

PLANNING COMMITTEE

Tuesday, 2nd February, 2021
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:	Rachel Killeen	Senior Planning Officer
	Elaine Moulton	Development Management Team Manager
	Darren Walters	Team Leader Environmental Protection
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Shawn Fleet	Head of Planning and Development
	Daniel Dickinson	Head of Legal & Governance /Monitoring Officer

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

There were no declarations of interest stated.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 12 January, 2021 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY, MUCKLESTONE ROAD, LOGGERHEADS. RENEW LAND LIMITED & KEYWORKER HOMES (MACCLESFIELD) LIMITED. 20/00201/REM

Resolved: That the application be permitted subject to the undermentioned conditions:
(i) Link to outline planning permission and conditions
(ii) Approved plans

- (iii) Provision of internal roads, private drives and parking areas
- (iv) Retention of garages for parking
- (v) Provision of visibility splays
- (vi) Details of surfacing materials and surface water drainage for private drives and parking areas
- (vii) Details of bin collection areas
- (viii) Private drives to have a minimum length of 6m and a gradient not exceeding 1:10
- (ix) Garages to be retained for parking
- (x) Details of materials

5. APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF WEST AVENUE. PERSIMMON HOMES. 20/00501/FUL

Resolved: (A) That, subject to the applicant first entering into a Section 106 obligation by the 10th March 2021 to secure a residential travel plan monitoring fee of £7,000, a management agreement for the long term maintenance for the open space on-site, the provision of affordable housing, and a review mechanism of the scheme's ability to make a more or fully policy compliant provision of affordable housing, if the development is not substantially commenced within 12 months from the date of the decision, and the provision of such affordable housing if then found financially viable,

the application be permitted subject to the undermentioned conditions:

- (i) Standard time limit for commencement of development;
- (ii) Approved plans;
- (iii) Facing and roofing materials
- (iv) Boundary treatments
- (v) Hardstandings
- (vi) Full landscaping scheme to include provision of play facilities, treatment of public right of way, treatment of retaining structures and semi-mature evergreen specimens within the rear gardens of plots 9-26
- (vii) Off-site improvements to public right of way
- (viii) Woodland and open space management plan
- (ix) Arboricultural Method Statement
- (x) Dimensioned Tree Protection Plan
- (xi) Utilities and services connection plans
- (xii) Waste collection and storage arrangements

- (xiii) Provision of access, internal roads, private drives and parking courts
- (xiv) Provision of appropriate visibility splays
- (xv) Surfacing materials, surface water drainage and delineation of the parking bays for the parking courts
- (xvi) Secure weatherproof parking for the 24 cycles for plots 27 to 44
- (xvii) Garages/ car ports retained for vehicle parking
- (xviii) Electric vehicle charging provision
- (xix) Residential Travel Plan Framework
- (xx) Highway & Environmental Construction Management Plan (CMP)

- (xxi) Implementation of Noise Mitigation Measures
- (xxii) Construction and demolition hours
- (xxiii) Prior approval of noise assessment for the Pumping Station and Substation
- (xxvi) Surface water drainage scheme
- (xxv) Hydraulic modelling and flood risk mitigation of the existing surface water sewer
- (xxvi) Water quality pollution mitigation
- (xxvii) Detailed Sustainable Drainage Strategy
- (xxviii) Land contamination investigations and mitigation measures
- (xxix) Unexpected land contamination
- (xxx) Coal mining/ land stability intrusive site investigations and remediation (if necessary)
- (xxxi) Ecology mitigation and enhancements

- (B) Should the matters referred to in (A) 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 MAJOR DEVELOPMENT - LAND UNDER WOLSTANTON, PORTHILL, DIMSDALE AND BASFORD. GT ENERGY UK LTD. 20/00986/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Submission and approval of a micro seismic survey.
- (iv) Implementation of all mitigation measures outlined in the Environmental Statement.
- (v) Boreholes to be filled in accordance with approved details if not used for intended purpose.

A note to be put onto the permission stating that any impacts arising from the works on mine gas pathways should be monitored and addressed.

7. APPLICATION FOR MAJOR DEVELOPMENT - MARKS AND SPENCER, WOLSTANTON RETAIL PARK. MARKS AND SPENCER PLC. 20/00985/FUL

Resolved: That the variation of condition 3 of 11/00611/FUL be permitted so that it reads as follows:

The permission hereby granted relates to a single storey retail unit of 13,010m² gross internal floorspace with a sales area floorspace of no more than 8,962m², of which no more than 7,973m² shall be for the display of comparison goods and no more than 2,074m² shall be for the display and sale of convenience goods only.

and subject to the imposition of all other conditions attached to planning permission 11/00611/FUL that remain relevant at this time.

