

PLANNING COMMITTEE

Tuesday, 15th September, 2020
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors:	Marion Reddish	Bert Proctor	Jennifer Cooper
	John Williams	Simon Tagg	Sue Moffat
	Paul Northcott	Silvia Burgess	
	Gillian Williams	Dave Jones	

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
	Daniel Dickinson	Head of Legal & Governance /Monitoring Officer
David Elkington	Head of Customer and Digital Services	

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Note: In line with Government directions for the CV-19 pandemic, this meeting was conducted using a hybrid method through video conferencing and attendance in person, whilst observing social distancing - 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**

There were no apologies

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 18 August, 2020 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - UNIT 1 BROOKHOUSE ROAD, ROSEVALE BUSINESS PARK, CHESTERTON. INTELIPAC PAPER MANUFACTURING. 20/00311/FUL**

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

- (i) Provision of secure weatherproof parking for 46 cycles.
- (ii) Prior approval of external plant
- (iii) Prior approval of external lighting

5. APPLICATION FOR MAJOR DEVELOPMENT - UPPER HOUSE FARM, PINFOLD LANE, ALMINGTON. MR DAVID EARDLEY. 20/00232/FUL

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

- (i) Standard time limits for the commencement of development;
- (ii) Approved Plans;
- (iii) Materials;
- (iv) Provision of visibility splays, surfacing and drainage for the new access track;
- (v) Gates to be positioned 20m rear of the carriageway edge;
- (vi) Implementation of noise mitigation measures as per the Noise Assessment;
- (vii) Restrictions on times of tanker collections;
- (viii) Approval of external lighting;
- (ix) Restriction on hours of construction.

6. APPLICATION FOR MINOR DEVELOPMENT - LAND BETWEEN 238 & 244, ORME ROAD, NEWCASTLE-UNDER-LYME. MR JAVEED ABID. 20/00195/OUT

Resolved: That the application be refused for the following reasons:

- (i) The apartment block, due to its siting and scale, would comprise overdevelopment of the site that would appear as an incongruous addition to the streetscene, out of keeping with the prevailing character of the area.
- (ii) Adverse impact on the amenity levels of the neighbouring properties by virtue of disturbance caused by the use of the proposed access and car parking area.
- (ii) In the absence of a secured planning obligation the development fails to make an appropriate contribution towards the improvement of public open space.

7. APPLICATION FOR MINOR DEVELOPMENT - WILLIAM RILEY AND SONS LTD, HIGH STREET, HALMEREND. WILLIAM RILEY AND SONS LTD. 20/00388/OUT

Resolved: That 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;
- (iii) Removal of permitted development rights for extensions and outbuildings for plots 4-8;
- (iv) Prior approval of a surface water drainage scheme;
- (v) Foul and surface water shall be drained on separate systems;
- (vi) Prior approval of a construction phase tree protection plan;
- (vii) Prior approval of an Arboricultural method statement;

- (viii) Any reserved matters for landscaping of the site to include replacement tree planting;
- (ix) Any reserved matters for landscaping of the site to include refuse collection arrangements;
- (x) Any reserved matters for landscaping of the site to include all boundary treatments and hardstandings;
- (xi) Provision of access, parking and turning areas;
- (xii) Provision of driveway and parking area for each dwelling prior to occupation;
- (xiii) Cycle parking for each dwelling;
- (xiv) Provision of an uncontrolled pedestrian crossing;
- (xv) Clear delineation of roads and footways to be offered for adoption;
- (xvi) Construction Vehicle Management Plan (CVMP);
- (xvii) No surface water shall be discharged on to the public highway;
- (xviii) Electric vehicle charging provision;
- (xix) Design measures to restrict impact on noise levels;
- (xx) Full contaminated land conditions;
- (xxi) Permitted construction hours;
- (xxii) Recommendations and enhancements as per the submitted ecological report

A note to the developer is to be added highlighting concerns regarding the footpath and the need to retain it.

8. APPLICATION FOR MINOR DEVELOPMENT - PEACOCK HAY, PEACOCK HAY ROAD, TALKE. VOYAGE CARE - MR CARL WILKINSON. 20/00566/FUL

Resolved: That the application be permitted with no conditions.

9. FIVE YEAR HOUSING LAND SUPPLY STATEMENT 2019-2024

Consideration was given to a report regarding the Council's five year Housing Land Supply Statement from 1 April, 2019 to 31 March, 2022.

The Council's Head of Planning Shawn Fleet stated that the Council did have a five year housing land supply.

Members attention was drawn to paragraph's 6 and 7 which showed a figure of 7.3 years housing land supply or 5.1 years if student accommodation was taken out of the equation.

Committee member and Portfolio Holder for Planning and Growth, Councillor Paul Northcott welcomed the report stating that he was pleased that we now had a healthy supply of land and said that it was important that the Council was able to choose where the housing goes.

Members welcomed the report and thanked the Leader of the Council, the Portfolio Holder for Planning and Growth and the officers who had been involved with the project.

The Chair echoed everything that had been said and urged all Council Members to read the document and consider it carefully.

Resolved: That the report be noted.

10. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3

The Council's Development Management Team Manager, Elaine Moulton advised Members that the Council had received a Pre-Hearing note from the Planning Inspectorate which was continuing to postpone physical Hearings and Enquiries due to the current Covid-19 restrictions.

The Inspectorate were considering whether the Hearing for this property could be a blended event with both physical and virtual attendees. However, if that option was chosen, it would not take place on 6 October as scheduled.

Councillor Jones proposed that preference was for a virtual meeting on 6 October but, should that not be possible, a blended Hearing take place to ensure that the matter is heard as soon as possible.

Members discussed the options in detail considering the risk of IT problems if it were to be a totally virtual meeting and prejudicing those who did not have IT equipment.

Members all agreed that the matter needed to be dealt with as soon as possible.

- Resolved:**
- (i) That the Planning Inspectorate be advised that the Planning Committee has no objection to a virtual hearing but that there would be no objections to a blended event if that was considered more appropriate. The Committee did not consider that further delays are acceptable and therefore did not wish for the hearing to be an entirely physical meeting.
 - (ii) That an update report be brought to the 10 November, Planning Committee

11. LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2

Members received an update on the current position.

- Resolved:**
- (i) That the information be received
 - (ii) That an update report be brought to the 10 November, Planning Committee

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

Members received an update on the current position.

- Resolved:**
- (i) That the information be received
 - (ii) That an update report be brought to the 10 November, Planning Committee

13. UPDATE ON BREACHES OF PLANNING OBLIGATIONS

Members received an update on the current position.

- Resolved:**
- (i) That the information be received

- (ii) That an update report be brought to the 10 November, Planning Committee

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

Members received an update on the current position.

Resolved: That the information be received

15. **URGENT BUSINESS**

There was no Urgent Business.

CLLR ANDREW FEAR
Chair

Meeting concluded at 8.10 pm