

PLANNING COMMITTEE

Tuesday, 29th April, 2025
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Holland	Gorton
	Beeston	Hutchison	
	Fear	Brown	

Apologies: Councillor(s) Burnett-Faulkner, J Williams and G Williams

Substitutes: Councillor Stephen Sweeney (In place of Councillor Gillian Burnett -Faulkner)
Councillor Joan Whieldon
Councillor Dave Jones (In place of Councillor Gillian Williams)
Councillor Joel Edgington-Plunkett (In place of Councillor John Williams)

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management Manager

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 22 April, 2024 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER MIDWAY CAR PARK, THE MIDWAY, NEWCASTLE. CAPITAL & CENTRIC. 24/00678/FUL**

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Off-site highway improvements to The Midway and Lower Street
- (iv) Details of the internal access ramp
- (v) Cycle parking facilities

- (vi) Details of servicing
- (vii) Construction environmental management plan
- (viii) Land contamination
- (ix) Sustainable heating
- (x) Noise attenuation scheme
- (xi) Lighting
- (xii) Landscaping scheme
- (xiii) Detailed drainage design
- (xiv) Material samples
- (xv) Construction hours

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4. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT MERRIAL STREET, NEWCASTLE-UNDER-LYME. MCCARTHY STONE. 24/00792/FUL

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Off-site highway improvements
- (iv) Hard surfaces to be sustainably drained, surfaced in a bound material, lit and marked out
- (v) Submission of a Traffic Management Plan
- (vi) Provision of cycle parking facilities
- (vii) Construction Environmental Management Plan
- (viii) Residential Travel Plan
- (ix) Installation of a Real Time Passenger Information screen
- (x) Tree protection
- (xi) Landscaping scheme
- (xii) Detailed drainage design
- (xiii) Material samples
- (xiv) Boundary treatments
- (xv) Contaminated land
- (xvi) Noise attenuation scheme
- (xvii) Limit on external noise levels produced by fixed external plant

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5. APPLICATION FOR MAJOR DEVELOPMENT - 5-7 YORK PLACE, NEWCASTLE-UNDER-LYME. CAPITAL & CENTRIC. 24/00795/FUL

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Street lighting
- (iv) Scheme of highway works adjacent to Fogg Street West
- (v) Traffic management scheme
- (vi) Delivery and Servicing Management Plan
- (vii) Submission of a tree protection plan

- (viii) Construction Environmental Management Plan
- (ix) Details of sustainable heating
- (x) Scheme for treatment of fumes and odours
- (xi) Remedial measures for contaminated land
- (xii) Construction noise specification
- (xiii) Limit on external noise levels produced by fixed external plant
- (xiv) Ventilation
- (xv) Internal noise specification for new commercial units
- (xvi) Light trespass treatment
- (xvii) Detailed drainage design
- (xviii) Material samples
- (xix) Provision of security measures
- (xx) Waste collection arrangements

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6. APPLICATION FOR MAJOR DEVELOPMENT - FORMER CIVIC OFFICES, MERRIAL STREET, NEWCASTLE. CAPITAL & CENTRIC. 24/00840/FUL

Resolved: (A) That, subject to the applicant entering into a Section 106 obligation by 6 June 2025 to secure a financial contribution of £10,000 towards the amendment of the Traffic Regulation Order on Corporation Street,

the application be permitted, subject to the undermentioned conditions:

- (xvi) Standard time limit for commencement of development
 - (xvii) Approved plans
 - (xviii) Off-site highway works
 - (xix) Cycle parking
 - (xx) Submission of a Traffic Management Plan
 - (xxi) Reinstatement of redundant vehicle access
 - (xxii) Servicing Management Plan
 - (xxiii) Construction Environmental Management Plan
 - (xxiv) Travel Plan
 - (xxv) Noise attenuation scheme
 - (xxvi) Contaminated land
 - (xxvii) Lighting
 - (xxviii) Landscaping scheme
 - (xxix) Detailed drainage design
 - (xxx) Material samples
 - (xxxi) Boundary treatments
 - (xxxii) Construction hours
- (B) That, should the Section 106 obligation 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 be acceptable in planning terms; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

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7. URGENT BUSINESS

There was no Urgent Business.

8. DISCLOSURE OF EXEMPT INFORMATION

There was no confidential business.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.29 pm