- (xii) Details of linkages from public open space to woodland
- (xiii) Details of management of public open space
- (xiv) Details of materials
- (xv) Drainage details

5. APPLICATION FOR MINOR DEVELOPMENT -ST JOHN THE EVANGELIST RC SCHOOL, GLOUCESTER ROAD, KIDSGROVE. ENGIE. 19/00804/FUL

- Resolved:**
- (A) That, subject to no new material objections being received from Kidsgrove Town Council and neighbouring occupiers by the 31st August, then the Head of Planning be given the delegated authority to determine the application, and
 - (B) Subject to the applicant first entering into a Section 106 obligation by the 1st September 2020 to secure a financial contribution of £5,000 for the preparation and monitoring of a Mode Shift Stars scheme to promote and encourage sustainable access to the school,

the application be permitted subject to the undermentioned conditions:-

- (i) Standard time limits for the commencement of development;
- (ii) Approved plans;
- (iii) Sample facing materials;
- (iv) Boundary treatments;
- (v) Hardsurfacing materials;
- (vi) Implementation of soft landscaping scheme;
- (vii) Updated tree survey and tree removal;
- (viii) Community Use Agreement;
- (ix) Assessment of plant noise;
- (x) Provision of a Kitchen Ventilation System and Odour Abatement;
- (xi) Approval of external lighting;
- (xii) Electric charging provision for onsite staff parking;
- (xiii) Highway & Environmental Construction and Demolition Management Plan (CMP)

- (xiv) Cycle parking provision
- (xv) Implementation of off site highway works
- (xvi) Land contamination investigations and mitigation measures;
- (xvii) Intrusive coal mining site investigations and remedial works implementation;
- (xviii) Recommendations as per the submitted ecological report

- (C) Should the matters referred to in (B) 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.

6. APPLICATION FOR MINOR DEVELOPMENT - LAND TO THE WEST OF NEWCASTLE ROAD (A53). BLACKBROOK MR D AND T CLEE, J WILSON & M LEE. 20/00368/FUL

Councillor Graham Hutton spoke on this application.

Resolved: (A) That the application be refused for the following reasons:

- (i) The proposed development is in an unsuitable location within the open countryside away from services and facilities and without safe and convenient access to public transport and results in harm to the intrinsic character and beauty of the countryside due to the enclosure of the site affecting the character and openness of the landscape. Whilst the Local Planning Authority recognises that there is an unmet need for further gypsy and traveller pitches the benefits arising from the proposed development do not outweigh the identified harm. The proposed development would therefore be contrary to Policy CSP7 of the Core Strategy and national policy within the Planning Policy for Traveller Sites: policy DC2 of the Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan; saved policy N20 of the Local Plan and the guidance of the National Planning Policy Framework.
- (ii) The applicant has failed to demonstrate that the existing access is suitable for the proposed development and that the visibility splays achievable from the site are appropriate for the speed of traffic and that the development will not, therefore, result in an adverse impact on highway safety. As such the proposal is contrary to Policy CSP7 of the Core Strategy and to the guidance of the National Planning Policy Framework.
- (iii) The site is located within Source Protection Zone 2 and very close to Source Protection Zone 1 of public water

supply (PWS) boreholes, a critical ground water source supplying the region, and in the absence of a risk assessment that considers the impact of the development on the PWS and sets out mitigation measures as required, the applicant has failed to demonstrate that the proposed development will not have an adverse impact on the PWS. The development is therefore contrary to policy NE1 of the Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan and the National Planning Policy Framework.

- (B) The Head of Legal and Governance be authorised to issue enforcement and all other notices and to take and institute on behalf of the Council all such action and prosecution proceedings as are authorised by and under the Town and Country Planning Act 1990 for the removal of all caravans/mobile homes, structures/buildings, the domestic paraphernalia and hardcore deposited on the land in association with its use as a residential caravan site and restoration to a grassed paddock within 12 months.

7. APPLICATION FOR MINOR DEVELOPMENT - LAND NORTH OF PEPPER STREET, KEELE. KEELE HOMES LIMITED. 20/00431/DOB

Resolved: That the application to modify the S106 agreement, by extending the period of time within which the developer must substantially commence development before the need for a revised viability report is triggered to 25 September 2021, be approved.

8. APPLICATION FOR MINOR DEVELOPMENT - FOOTPATH OFF HIGH STREET B5367, HIGH STREET, KNUTTON. EE LIMITED. 20/00496/TDET

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

9. OPEN ENFORCEMENT CASES

Consideration was given to a report on Open Enforcement Cases which showed an increase in numbers.

The Council's Development Management Team Manager, Elaine Moulton advised that there was no apparent reason why the number had risen. It could be as a result of lockdown whereby people had been at home and had spotted unauthorised work being carried out or had even been carrying it out themselves. Officers were doing what they could to arrest the trend and seeking to reduce it.

The Chair stated that an eye needed to be kept on this and to look to see a reduction in the trend when the next figures came out.

Councillor Paul Northcott extended his gratitude to all Planning staff who had kept things going throughout Covid-19 and had been able to tackle some enforcement issues.

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

Consideration was given to a report on progress made on cases where enforcement action had been authorised.

Members accepted the information on the four cases listed.

- Resolved:** That the information be received.

11. CHANGES TO THE PLANNING SYSTEM 2020

Consideration was given to a report outlining changes to the Planning system which would have an impact on how applications are processed and decisions made.

The Council's Head of Planning and Development, Shawn Fleet introduced the report, outlining the three key amendments:

The Business and Planning Act, 2020

The Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus)Regulations, 2020

The Town and Country (Use Classes)(Amendment)(England)Regulations, 2020.

On 6 August, 2020 the Government released a new Planning White Paper "Planning for the Future" which contained measures to make the Planning process faster, simpler and more focussed. The White Paper was out for consultation until 31 October and responses have been invited to a series of questions on the proposals.

The Chair stated that all Members needed to be aware of this.

Councillor Marion Reddish suggested that a training session be arranged for Members on this. The Chair asked Mr Fleet and Councillor Northcott to take the comments on board.

Councillor Northcott thanked Councillor Reddish for her suggestion and advised that there was a need to see if there were any challenges to the White Paper to ensure that checks would be put into place before cascading the information down to Members.

- Resolved:** That the report be noted.

12. URGENT BUSINESS

There was no Urgent Business.

Chair

Meeting concluded at 7.40 pm