

PLANNING COMMITTEE

Tuesday, 11th October, 2022
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

Councillors: Bryan Holland J Williams
Crisp Hutchison
Fear Moffat
Gorton G Williams

Apologies: Councillor(s) D Jones and S Jones

Substitutes: Councillor Panter

Officers: Rachel Killeen Development Management
Manager
Nick Bromley Senior Planning Officer
Scott Bracken Senior Planning Officer
Geoff Durham Mayor's Secretary / Member
Support Officer
Daniel Dickinson Head of Legal & Governance
/Monitoring Officer
Nick Fenwick Interim Head of Planning
Simon McEneny Executive Director - Growth and
Development

Also in attendance: Simon Hawe Staffordshire County Highways

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETING(S)

With reference to Item 6 of the Minutes, it was requested that an update be brought to every meeting.

Resolved: That the minutes of the meeting held on 16 August, 2022 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - BALDWINS GATE FARM, NEWCASTLE ROAD, BALDWINS GATE. RICHBOROUGH ESTATES. 21/01041/OUT

Amended recommendation proposed by Cllr Holland and seconded by Cllr Hutchison.

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The Committee did not agree with the officer's recommendation to permit this application and following a lengthy debate, voted in favour of refusal.

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

The site is not a sustainable location for further residential development by virtue of the limited public transport available, the best and most versatile agricultural land that would be lost and the harm to the character and appearance of the countryside. These harms weigh heavily against the development outweighing the contribution to housing supply that the scheme would make. The development would therefore be contrary to Policies CSP1, CSP4 and SP3 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, saved Policies N17 and N21 of the Newcastle-under-Lyme Local Plan 2011, Policies HG1 and NE1 of the Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Development Plan and the aims and objectives of the National Planning Policy Framework (2021), including paragraph 174b.

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4. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF CROSS STREET, CHESTERTON. DURATA DEVELOPMENT LTD. 22/00012/REM

The Chair did not vote on this application

Resolved: That 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) Hard and soft and landscaping, including semi-mature tree planting and associated method statement and management proposals;
- (vi) Waste storage and collection arrangements;
- (vii) Provision of access and parking arrangements;
- (viii) The relocation of existing bus stop on Church Street and the relocation of existing street lighting and telegraph pole columns;
- (ix) Approval does not constitute the LPA's approval of other conditions of the outline planning permission, these needing to be subject of separate application.

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5. APPLICATION FOR MAJOR DEVELOPMENT - PARK HILL FARM, PARK LANE. MRS PAT PIMLOTT. 22/00214/FUL

During this application the Chair moved an extension of the meeting until 10.30pm. This was unanimously agreed.

Amended recommendation proposed by Councillor Fear and seconded by Councillor Panter.

Following a lengthy debate, Members felt that there was insufficient information to determine the application and voted in favour of a deferral.

Resolved: That the application be deferred to enable additional information to be provided regarding the location and measurements of passing bays on Park Lane

[Watch the debate here](#)

6. **APPLICATION FOR OTHER DEVELOPMENT - LAND NORTH WEST OF BOWER END FARM, MADELEY. HIGH SPEED TWO (HS2) LIMITED. 22/00747/SCH17**

Resolved: That the Schedule 17 application be permitted subject to the undermentioned condition:

- (i) Carried out in accordance with the approved plans.

[Watch the debate here](#)

7. **5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

Resolved: (i) That the information be received
(i) That a further update report be brought to Committee in 2 meetings time.

[Watch the debate here](#)

8. **LAND AT DODDLESPool, BETLEY. 17/00186/207C2**

Resolved: (i) That the information be received
(ii) That a further update report be brought to Committee in 2 meetings time.

[Watch the debate here](#)

9. **LAND NORTH OF PEPPER STREET, KEELE. SEDDON HOMES LIMITED. 22/00533/DOB**

Members agreed that the applicant be advised that this would be the last extension of time that would be granted on this application.

Resolved: That the application to modify the S106 agreement, by extending the period of time within which the developer must substantially commence development before the need for a revised viability report is triggered to 6th March 2023, be approved.

[Watch the debate here](#)

10. **TREE PRESERVATION ORDER - 32 THE VILLAGE, KEELE. TPO218**

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Resolved: That Tree Preservation Order No 218 (2022), Land at 32 The Village Keele be confirmed as made and that the owners of the site be informed accordingly.

[Watch the debate here](#)

11. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Paul Northcott
Chair**

Meeting concluded at 10.09 pm