

PLANNING COMMITTEE

Tuesday, 12th October, 2021
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors:	Silvia Burgess	John Williams	Kenneth Owen
	Dave Jones	Jennifer Cooper	Stephen Sweeney
	Sue Moffat	Helena Maxfield	
	Gillian Williams	Paul Northcott	

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

Also in attendance:

1. **APOLOGIES**

Apologies were received from Councillors' Marion Reddish and Mark Holland.

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 31 August and 14 September, 2021 be agreed as a correct record.

4. **APPLICATION FOR MINOR DEVELOPMENT - LANCASTER BUILDINGS, HIGH STREET, NEWCASTLE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 21/00613/DEEM3 & 21/00614/LBC**

Resolved:

A) Application 21/00613/DEEM3

That the application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Submission of details of shutter housing, materials, joining of gates and locking mechanism

B) Application 21/00614/LBC

That consent be granted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Submission of details of shutter housing, materials, joining of gates and locking mechanism

Members also requested that the comments of the Conservation Advisory Working Party, in respect of as ramp be brought to the attention of the applicant.

5. APPLICATION FOR OTHER DEVELOPMENT - POSH WASH, LIVERPOOL ROAD, CROSS HEATH, NEWCASTLE. POSH CAR WASH. 21/00729/FUL

Amended recommendation proposed by Councillor Gill Williams and seconded by Councillor John Williams.

Resolved: That the application be deferred for a Site Visit.

6. APPLICATION FOR OTHER DEVELOPMENT - ADJACENT 68 WESTMORLAND AVENUE. CLOUGH HALL ROAD, KIDSGROVE. CK HUTCHISON NETWORKS (UK) LTD. 21/00824/TDET

Amended recommendation proposed by Councillor Maxfield and seconded by Councillor Paul Northcott.

- Resolved:**
- (i) That prior approval be granted.
 - (ii) That prior approval be refused for the following reason:

The scale and external appearance of the proposed development in this location would be harmful to the visual appearance of the area and is contrary to policy CSP1 of the Core Spatial Strategy 2006-2026, policy T19 of the Newcastle-under-Lyme Local Plan 2011 and the aims and objectives of National Planning Policy Framework 2021.

7. APPLICATION FOR OTHER DEVELOPMENT - FORMER CIVIC OFFICES, MERRIAL STREET, NEWCASTLE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 21/00908/DEM

- Resolved:**
- (i) That Prior Approval be required.
 - (ii) That, Should the decision on (a) be that prior approval is required, the recommendation is to grant that approval, the works having to be carried out in accordance with the approved details, except to the extent that the Local Planning Authority otherwise agree in writing and subject to a condition restricting the demolition hours to between 0800 and

1800hours Monday to Friday and 0800 to 1300 hours on Saturday with no working on a Sunday or public holiday.

8. 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 GOODS SHED, STATION ROAD, SILVERDALE

The Council's Head of Planning, Shawn Fleet advised that progress had been made in pursuing the Section 106 contributions.

Resolved: That the information be received

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

The Council's Development Management Team Manager, Elaine Moulton advised that it had been hoped that there would have been an opportunity to discuss with the Environment Agency whether Condition 7 of the Planning Permission had been breached. The condition required that only inert waste was to be imported onto the site. The Council was awaiting confirmation that

That condition had been complied with as there was some suggestion that the EA was not satisfied that the material was inert.

Condition 6 stated that works to complete the track would cease by 1 November, 2021. It was clear that that would not be possible. Any works beyond that date would be a breach of the condition unless an application was received to extend the time.

Councillor Moffat asked if it would be possible to ask the owner for an update and to put out a plan of action for this Committee to consider at its next meeting.

The Chair stated that the owner could be written to ask for the above information. Alternatively, the letter could ask the landowner if they thought that they would be able to comply with condition 6.

Elaine Moulton stated that the length of the track for completion was relatively short but it was the most difficult part in terms of drainage and levels.

The Chair stated that it would be useful to share with the Committee by email, the length of the incomplete track and the proportion that it constituted the length of the entire track. This information could also be included in the next update report.

- Resolved:**
- (i) That the information be received.
 - (ii) That a letter be drafted by officers to the landowner, firmly reminding them of the deadline.
 - (iii) That a further update report, including the following, be presented to the 9 November, 2021 Planning Committee:
 - (a) The length of track to be completed and the proportion of that to the whole track

- (b) Possible enforcement actions to take if 1 November date was not met.
- (c) Photographic evidence of the site.

10. URGENT BUSINESS

There was no Urgent Business.

CLLR ANDREW FEAR
Chair

Meeting concluded at 8.07 pm