

PLANNING COMMITTEE

Tuesday, 22nd June, 2021
Time of Commencement: 7.00 pm

Present:	Councillor Andrew Fear (Chair)		
Councillors:	Marion Reddish Silvia Burgess Sue Moffat Gillian Williams	John Williams Helena Maxfield Paul Northcott Mark Holland	Kenneth Owen Stephen Sweeney
Officers:	Elaine Moulton Geoff Durham Shawn Fleet	Development Management Team Manager Mayor's Secretary / Member Support Officer Head of Planning and Development	

1. APOLOGIES

Apologies were received from Councillor Jenny Cooper.

2. DECLARATIONS OF INTEREST

Councillors' Paul Northcott and Stephen Sweeney declared an interest in application 21/446/DEEM4 as members of Cabinet.

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 27 May, 2021 be agreed as a correct record.

4. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT TO ROWLEY HOUSE, MOSS LANE, MADELEY. PRIME DEVELOPERS (CREWE) LTD. 20/00143/FUL

Members were informed that this application had been withdrawn.

5. APPLICATION FOR MINOR DEVELOPMENT - 1-27 CROFT ROAD INDUSTRIAL ESTATE, CROFT ROAD. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 21/00439/DEEM3

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Materials

6. **APPLICATION FOR MINOR DEVELOPMENT - 20 SIDMOUTH AVENUE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 21/00446/DEEM4**

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

- (i) Variation of condition 2 to list the revised plans
- (ii) Remove condition 5
- (iii) Any other conditions attached to planning permission 19/00708/DEEM4 that remain relevant at this time.

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

Members were advised that the Planning Inspectorate had received an appeal on Hazeley Paddocks, against the Enforcement Notice and the Council was now awaiting a 'start letter' for the appeal.

Resolved: That the information be received.

8. **OPEN ENFORCEMENT CASES**

The Chair commented that the graph was moving in the wrong direction and advised Members that he and the Vice-Chair had entered into discussions with Planning Officers to see how the trend could be reversed. Members were invited to offer suggestions by email to the Chair or to Planning Officers.

Councillor John Williams referred to a partly demolished bungalow within his Ward which had become a site inviting anti-social behaviour and asked how the decision was made to prioritise such matters.

The Council's Development Management Team Manager, Elaine Moulton advised Members that if they were aware of any particular enforcement cases which needed higher priority, to let officers know. The Council had adopted a Local Planning Enforcement Plan which was applied to all cases.

Councillor Paul Northcott stated that, with people being at home throughout the Covid 19 pandemic, they had been taking more walks and had become more focussed on what was happening within their area.

Councillor Ken Owen asked how the procedure for initiating enforcement worked. Was there a procedure that Members needed to follow and how were incidents brought to the Council's attention.

Elaine Moulton advised that any alleged breaches were received from the public and from Councillors. Notifications were received in writing as a point of contact was required. The Council's Enforcement Officer would then go out to inspect.

There was a residents guide to enforcement on the Council's website contained within the page on enforcement.

Councillor Sue Moffatt asked if there was a particular type of new breach or a pattern emerging. In an attempt to reduce new cases there should be some communication on social media and the Council's website indicating what could and could not be

done. The pandemic had brought about a lot of DIY projects being carried out. People needed to be made aware of what could be done.

The Chair thanked Councillor Moffatt stating that it was a good idea to raise awareness.

Councillor John Williams advised that there was an enforcement email address given online which he had only found out about a few months ago. The public needed to be reassured that the Council was doing everything it could to advise people what causes enforcement.

The Chair agreed that clarity and accessibility was needed on the Council's website and when the website was redesigned, a priority should be decided upon.

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.

9. 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.

10. UPDATE ON BREACH OF PLANNING OBLIGATION ENTERED INTO IN ASSOCIATION WITH 11/00284/FUL FOR THE ERECTION OF TWENTY THREE HOUSES AT THE FORMER SITE OF SILVERDALE STATION AND GOOD SHED, STATION ROAD, SILVERDALE

Resolved: (i) That the information be received.
(ii) That a further report be brought back to this Committee in two meetings time.

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

Resolved: (i) That the information be received.
(ii) That a further report be brought back to this Committee in two meetings time.

12. APPEAL AND COSTS DECISION - 1 ORION COURT, NEWCASTLE. 20/00993/FUL

Resolved: That the appeal and costs decision be noted.

13. DRAFT NEWCASTLE-UNDER-LYME STATEMENT OF COMMUNITY INVOLVEMENT 2021 CONSULTATION REPORT

Consideration was given to a report on the Draft Newcastle-under-Lyme Statement of Community Involvement 2021 Consultation Document.

Councillor Holland referred to the responses received, contained within the appendix, which had all been positive. Responses had been received from Keele and Audley Parish Council's and Councillor Holland asked if any others had responded.

The Council's Head of Planning and Development, Shawn Fleet advised that all Parish Councils had been invited to comment.

Councillor John Williams referred to paragraph 3.6 of the report and stated that the Coronavirus could be around for several years and asked if alternative methods of communication could be included as public meetings were not possible at the present time.

Shawn Fleet stated that the next stage would be 'Issues and Options' in September, 2021 and it was hoped that, by then the meeting could be in person. There was, however, always a role for digital communication to offer better opportunity for people who were unable to attend in person for whatever reason.

The Chair suggested that, it could be appended that the Planning Committee would welcome the use of digital resources.

- Resolved:**
- (i) That Cabinet be advised that the Planning Committee recommend the adoption of the Newcastle-under-Lyme Statement of Community Involvement 2021 and that it be published on the Council's website.
 - (ii) That Cabinet be advised that the Planning Committee would welcome the use of digital resources and communication for those consultees unable to attend physical meetings.

14. URGENT BUSINESS

There was no Urgent Business.

**CLLR A FEAR
Chair**

Meeting concluded at 7.33 pm