

**PLANNING COMMITTEE**

Tuesday, 13th October, 2020  
Time of Commencement: 7.00 pm

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

<b>Councillors:</b>	Marion Reddish	Silvia Burgess	Sue Moffat
	John Williams	Dave Jones	Mark Holland
	Paul Northcott	Jennifer Cooper	Kenneth Owen
	Gillian Williams	Helena Maxfield	

<b>Officers:</b>	Elaine Moulton	Development Management Team Manager
	Nick Bromley	Senior Planning Officer
	Becky Allen	Landscape Manager
	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 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**

Councillor Northcott declared an interest in applications 20/00369/FUL and 20/00609/FUL (Agenda items 4 and 5) as a member of the Aspire Board.

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

**Resolved:** That the minutes of the meeting held on 15 September, 2020 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF CROSS STREET, CHESTERTON. ASPIRE HOUSING GROUP. 20/00369/FUL**

Councillor Northcott, who had declared an interest in this item, took no part in the discussions and abstained from voting.

**Resolved:** A. That, subject to the applicant first entering into a

Section 106 agreement by the 13<sup>th</sup> January 2021 to secure a travel plan monitoring fee of £2,443 (index linked) and a review mechanism of the scheme's ability to make a policy compliant financial contribution of £5,579 for each family home, and £4,933 for each older persons accommodation that is provided (index linked) towards public open space nearby and, if the development is not substantially commenced within 12 months from the date of the grant of the planning permission, and the payment of such contribution if then found financially viable,

the application be permitted subject to the undermentioned conditions:-

- (i) Time limit for the implementation of Phase 1, the submission of applications for approval of reserved matters and the commencement of development.
- (ii) Approved plans
- (iii) Construction environmental and traffic management plan for the full and outline applications
- (iv) Prior approval of a scheme for the 25% provision of affordable housing units within the development. The scheme shall include the timing of the construction for the affordable housing, arrangements to ensure that such provision is affordable for both initial and subsequent occupiers and the occupancy criteria to be used for determining the identity of prospective and successive occupiers of such units and the means by which such occupancy will be enforced.
- (v) Facing and roofing materials to be in accordance with approved plans for Phase 1
- (vi) Boundary treatments to be in accordance with approved plans for Phase 1
- (vii) Provision of access, parking, turning and servicing areas for Phase 1
- (viii) Surfacing materials, means of surface water drainage and delineation of the parking bays for Phase 1
- (ix) Implementation of Travel Plan Framework
- (x) Dwellings on Audley Road not to be occupied until TRO has been implemented
- (xi) Prior approval of a tree protection plan
- (xii) Reserved matters application to include replacement tree planting
- (xiii) Prior approval of a surface water drainage design
- (xiv) Prior approval of a foul drainage plan
- (xv) Waste and storage collection arrangements
- (xvi) Sound insulation of facades of properties facing Audley Road.
- (xvii) Noise mitigation measures in accordance with the submitted acoustic report
- (xviii) Overheating mitigation where required.
- (xix) Assessment of noise from kitchen extraction and

- other equipment in the supported living apartments
- (xx) Control of noise and odour from kitchen facilities in the supported living apartments
- (xxi) Submission, with reserved matters application, of an assessment of the impacts of noise arising from the Red Lion public house
- (xxii) Electric vehicle charging
- (xxiii) Land contamination conditions
- (xxiv) Land contamination investigations and mitigation measures
- (xxv) Reserved matters application to include wildlife and habitat enhancements
- (xxvi) No commencement of development until a Stage 1 Road Safety Audit of the proposed scheme to widen Gibson Grove carriageway has been approved. The highway works to proceed in accordance with the approval.
- (xxvii) Provision of accesses and visibility splays in accordance with the approved plans prior to the development being brought into use.
- (xxviii) Prior approval of layout, surfacing materials, and surface water drainage.
- (xxix) Alignment of utility apparatus
- (xxx) Arboricultural Method Statement (detailed)
- (xxxi) Schedule of works to retained trees
- (xxxii) Approval of landscaping proposals
- (xxxiii) Replacement tree planting to be undertaken with at least as many trees that are removed and that the replacement trees be semi-mature.
- (xxxiv) Provision of gates in accordance with approved plans for Phase 1 and retention for the lifetime of the development.

- B. Failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, there would be no provision made to take into account a change in financial circumstances in the event of the development not proceeding promptly and the potential payment of an appropriate policy compliant contribution for off-site open space should financial circumstances then permit; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

**5. APPLICATION FOR MAJOR DEVELOPMENT - ASHFIELDS GRANGE, HALL STREET, NEWCASTLE. ASPIRE HOUSING. 20/00609/FUL**

Councillor Northcott, who had declared an interest in this item, took no part in the discussions and abstained from voting.

**Resolved:** That the variation of Condition 2 of 19/00614/FUL to substitute

approved plans with revised plans to show a proposed substation, generator and bin store be permitted, subject to conditions to secure details to assess the noise and air quality impact from the proposed generator, along with all other conditions attached to planning permission 19/00614/FUL that remain relevant at this time and amended as necessary.

