

## **PLANNING COMMITTEE**

Tuesday, 23rd April, 2024  
Time of Commencement: 7.00 pm

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**Present:** Councillor Paul Northcott (Chair)

<b>Councillors:</b>	Crisp	Bryan	Hutchison
	Beeston	Fear	D Jones
	Brockie	Gorton	J Williams
	Burnett-Faulkner	Holland	

<b>Officers:</b>	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management Manager
	Charles Winnett	Senior Planning Officer

### **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 26 March, 2024 be agreed as a correct record.

### **3. APPLICATION FOR MAJOR DEVELOPMENT - SEABRIDGE COMMUNITY EDUCATION CENTRE, ROE LANE, NEWCASTLE UNDER LYME. VISTRY HOMES. 23/00659/REM**

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans and supporting documents
- (iii) Facing materials
- (iv) Prior approval solar panel specification
- (v) Boundary treatments
- (vi) Hard surfacing materials
- (vii) Soft landscaping
- (viii) Tree protection
- (ix) Refuse strategy
- (x) Construction Environmental Management Plan
- (xi) Pedestrian visibility splays
- (xii) Visibility splays
- (xiii) Detailed highway design information
- (xiv) Full details pedestrian/cycle link, maintenance and closure of existing vehicular access

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- (xv) Surfacing materials and surface water drainage
- (xvi) Revised parking details
- (xvii) Cycle storage

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**4. APPLICATION FOR MAJOR DEVELOPMENT - 7 VICTORIA STREET, NEWCASTLE UNDER LYME. MR ANTHONY PODMORE. 23/00784/FUL**

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Materials
- (iv) Landscaping details
- (v) Waste collection and storage arrangements
- (vi) Vehicular access to be completed in accordance with submitted details
- (vii) Car parking area is to be suitable surfaced and sustainably drained
- (viii) Provision of cycle storage areas
- (ix) Construction Environmental Method Plan
- (x) Electric vehicle charging provision
- (xi) Construction and demolition hours
- (xii) Land contamination investigations and mitigation measures
- (xiii) Design measures set out in the noise assessment to be completed prior to first occupation to ensure internal noise levels are met
- (xiv) Unexpected land contamination
- (xv) Drainage plans for the disposal of foul and surface water Flows

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**5. APPLICATION FOR MAJOR DEVELOPMENT - ALDI, LIVERPOOL ROAD, KIDSGROVE. ALDI STORES LTD. 24/00071/FUL**

**Resolved:** That the variation of conditions 8, 9 and 10 of planning permission 05/00127/FUL, be approved as follows:

*8. There shall be no opening of the store to the public other than between the hours of 8.00 am and 10.00 pm Monday to Saturday and 10.00 am hours to 4.00 pm hours on Sundays.*

*9. On Sundays, deliveries to the site are only permitted between 7.00 am and 11.00 pm.*

*10. On Sundays, refrigeration vehicles shall not be parked on the site with cooling equipment in operation outside the hours of 07.00 am and 11.00 pm, unless the cooling equipment is connected to a functioning mains electric hook up.*

and subject to the imposition of all other conditions attached to the permission that remain relevant at this time.

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6. **APPLICATION FOR MAJOR DEVELOPMENT - PEACOCK HAY RESERVE AREA, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD C/O WSP. 24/00092/FUL**

**Resolved: That a decision on the application be deferred to allow further time for the consideration of the highway related matters.**

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7. **APPLICATION FOR MINOR DEVELOPMENT - SHOPPING MALL, YORK PLACE, NEWCASTLE. CAPITAL & CENTRIC (ON BEHALF OF NEWCASTLE BOROUGH COUNCIL). 24/00146/DEEM3**

Councillor Fear requested that the hoarding around the site be respectful in the vicinity of the war memorial to preserve the serious ambience of Remembrance Sunday, should works still be ongoing in November.

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

- (i) Time limit
- (ii) Approved plans
- (iii) Demolition Environmental Management Plan
- (iv) Details of hoardings

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8. **NEWCASTLE-UNDER-LYME BOROUGH COUNCIL FIVE YEAR SUPPLY UPDATE 2023 - 2028**

The Service Director – Planning, Craig Jordan advised that there was a requirement for the Council to determine whether it had a five year housing land supply unless the Council had an up to date Local Plan. Whilst, officers were working swiftly to bring an emerging Local Plan to Council in July for future examination, the current Local Plan for the Borough was adopted in 2009.

To determine the level of housing supply, it was necessary to follow guidance set out in the National Planning Policy Framework (NPPF). In December, 2023 a revised version of the NPPF was published and it contained an important caveat. For Local Authorities with an emerging Local Plan at December 2023 and had reached

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Regulation 18 stage or examination, only a four year supply needed to be shown for a two year period from the December date.

It was emphasised that any supply should comprise sites that were available now and would bring forward development within five years.

The Council had undertaken an assessment and established that from March 2023 to March 2028 a supply of 5.26 years of supply could be shown against an annual housing need of 340 dwellings. \this equated to 1790 dwellings against a requirement for 1700 or 1360 for four years.

Councillor Bryan asked if student properties were included in this. This was confirmed to be the case.

**Resolved:** That the content of the five year housing land supply position statement (appendix 1) be noted and agreed that it represents the current housing land supply position and can be used as a material consideration for development management decision taking.

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### **9. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) -ASHLEY CONGREGATIONAL CHURCH. 23/24003/HBG**

**Resolved:** That the following grant be approved:-

£ 1,284 Historic Building Grant be given towards sash window reinstatement.

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### **10. PLANNING COMMITTEE SITE VISIT DATES 2024-25**

**Resolved:** That the list of dates and times, as set out in the report, for possible Planning Committee site visits for 2024/25 be agreed.

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### **11. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

Officers had no further updates on this item.

Councillor Jones stated that there had been a significant amount of activity on the site lately that had concerned residents. There was a commercial vehicle parked there plus a number of caravans.

The owner had been non-compliant and the Council had said that they were going to take enforcement action but nothing had happened.

The Council's Development Management Manager, Rachel Killeen stated that the Committee could be updated but that would have to be under closed session.

**Resolved:** (i) That the information be received.

- (ii) That an update report be brought to Committee in two month's time.

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**12. URGENT BUSINESS**

There was no Urgent Business.

**13. DISCLOSURE OF EXEMPT INFORMATION**

**Resolved:-** That the public be excluded from the meeting during consideration if the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs contained within Part 1 of Schedule 12A of the Local Government Act, 1972

A discussion took place in respect of 5 Boggs Cottages, Keele.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 8.19 pm