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- (v) Hardstanding's
- (vi) Provision of access, internal roads, private drives, pedestrian connections and parking areas and improvements on West Avenue and Bowling Street
- (vii) Visibility Splays
- (viii) Private drives to be ungated
- (ix) Residential Travel Plan Framework
- (x) Secure cycle storage
- (xi) Highway & Environmental Construction Management Plan (CEMP)
- (xii) Electric vehicle charging provision
- (xii) Tree protection measures
- (xiii) Hard and soft landscaping scheme
- (xiv) Management strategy for open space and play area
- (xv) Arboriculture Impact Assessment and Tree Retention/Removal Plan
- (xvi) Contaminated land
- (xvii) Detailed drainage and surface water maintenance and management plan
- (xviii) Provision of bat, bird boxes, swift bricks and sparrow terraces as per enhancements plan
- (xix) Waste storage and collection arrangements
- (xx) Internal noise levels for dwellings

- (B) That, 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.

[Watch the debate here](#)

**4. APPLICATION FOR MAJOR DEVELOPMENT - DIGLAKE FARM, BIGNALL END ROAD, BIGNALL END. ROBIN WARD - GRAHAM WARD FARMS LTD. 23/00505/FUL**

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

- (i) Time limit
- (ii) Approved plans
- (iii) Materials
- (iv) Tree protection
- (v) Planting scheme
- (vi) Scheme of investigation to establish Coal Mining Risk Assessment
- (vii) Contaminated land
- (viii) Construction and Environmental Management Plan
- (ix) Surface water drainage scheme
- (x) Lighting scheme
- (xi) Drainage, surfacing and retention of proposed parking, turning and circulation areas
- (xii) Dust management plan

- (xiii) Details of a scheme of works to improve the vehicle access and access track
- (xiv) Visibility splays
- (xv) Recommendations of ecological appraisal

[Watch the debate here](#)

**5. APPLICATION FOR MAJOR DEVELOPMENT - MORSTON HOUSE, THE MIDWAY, NEWCASTLE-UNDER-LYME.THE DIRECTOR - WUKPG. 24/00202/FUL**

**Resolved:** (A) That, subject to the applicant entering into a Section 106 obligation by 30 August to secure a financial contribution of £13,800 towards the implementation of a loading bay on The Midway,

The application be permitted, subject to the undermentioned conditions:

- (i) Commencement time limit
- (ii) Approved plans
- (iii) Occupation by students only
- (iv) Construction Method Statement
- (v) Secure cycle parking
- (vi) Gated maintenance access on The Midway and Lower Street not to permit the use of motorised vehicles and gates shall be made to open inwards only
- (vii) Details of boundary treatments
- (viii) Works to be implemented in accordance with approved Arboricultural Method Statement, Landscape Proposals and Landscape Design Strategy
- (ix) Detailed landscaping scheme
- (x) Details/samples of materials
- (xi) Implementation of travel plan

(B) That, should the above Section 106 obligation not be secured within the above period, the Head of Planning be given delegated authority to refuse the application on the grounds that without such a matter being secured, the development would fail to achieve sustainable development outcomes; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

A request was made for an advisory note to be attached to the approval, urging the developer to liaise with Capital and Centric who would be developing the Midway Car Park site in the near future, to ensure that the finishing materials complemented each other and their surroundings.

In addition, a request was made that the Chair and Vice-Chair of this Committee have sight of the finishing materials prior to condition 10 being satisfied.

[Watch the debate here](#)

**6. APPLICATION FOR MAJOR DEVELOPMENT - THORP PRECAST LTD, APEDALE ROAD. THORP PRECAST LTD. 24/00232/FUL**

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**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) Works to be completed in accordance with submitted CEMP
- (v) Contaminated land
- (vi) Coal mining investigations and remediation

[Watch the debate here](#)

**7. APPLICATION FOR MINOR DEVELOPMENT - PEAKS FARM, STATION ROAD. MR MOSS. 24/00129/FUL**

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

- (i) Time limit
- (ii) Approved plans
- (iii) Odour and noise level monitoring
- (iv) Construction hours
- (v) Planting of replacement tree
- (vi) Construction Environmental Management Plan
- (vii) Details of cover
- (viii) Odour management plan
- (ix) Details of transport routes
- (x) Noise management plan
- (xi) Ancillary plant details

[Watch the debate here](#)

**8. APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - OFFLEY WELL HEAD, MANOR ROAD, MADELEY. 24/25002/HBG**

**Resolved:** That a £1,697 Historic Building Grant be given towards collecting, cataloguing and storing displaced stonework.

[Watch the debate here](#)

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

**Resolved:** (i) That the information be received.  
(ii) That an update report be brought to committee in two months time.

[Watch the debate here](#)

10. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 8.45 pm