

PLANNING COMMITTEE

Tuesday, 29th March, 2022
Time of Commencement: 7.00 pm

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Present: Councillor Andrew Fear (Chair)

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

Apologies: Councillor(s) Sue Moffat and Mark Holland

Substitutes:

Officers: Rachel Killeen Senior Planning Officer
Elaine Moulton Development Management
Team Manager
Nick Bromley Senior Planning Officer
Becky Allen Landscape Manager
Geoff Durham Mayor's Secretary / Member
Support Officer
Jeff Upton Interim Head of Planning

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 1 March, 2022 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - HAMPTON'S SCRAP YARD AND ADJACENT FIELD, KEELE ROAD. PERSIMMON (NORTH WEST) LTD. 21/00616/FUL**

Resolved: That a decision on the application be deferred to allow further time for matters of concern to be resolved.

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4. **APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF BRADWELL HOSPITAL, TALKE ROAD, BRADWELL. SEDDON HOMES LIMITED. 21/00470/REM**

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Resolved: That the Head of Planning be given the delegated authority to determine the application subject to any comments that are received from Lead Local Flood Authority not raising any significant objections that cannot be overcome through the imposition of conditions, the application be permitted subject to the undermentioned conditions:

- (i) Link to outline planning permission and conditions;
- (ii) Approved plans;
- (iii) Facing and roofing materials;
- (iv) Boundary treatments;
- (v) Hardstandings;
- (vi) Soft landscaping;
- (vii) Ecology mitigation and enhancements including the provision of bat roosts in buildings/and or erection of bat boxes in retained trees; and the re-inspection prior to felling of any category 2 trees (as identified in the Preliminary Ecological Appraisal) to confirm bats remain absent;
- (viii) Provision of internal roads, private drives and parking areas;
- (ix) Provision of visibility splays;
- (x) Prior approval of surfacing materials and surface water drainage for the driveways and private drives;
- (xi) Garages retained for the parking of motor vehicles;
- (xii) Prior approval of secure cycle storage for plots without a garage;
- (xiii) Prior approval of bin storage and collection arrangements for Plots 40 – 44 and plots 82 – 85;
- (xiv) Trees and hedgerows shown as retained shall be retained and protected throughout construction;
- (xv) Surface water drainage;
- (xvi) Approval does not constitute the LPA's approval pursuant subject of other conditions of the outline planning permission, these needing to be subject of separate application.

A note to be appended do the decision notice, urging the developer to speak to residents of Knype Way and agree the provision of a single shared boundary treatment to avoid a potentially problematic strip of land between boundaries..

Councillor Jones also requested clarification of evidence of any Ash die-back.

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5. APPLICATION FOR MAJOR DEVELOPMENT - DUPRE MINERALS, SPENCROFT ROAD, CHESTERTON. MR DAVID CHALLINOR. 21/00654/FUL

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Colour of cladding
- (iv) Prior approval of existing and proposed parking arrangements

- (v) Provision of sound insulation
- (vi) Construction hours
- (vii) Electric vehicle charging provision
- (viii) Flood risk mitigation measures and Sustainable Drainage Strategy
- (ix) Unexpected land contamination remediation

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6. APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY, MUCKLESTONE ROAD, LOGGERHEADS. WAIN HOMES WEST MIDLANDS. 21/00975/FUL

Resolved: That 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 21/00975/REM that remain relevant at this time.

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7. APPLICATION FOR MAJOR DEVELOPMENT - LAND WEST OF PIT HEAD CLOSE, LYMEDALE BUSINESS PARK. PEVERIL SECURITIES LTD AND AVER PROPERTY LTD PARTNERSHIP. 21/01131/REM

Resolved: That the Head of Planning be given the delegated authority to determine the application subject to the Lead Local Flood Authority not raising any significant objections that cannot be overcome through the imposition of conditions following their consideration of additional information submitted in response to their latest comments, the application be permitted subject to the undermentioned conditions:

- (i) Link to outline planning permission and conditions;
- (ii) Approved plans;
- (iii) Facing and roofing materials;
- (iv) Boundary treatments, including acoustic fencing;
- (v) Hardstandings;
- (vi) Provision of parking, servicing and turning areas;
- (vii) Prior approval of surfacing materials, surface water drainage and delineation of the parking spaces and servicing areas;
- (viii) Provision of cycle and smoking shelter;
- (ix) Soft landscaping/ approved masterplan;
- (x) Prior approval of noise validation report;
- (xi) Waste storage and collection arrangements
- (xii) Surface water drainage strategy; and
- (xiii) Coal mining remedial / mitigation measures.

A note to be appended to the decision notice urging the developer/operator to provide facilities for lorry drivers.

