

**MINUTES OF THE SWYNNERTON PARISH COUNCIL PLANNING COMMITTEE MEETING  
HELD IN TITTENSOR VILLAGE HALL ON THURSDAY 20 SEPTEMBER 2018**

**Present:** Cllr F Cromey (Chairman)  
Cllr (Mrs) N Adams  
Cllr D Butler  
Cllr F Cheadle  
Cllr (Mrs) J Malkin  
Cllr E Mateu  
Cllr (Mrs) K Ong  
Cllr D Tucker

In attendance: Mrs Liz Harrington-Jones (Parish Clerk)

**Apologies:** Cllr R James  
Cllr N Leeson  
Cllr J Nixon  
Cllr B Price

**P18/43 Declarations of Interest**

There were no Declarations of Interest

**P18/44 Minutes of the Planning Committee Meeting held on 23 August 2018**

**RESOLVED** – That the minutes of the Swynnerton Parish Council Planning Committee meeting held on 23 August 2018 should be approved and signed by the Chairman.

**P18/45 Consideration of Planning Applications**

**18/28456/HOU**

19 Newcastle Road, Hanchurch, Stoke on Trent  
Single storey rear extension

**RESOLVED** That Councillors were concerned about the increase in size to the original footprint, and the proximity of the proposed extension to the neighbouring property.

**18//29181 FUL**

Land adjacent Penmere Drive, Clayton, Newcastle Under Lyme  
New dwelling

**RESOLVED** That Councillors were concerned over the effect of the proposed dwelling on the integrity of Ferndown Nature Reserve and by the removal of mature trees as highlighted in the report of the Biodiversity Officer. This could lead to increased noise pollution from the motorway and other major roads. The application is in the Green Belt, and the Parish Council's Neighbourhood Plan seeks to protect the integrity of the Green Belt. Further, Councillors were concerned that rear windows on the proposed development would give views into neighbours' bedroom windows.

**18/29094/HOU**

Ivy Cottage, Top Lane, Beech

Proposed two storey side extension, new porch to front & single storey rear extension

**RESOLVED** That Councillors had no comment to make on the above planning application

**18/29150/FUL/FUL**

West View, Beechcliffe Lane, Stoke on Trent

Extension of an existing two storey brick building and their change of use to offices and state of the art workshops for 3D printing to include replication and low volume production in both plastic and metals to industries such as aerospace, automotive, medical, motorsport and science sectors

**RESOLVED** That Councillors noted that the application is on Green Belt land and not within allowable variations. The Parish Council is not aware that the commercial activity that has been carried out on the site has been approved.

Beechcliffe Lane is a single track road which passes by the local school, and the village hall. Within the last 12 months there was a traffic accident when a pedestrian was struck by a vehicle in the Lane. The site is unsuitable for business purposes which would create additional traffic, some inevitably larger than cars.

### **S53 Application to realign FP34 Swynnerton, Gorse Cottage, Yarnfield**

Wildlife and Countryside Act 1981

**RESOLVED** That there appears to be a long standing dispute over this footpath; it would appear that the footpath has been moved without permission by the land owner from its original position, as depicted on SCC historic documents, to its present position. Swynnerton Parish Council understands SCC employees have already surveyed the area and confirmed this to be the case. The Parish Council understands that evidence has been submitted by a neighbour to Staffordshire County Council to confirm this point.

Swynnerton Parish Council asks that that the SCC Planning Department examines their historic records to ascertain if the footpath has been moved without their knowledge and consent and, if it has been moved previously by the land owner, the footpath should be returned to its original position. There appears to be no reason why the moving of the footpath should now be permitted.

### **18/28964/HOU**

25 Cranwood Road, Tittensor, Stoke on Trent

Retention of proposed boundary fence

**RESOLVED** That Councillors expressed concerns over the elevation of the fence (which is already in position). Although a nearby fence (No 19 ) is of a similar height, the fence in this application (No 25) commences at a height of 3-4 ft and finishes at a much higher elevation, towering over the road and surrounding properties. The estate is designed as an open estate and Councillors consider this application is contrary to the general environment.

The previous wall on the property was set back into the garden by a few feet which greatly reduced the visual effect of the fence; this would greatly reduce the visual effect of the proposed fence and would be more acceptable.

## **P18/46 Planning Decisions Received**

The following planning decisions had been received:

18/28807/HOU                      ALLOWED  
164 Northwood Lane, Northwood, Newcastle Under Lyme  
First floor extension above garage

18/28823/HOU                      APPLICATION NOT VALIDATED  
2 Maple Close, Yarnfield, Stafford  
Single storey side extension

18/28920/HOU                      ALLOWED  
46 The Parkway, Trentham, Stoke on Trent  
Single storey extension at rear with internal alterations

18/28890/HOU                      ALLOWED  
17 Newcastle Road, Hanchurch, Stoke on Trent  
Rear single storey extension

18/28756/TWT                      SPLIT DECISION  
15 Park Drive, Trentham, Stoke on Trent  
TPO No 130 of 1983 + TPO No 336 of 2005: T2, Ilex sp. (Holly) – crown lift to clear adjacent garage as appropriate; T3, