

PLANNING COMMITTEE

Tuesday, 8th December, 2020
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

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

Officers:	Nick Bromley	Senior Planning Officer
	Darren Walters	Team Leader Environmental Protection
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Shawn Fleet	Head of Planning and Development
	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

There were no apologies.

2. DECLARATIONS OF INTEREST

Councillor John Williams declared an interest in item 7 - 20/755/FUL as he had worked with applicant in the past.

Councillor Northcott declared an interest in item 5 – 20/633/DOB as a Non-Executive Director of the Aspire Board.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 10 November, 2020 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF MUCKLESTONE ROAD, LOGGERHEADS. ELAN HOMES LIMITED. 20/00293/FUL & 20/00294/FUL

Resolved: (A) That application 20/00293/FUL be refused for the following

reasons:

- (i) The omission of the proposed extension to the footpath on the Mucklestone Road frontage would reduce pedestrian connectivity and ease of linkages to the shops and services of Loggerheads and would have an adverse impact on highway safety.
- (ii) In the absence of a secured planning obligation the development would fail to secure the provision of affordable housing which is required to provide a balanced and well-functioning housing market, adequately maintained public open space, appropriate provision for required education facilities and measures to ensure that the development achieves sustainable transport outcomes

(B) That, subject to the applicant first entering into a Deed of Variation by 22nd January 2021 to vary the terms of the planning obligation secured prior to the granting of Application 15/00202/OUT to include the footbridge in the definition of the Open Space Areas and Open Space Maintenance Scheme, 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 18/00315/REM that remain relevant at this time
- (iii) Installation, monitoring and supervision in accordance with the information submitted in Arbtech Arboricultural Method Statement Rev A.

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF DEANS LANE AND MOSS GROVE, RED STREET. ASPIRE HOUSING LIMITED. 20/00633/DOB

Councillor Northcott took no part in the discussion or vote on this application.

Resolved: That Aspire be advised that the Council as the Local Planning Authority is willing to agree to a variation to the S106 Agreement so that staircasing to 100% of the market value is permissible, along with the change to the mortgagee protection clause.

6. APPLICATION FOR MAJOR DEVELOPMENT - THORP PRECAST, APEDALE ROAD, CHESTERTON. HARVEY THORP. 20/00812/FUL

Resolved: That the variation of Condition 2 of 20/00309/FUL to substitute approved plans with revised plans to show changes to the appearance of the proposed building be permitted,

and subject to the imposition of all other conditions attached to planning permission 20/00309/FUL that remain relevant at this time, amended as necessary.

7. APPLICATION FOR MINOR DEVELOPMENT - HAZELEY PADDOCKS, KEELE ROAD, MADELEY HEATH. MS SOPHIE THORLEY. 20/00755/FUL

Councillor John Williams took no part in the discussion or vote on this application.

Councillor Gary White spoke on this application

Councillor Northcott moved refusal of this application which was seconded by Councillor Holland.

The Chair asked the officer, Nick Bromley to clarify a point on the concrete plinth – the report stated that it was on an area that had been built up, thus changing the topography. The officer advised that the land dropped away to the side so it was likely that the land had been built up but there was some uncertainty as to the extent.

Councillor Jones had a number of reservations on this application. Part of a Council's role is to be custodians of the Green Belt. Applications in the Green Belt are judged on the harm that they may cause but applications were also expected to adhere to requirements that were set out when planning permission was granted. Councillor Jones pointed out that there had been six breaches of the original planning consent. Referring to the pergola, Councillor Jones stated that this was the installation of a significant extension and the large concrete plinth with additional buildings on would cause harm to the Green Belt. The pergola was also visible from the road. Councillor Jones asked the officer why this did not cause significant harm.

Nick Bromley stated that the timber building was on skids and was therefore a moveable structure which would not need planning permission. However, should it have needed permission, as long it was used for livestock or field shelter it would be appropriate development in the Green Belt. The Pergola was operational development and would require planning permission so it was inappropriate development but did not cause significant harm. Although the plinth was inappropriate development and was of a size to cause some harm, there were special circumstances which were set out in the agenda report.

Councillor Northcott had a number of concerns. If this had been a recognised business planning permission would have been sought. There had been no plans of construction. Councillor Northcott did not agree to Condition six – the concrete plinth and the pergola were large and he did not agree that there were special circumstances. He would have expected an application demonstrating a need for it and there was no evidence to support it. Councillor Northcott added that he would allow the other parts of the application but with the exception of the pergola and plinth.

Councillor Holland felt that the correct test would be whether, had these additional features been present in the original application, would it have been approved. The Plinth and pergola had been acknowledged as appropriate development in the Green Belt by the officers so special circumstances needed to be demonstrated in order to approve them.

Councillor Northcott moved to refuse the application on the grounds that the plinth and hardstanding were inappropriate development in the Green Belt and that there was no evidence to support special circumstances.

Councillor Holland seconded Councillor Northcott stating that he was satisfied that the harm to the Green Belt outweighed the benefit. The concrete standing was much larger than that which had been approved and there were no special circumstances to justify inclusion in the application. In addition, the pergola was visible from the road and again there were no special circumstances for this.

Resolved: That the application be refused on the grounds that the Pergola and concrete plinth hardstanding are inappropriate development within the Green Belt and there are no very special circumstances justified that would outweigh the harm caused.

8. APPLICATION FOR MINOR DEVELOPMENT - FORMER PYKE & SON LTD, UNIT 4 LANCASTER BUILDINGS, HIGH STREET, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 20/00945/DEEM3 & 20/00946/LBC

Resolved: (A) That, subject to no issues being raised by consultees or by interested parties that cannot be addressed through conditions, the planning application (20/00945/DEEM3) be permitted subject to conditions relating to the following:

- (i) Time limit
- (ii) Approved plans

(B) That the application for listed building consent (20/00946/LBC) be referred to the Secretary of State with a recommendation of approval and that he be asked to grant listed building consent subject to conditions relating to the following:-

- (i) Time limit
- (ii) Approved plans

9. APPLICATION FOR OTHER DEVELOPMENT - 20 HIGH STREET, WOOD LANE. MR BEN JONES. 20/00722/FUL

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Matching facing and roofing materials

10. APPLICATION FOR OTHER DEVELOPMENT - INFANT WELFARE CENTRE & CLINIC, KNUTTON LANE, KNUTTON. NEWCASTLE BOROUGH COUNCIL. 20/00958/DEEM3

Resolved: That prior approval be granted subject to a condition relating to the following:

Prior approval of an Environmental Management Plan which shall

include, amongst other things, times and days on which works will take place.

11. APPLICATION FOR OTHER DEVELOPMENT - 1 COPPER CLOSE, KIDSGROVE. MR & MRS HOPPER. 20/00894/FUL

Resolved: That the application be permitted, subject to conditions relating to the following: -

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Matching facing and roofing materials

12. APPEAL DECISION - LAND ADJACENT TO 'GRACELANDS', STATION ROAD, ONNELEY. 19/00700/FUL

Resolved: That the appeal decision be noted

13. APPEAL DECISION - BALTERLEY GARDEN CENTRE, BALTERLEY GREEN ROAD, BALTERLEY. 19/00923/FUL

Resolved: That the appeal and costs decision be noted

14. APPEAL DECISION - 19/00472/FUL. 16 FAIR VIEW, BOON HILL ROAD, BIGNALL END. 19/00472/CN04 & 19/00956/FUL

Resolved: That the appeal decision be noted

15. APPEAL DECISION - FORMER SEABRIDGE COMMUNITY CENTRE, ROE LANE, NEWCASTLE-UNDER-LYME. 19/00515/OUT

Resolved: That the appeal decision be noted

16. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - BUTTERTON GRANGE, TRENTHAM ROAD, BUTTERTON. NEWCASTLE. 20/21003/HBG

Resolved: That a £2,419 Historic Building Grant be given towards the repair of nine original sash windows.

17. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT - 1 GLADSTONE VILLAS, VICTORIA ROAD, NEWCASTLE. 20/21004/HBG

Resolved: That a £396 Historic Building Grant be given towards a timber replacement sash window.

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

Resolved: (i) That the report be noted

(ii) That the Head of Planning continue to report, on a quarterly basis, on the exercise of his authority to extend the period of time for an applicant to enter into Section 106 obligations.

19. **MID-YEAR DEVELOPMENT MANAGEMENT PERFORMANCE REPORT 2019/2020**

The Chair thanked officers for a very clear report.

Councillor Holland stated that these were very good statistics with a hundred percent meeting of local performance indicators and said that it was a great tribute to the hard work of the officers.

Councillor Northcott thanked the Head of Planning and his team for the magnificent work across the board. Good staff attendance had been maintained. Councillor Northcott asked the Head of Planning to pass on the Committees thanks to officers.

- Resolved:**
- (i) That the report be received.
 - (ii) That the Head of Planning and Development Manager 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 2020/21.
 - (iii) That the next 'Development Management Performance Report' be submitted to Committee around June 2021 reporting on performance for the complete year 2020/21.

20. **URGENT BUSINESS**

There was no Urgent Business.

Chair

Meeting concluded at 8.15 pm