**6. APPLICATION FOR MAJOR DEVELOPMENT - ONE LONDON ROAD, LONDON ROAD, NEWCASTLE. ABODE RESIDENCIES. 20/00557/FUL**

- Resolved:**
- A. That, subject to the applicant entering into a planning obligation by 17th November that preserves the Council's position in respect of obligations secured prior to the grant of permission 16/01106/FUL, the application be permitted subject to the undermentioned conditions:
    - (i) Variation of condition 2 to list the revised plans
    - (ii) Any other conditions attached to planning permission 16/01106/FUL that remain relevant at this time
  - B. 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 the development would not achieve appropriate open space provision and/or highway safety/adequate sustainable transport provision interests; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

**7. APPLICATION FOR MAJOR DEVELOPMENT - THE MET (FORMER SAVOY CINEMA/METROPOLIS NIGHTCLUB), THE MIDWAY, NEWCASTLE. PRIMUS ALLIANCE NEWCASTLE LTD. 20/00532/FUL**

**Resolved:** That the variation of Condition 9 be permitted so that it reads as follows:

9. The development hereby approved shall be occupied by any person (student or non-student) until 31st July 2022 after which date it shall only be occupied by students unless otherwise agreed in writing by the Local Planning Authority.

and subject to conditions requiring tenancies to be managed in accordance with the submitted details and the submission and approval of a revised Travel Plan and the imposition of all other conditions attached to planning permission 18/00483/FUL that remain relevant at this time.

The Chair asked the Council's legal team to look at how this is to be managed.

8. **APPLICATION FOR MINOR DEVELOPMENT - BETLEY COURT, MAIN ROAD, BETLEY. DR NIGEL BROWN AND OTHERS. 20/00685/FUL & 2/00686/LBC**

Application 20/00685/FUL and 20/00686/LBC

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

- (i) Time limit.
- (ii) Approved plans.
- (iii) Prior approval of the bricks, including the provision of samples, to be used in this repair.
- (iv) Notwithstanding the submitted details, Vermont green slates shall be used on the forward facing slopes to the road and garden (south and east) in diminishing courses, with Welsh slate on other slopes.
- (v) In all other respects the permitted repairs and alterations shall be carried out in accordance with the submitted details.

9. **APPLICATION FOR MINOR DEVELOPMENT - BETLEY COURT, MAIN ROAD, BETLEY. DR NIGEL BROWN AND OTHERS. 20/00729/FUL & 2/00730/LBC**

**Resolved:**

*Application 20/00729/FUL*

That the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Approved plans.
- (iii) Dismantling of wall to be undertaken in accordance with submitted methodology unless otherwise agreed
- (iv) Reinstatement of wall when restoration of building completed in accordance with details that shall have been approved beforehand using original materials or materials that have been approved.
- (v) Removal of construction compound and restoration of site when restoration of building completed.
- (vi) Approval of a Dimensioned Tree Protection Plan (BS5837:2012) to be implemented during dismantling and rebuilding of the wall.
- (vii) Approval of an Arboricultural Method Statement (BS5837:2012) for works within the RPAs of retained trees (including ground protection for T4 Yew)
- (viii) Full landscaping proposals to include replacement tree planting. (ix) Tree Constraints Plan to match the General Arrangement Plan
- (x) The temporary access and construction compound shall be used in accordance with the Construction Management Plan at all times.
- (xi) Prior approval of details of wheel wash facility and surfacing and drainage of the access and turning area.

*Application 20/00730/LBC*

That the application be permitted subject to the undermentioned conditions:

- (i) Time limit.

- (ii) Approved plans.
- (iii) Dismantling of wall to be undertaken in accordance with submitted methodology unless otherwise agreed
- (iv) Reinstatement of wall when restoration of building completed in accordance with details that shall have been approved beforehand using original materials or materials that have been approved.

**10. APPLICATION FOR MINOR DEVELOPMENT - BROOKHOUSE FARM, NEWCASTLE ROAD, MADELEY. MR PETETER WAKELIN. 20/00619/FUL**

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

- (i) Time limit condition
- (ii) Approved Plans
- (iii) Materials
- (iv) Restriction on outside storage areas
- (v) External lighting

**11. APPEAL DECISION - CROSSWINDS, WOOD LANE, NEWCASTLE-UNDER-LYME. 20/00002/FUL**

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

**12. APPEAL DECISION - BUILDING NORTH OF THE OLD STABLE AND TAWNEY COTTAGE, BARTHOMLEY ROAD, AUDLEY. 19/01016/FUL**

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

**13. APPEAL DECISION - LAND ADJACENT 50 AND 52 HIGH STREET, HARRISEAHEAD. 19/00463/OUT**

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

**14. CROSS BOUNDARY CONSULTATION - LAND AT RAVENSDALE, CHEMICAL LANE, TUNSTALL. STAFFORDSHIRE WASTE LTD. SOTCC REF 64513/FUL (NULBC REF 348/268)**

**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. In addition, if the site was formerly the sports fields to Johnsons Tiles consideration should be given to the recommendations of Sport England and if required that any playing fields that are lost are suitably replaced.

**15. CROSS BOUNDARY CONSULTATION - 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 comments remain as set out in response to the previous consultation, that it 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.

16. **URGENT BUSINESS**

There was no Urgent Business.

**Chair**

Meeting concluded at 8.40 pm