8. APPLICATION FOR MAJOR DEVELOPMENT - ONE LONDON ROAD (FORMER BRISTOL STREET FORD SITE), NEWCASTLE. ABODE RESIDENCIES. 20/01002/FUL

Resolved: (A) That, subject to the applicant entering into a planning obligation by 5th March that preserves the Council's position in respect of obligations secured prior to the grant of permission 16/01106/FUL,

(i) Permit the variation of condition 7 so that it reads as follows:

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

(ii) And subject to 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.

9. APPLICATION FOR MINOR DEVELOPMENT - THE NOOK, NEWCASTLE ROAD, MADELEY. MR JEFF ALLEN. 20/00969/REM

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Provision of access and parking prior to occupation
- (iv) Approved Materials
- (v) Construction Hours
- (vi) Construction vehicles to access the site via Crewe Road only
- (vii) Approved Noise mitigation details

10. APPLICATION FOR MINOR DEVELOPMENT - BALTERLEY EQUESTRIAN CENTRE, BALTERLEY GREEN ROAD, BALTERLEY. MISS T DAVIES. 20/01019/FUL

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Occupancy restriction
- (iv) Materials
- (v) Removal of existing caravan
- (vi) Restriction on additional external lighting

11. APPLICATION FOR OTHER DEVELOPMENT - KNUTTON COMMUNITY CENTRE, KNUTTON LANE, KNUTTON. NEWCASTLE BOROUGH COUNCIL. 20/01087/DEEM3

Councillor Jones stated that he did not support the demolition of the Community Centre without any clear plans of how the facility would be replaced but felt inclined to vote with the recommendation, in favour, in order to protect the environment for his residents. Councillor Jones proposed that the recommendations of the Environmental Health Division regarding protection of the highway from mud and debris, be added. The proposal was seconded by Councillor Reddish.

Resolved: That prior approval be granted subject to the undermentioned conditions:

- (i) Prior approval of an Environmental Management Plan.
- (ii) Prior approval of measures to protect the highway from mud and debris.
- (iii) Removal of demolition materials and securing the site.

(The Environmental Management Plan to be reported to Committee for approval)

12. APPLICATION FOR OTHER DEVELOPMENT - CLOUGH HALL PARK BOWLS PAVILION, CLOUGH HALL PARK, KIDSGROVE. NEWCASTLE BOROUGH COUNCIL . 20/01089/DEEM3

Resolved: That prior approval be granted.

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

Councillor Jones thanked the officers for the satisfactory conclusion.

Resolved: That the information be received.

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

The Council's Development Management Team Manager, Elaine Moulton advised that further correspondence had been received from the Planning Inspectorate in respect of 5 Boggs Cottages. The Hearing, due to take place this week had been rescheduled to 14 June to allow for a site visit to be undertaken safely at this time.

The Chair suggested that a letter be sent to the Inspectorate, from this Committee expressing its disappointment. Councillor Jones suggested that the letter also

included a question as to what was likely to change between now and June in respect of current restrictions.

Elaine Moulton read the letter to Members which did not guarantee that the Hearing would take place in June.

The Chair stated that he would be happy for a letter to be sent, in his name as Chair, expressing the Committees disappointment and expressing a strong wish that this not be delayed further than the June date. Councillor Northcott stated that he would be happy to add his name alongside the Chair, in his role as Portfolio Holder.

- Resolved:**
- (i) That the information received.
 - (ii) That a letter be sent to the Planning Inspectorate from the Chair of the Planning Committee and Portfolio Holder for Planning and Growth expressing disappointment that appeal hearing regarding 5 Boggs Cottages enforcement notice has been delayed and requesting that there are no further delays.
 - (iii) That an update report on 5 Boggs Cottages be brought back to this Committee in two meeting's time.

15. OPEN ENFORCEMENT CASES

Elaine Moulton advised Members that the number of enforcement cases had risen again. It was hoped that the numbers would be shown to be reducing in the next quarterly report. The Chair stated that the increase was partly due to the pandemic and that the numbers needed to be watched closely and ensure that the numbers start to decrease as soon as possible.

Resolved: That the information be received.

16. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - 1 GLADSTONE VILLAS, VICTORIA ROAD, NEWCASTLE. 20/21005/HBG

Resolved: That a grant of £1,390 be given towards roof repairs.

17. APPEAL DECISION - LAND ADJACENT TO THE OLD HALL FARM, MAIN ROAD, BETLEY, NR CREWE. 19/00491/FUL

Resolved: That the appeal decision be noted.

18. URGENT BUSINESS

There was no Urgent Business.

CLLR ANDREW FEAR
Chair

Meeting concluded at 8.50 pm