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8. APPLICATION FOR MAJOR DEVELOPMENT - MADELEY MANOR NURSING HOME, HEIGHLEY CASTLE WAY, MADELEY. MR GERALD EMERY. 21/01175/FUL & 21/01176/LBC

Resolved: That a decision on the application be deferred to allow further time for the consideration of the issue of financial viability

A request was made that details of a Public Right of Way be included when the application was brought back to committee

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9. APPLICATION FOR MINOR DEVELOPMENT - BETLEY COURT, MAIN ROAD, BETLEY. DR NIGEL BROWN. 21/01064/FUL

Additional recommendation regarding the specified two year period proposed by Cllr Northcott and seconded by Cllr Maxfield

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

- (i) Temporary two year consent for the additional use of the building as proposed
- (ii) Implementation of the parking management scheme approved under 18/00943/FUL when the gardens are open to visitors.
- (iii) Gardens to be open to visitors no more than 6 weekends per year.
- (iv) In addition to the use of the building for purposes incidental to the residential occupation of Betley Court, the building shall be used for pre-booked activities only at times when not in use in association with the opening of the gardens to visitors, subject to the following limitations:
 - It shall be used for no more than 320 activity hours per week (defined as the use of the building by one person for one hour);
 - A maximum of 20 people shall attend each event;
 - Events shall take place on no more than five days in any week (commencing on Monday).
 - No more than 2 events shall take place on any day.
 - Events shall be restricted to between the hours of 8.30am and 9.30pmAny additional use shall only take place with the express permission of the local planning authority.
- (v) A register providing the nature of each event that takes place, the date of that event and the number of attendees shall be kept at all times and shall be made available for inspection upon request (to enable compliance with condition 3 to be monitored).
- (vi) No cooking of food without the prior approval and implementation of details of any kitchen ventilation system and external plant.
- (vii) No amplified music or sound systems to be used.
- (viii) Restriction on the hours when deliveries and waste

collections can take place.

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10. APPLICATION FOR MINOR DEVELOPMENT - THE OLD COACH HOUSE, RECTORY LANE, WHITMORE. MR LEE SHELTON. 22/00022/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) Materials
- (iv) Electric vehicle charging provision
- (v) Prior approval of parking and turning areas
- (vi) Tree protection measures

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11. APPLICATION FOR MINOR DEVELOPMENT - THE NOOK, NEWCASTLE ROAD, MADELEY. MRS JULIE MIROWSKI. 22/00061/FUL

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

The submitted application fails to demonstrate that suitable visibility splays, measuring 2.4m by 43m in both directions, can be provided from the centre of the proposed vehicular access on land either within the control of the applicant or within the highway and as such the application fails to demonstrate that the access is safe and suitable and is contrary to the requirements of paragraph 110 of the National Planning Policy Framework.

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12. FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE BOROUGH OF NEWCASTLE-UNDER-LYME. 1 APRIL 2021 TO 31 MARCH 2026

Consideration was given to a report regarding the Council's Five Year Housing Land Supply Statement which included an appendix.

- Resolved:**
- (i) That members note the content of the 5 year Housing Supply Statement and agree that it represents the current position of the Council.
 - (ii) That members note the significance of the 5 year supply position for Development Management decision making.

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13. 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

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Consideration was given to a report updating Members on the current position regarding the breach of Planning Obligation

Resolved: That the information be received.

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14. **APPEAL DECISION - LAND AT ROEBURNDALE, LEYCETT LANE, MADELEY HEATH. 21/00484/OUT**

Resolved: That the appeal decision be noted

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15. **APPEAL DECISION - 11 GREENOCK CLOSE, NEWCASTLE-UNDER-LYME. 21/00643/FUL**

Resolved: That the appeal decision be noted

16. **APPEAL DECISION - MOSS HOUSE FARM, EARDLEY END ROAD, BIGNALL END. 17/00062/207C2**

Resolved: That the appeal decision be noted

17. **APPEAL DECISION- LAND TO THE NORTH OF THE A51, SOUTH OF CHORLTON MILL LANE AND WEST OF THE RAILWAY, STABLEFORD, NEWCASTLE-UNDER-LYME. 19/00961/OUT**

Resolved: That the appeal and costs decisions be noted

18. **APPEAL DECISION - LAND AT BLACKBROOK NURSERY, NEWCASTLE ROAD, BLACKBROOK. 20/00368/FUL**

Resolved: That the appeal decision be noted

19. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - ST PETERS CHURCHYARD RETAINING WALL, MAER. 21/22001/HBG**

Resolved: That the following grant be approved:

£ 3,966 Historic Building Grant be given towards repairs and reinstatement of the historic churchyard wall.

[Watch the debate here](#)

20. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - AUDLEYS CROSS FARMHOUSE, LOGGERHEADS. 21/22003/HBG**

Resolved: That the following grant be approved:-

£ 2,666 Historic Building Grant be given towards new timber windows on the front and rear of the farmhouse.

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21. **TREE PRESERVATION ORDER - FORMER CLAYTON LODGE HOTEL, CLAYTON. TPO 217**

Resolved: That Tree Preservation Order No 217 (2021), Land at Clayton Lodge Hotel, Clayton, be confirmed with amendments and that the owners of the site be informed accordingly.

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22. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Andrew Fear
Chair**

Meeting concluded at 9.25 pm