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PLANNING COMMITTEE

2 August 2011

Present:- Councillor Fear in the Chair

Councillors Boden, Mrs Burke, Cairns, Clarke D, Cooper, Howells, Lawton, Matthews, Miss Reddish, Sinnott, Studd, Sweeney, Mrs Williams and Williams

An apology for absence was received from Councillor M Clarke.

227. * **VARIATION OF CONDITION 5 OF PLANNING PERMISSION 06/01180/OUT SAINSBURYS, FORMER NEWCASTLE COLLEGE SITE, LIVERPOOL ROAD, NEWCASTLE SAINSBURYS SUPERMARKETS LTD. 11/00312/OUT**

Resolved:- (a) That subject to the applicant entering into a S106 Obligation by 2 September 2011 to preserve the Council's position in respect of obligations secured through the outline planning permission 06/01180/OUT permit the application in outline and vary condition 5 of planning permission 06/01180/OUT to read as follows:-

"The offices referred to in this permission shall be available for occupation within 4 years of the superstore hereby approved opening to paying customers (which was 3 November 2010)."

and subject to a condition requiring all other conditions of 06/01180/OUT to remain, as amended by application references 10/00105/OUT, 10/00259/OUT and 10/00552/OUT.

(b) That should the obligation not be secured within the above period, the Head of Planning and Development be given delegated authority to refuse the application on the grounds that without the obligation being secured, the development would fail to make an appropriate contribution to public open space contribution and thus would not accord with various development plan and other policies; or if he considers it appropriate, to extend the period of time within which the obligation can be secured.

228. * **REMOVAL OF CONDITION 10 OF PLANNING PERMISSION 97/00733/FUL FREEPORT, JAMAGE ROAD, TALKE PITS TALKE (JERSEY) LTD PARTNERSHIP. 11/00317/FUL**

Resolved:- That permission be granted subject to the undermentioned conditions:-

- (i) Restriction of the overall net retail floor space to 16,212 sqm.
- (ii) All other conditions attached to permission 97/00733/FUL.

229. * **FORMATION OF LANDSCAPED MOUNDING AT THE 9-HOLE GOLF COURSE
KEELE GOLF CENTRE, KEELE ROAD, KEELE
NICK WORRALL/KEELE GOLF CENTRE. 11/00259/FUL**

Resolved:- That consideration of this application be deferred for a site visit enabling Members to view the site from a number of locations.

230. * **ERECTION OF 3 DWELLINGS AND FORMATION OF ACCESSSES
VARIATION OF CONDITION 1 OF PLANNING PERMISSION 09/00718/REM
AND REMOVAL OF CONDITION 2(d)
70 APEDALE ROAD, CHESTERTON
MISS N BROWN OF BROWN ESTATES. 11/00313/FUL**

Resolved:- That consideration of this application be deferred for a site visit to enable Members to view the site and better assess the impact of the dwellings built on plots 2 and 3 on properties in Apedale Road.

231. * **CONVERSION OF DANCE SCHOOL AND PRE-SCHOOL DAY NURSERY TO
5 RESIDENTIAL UNITS AND 1 BEAUTY SALON
176-178 RAVENS LANE, BIGNALL END
MR E MIDDLETON. 11/00332/FUL**

Resolved:- That permission be granted subject to the undermentioned conditions:-

- (i) Time limit.
- (ii) Approved plans.
- (iii) Details of external materials.
- (iv) Details of boundary treatments.
- (v) Details of recyclable materials and refuse storage.
- (vi) Details of screening along first floor eastern elevation.
- (vii) Use limited to beauty salon only.
- (viii) Opening hours of beauty salon to be restricted to 9.00am to 5.30pm

232. * **DETACHED DWELLING
58 HARRISEAHEAD LANE, HARRISEAHEAD
MR STEVE GALLIMORE. 11/00331/FUL**

Resolved:- That the application be refused for the following reasons:-

- (i) The proposal does not constitute a replacement dwelling and is inappropriate development in the Green Belt and would, if permitted, be contrary to the purpose of including land within the Green Belt and to its openness. There are no material considerations of sufficient weight existing as to clearly outweigh the harm that would be caused by the development and the required very special circumstances do not exist.
- (ii) The erection of a dwelling in this location is contrary to policies concerning new dwellings in the countryside and encouraging sustainable forms of development.
- (iii) The proposal would have a harmful impact to the visual appearance of the area and the wider landscape.

233. * **EXTENSIONS/ALTERATIONS TO FORM SNOOKER ROOM, KITCHEN
EXTENSION AND NEW GARAGE
ACTON HOUSE, ACTON LANE, ACTON
MR & MRS COCKER. 11/00282/FUL**

Resolved:- That permission be granted subject to the undermentioned conditions:-

- (i) Standard time limit.
- (ii) Approval plans with amended dimensions outlined in the officers' supplementary report to the Committee.
- (iii) Use of matching materials.
- (iv) Removal of domestic outbuilding permitted development rights for the property.

234. * **SECTION 106 AGREEMENTS/OBLIGATIONS**

Consideration was given to a report updating Members on the progress made with the work on planning obligations contained within agreements and unilateral undertakings made under S106 of the Planning Act.

Resolved:- (a) That the improvements made to date be noted and that the proposed revised timetable indicated in the report for the resolution of the outstanding issues indicated below be agreed with a progress report being brought to this Planning Committee in November 2011.

(b) That the Head of Planning and Development continue to report on a quarterly basis on the exercise of his authority, where given by the Committee, to extend the period of time for an applicant to enter into the Section 106 obligations, and of any similar decisions made by the Chair and Vice-Chair.

235. * **APPEAL DECISIONS**

<u>Ref</u>	<u>Proposed development and name(s) of appellant(s)</u>	<u>Decision</u>
10/00568/FUL	Erection of building to store classic cars. Wilkins Pleck, Whitmore. Mr & Mrs C Bissell	Appeal dismissed.
10/00328/OUT	Bungalow at rear of 49 Clayton Lane, Clayton. Mr G Fedtschyschak.	Appeal dismissed.

Resolved:- That the information be received.

**A FEAR
Chair**