

PLANNING COMMITTEE

Tuesday, 1st February, 2022
Time of Commencement: 7.00 pm

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Present: Councillor Andrew Fear (Chair)

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

Apologies: Councillor(s) Dave Jones

Substitutes:

Officers: Elaine Moulton Development Management
Team Manager
Nick Bromley Senior Planning Officer
Geoff Durham Mayor's Secretary / Member
Support Officer
Jeff Upton Interim Head of Planning
Daniel Dickinson Head of Legal & Governance
/Monitoring Officer
Simon McEneny Executive Director -
Commercial Development &
Economic Growth

Also in attendance:

1. **DECLARATIONS OF INTEREST**
There were no declarations of interest stated.
2. **MINUTES OF PREVIOUS MEETING(S)**
Resolved: That the minutes of the meeting held on 6 January, 2022 be agreed as a correct record.
3. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER NEWCASTLE CENTRAL LIBRARY, IRONMARKET, NEWCASTLE. DRAYTON BEAUMONT GROUP LIMITED. 21/00903/FUL**
Resolved: (A). That, subject to the applicant first entering into a Section 106 obligation by the 11th March 2022 to secure a review mechanism of the scheme's ability to make a more or fully policy compliant financial contribution towards public open

space/ public realm and/ or the 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 and payment of an appropriate financial contribution, 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) Brick samples;
- (iv) Roofing materials and mansard roof details;
- (v) Depth of window reveals;
- (vi) Plant and machinery;
- (vii) Fume extraction details;
- (viii) External lighting scheme;
- (ix) Provision of basement car parking prior to occupation;
- (x) Car park management scheme;
- (xi) Cycle storage provision;
- (xii) Construction environmental management plan;
- (xiii) Electric vehicle charging provision;
- (xiv) Construction and demolition hours;
- (xv) Noise and ventilation mitigation measures;
- (xvi) Provision of security measures; and
- (xvii) Waste collection arrangements.

- (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.

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4. APPLICATION FOR MINOR DEVELOPMENT - 57-59 STAFFORD CRESCENT, CLAYTON. EDGELEY BUILDERS - ANTHONY PODMORE. 21/01095/FUL

Amended recommendation proposed by Councillor Mark Holland and seconded by Councillor John Williams

Councillor Stephen Sweeney spoke on this application

Resolved: That the application be refused for the following reason:

The proposed development, by reason of the overdevelopment and intensification of the site, would result in a poor quality design that would be harmful to the character and setting of the area whilst also being detrimental to how the site functions for future occupiers; in particular with regards to

providing parking that addresses the needs of people with disabilities and reduced mobility and providing suitable access to enable waste and recycling to be presented for collection. As such, the development is contrary to Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, the guidance set out in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document 2010 and the requirements and policies of the National Planning Policy Framework 2021, in particular paragraph 130.

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5. **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: That the information be received.

6. **APPEAL AND COSTS DECISION - 1 BERESFORD CRESCENT, NEWCASTLE**

Members were advised that the costs decision was the most noteworthy.

Resolved: That the appeal and costs decision be noted.

[Watch the debate here](#)

7. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Andrew Fear
Chair**

Meeting concluded at 8.25 pm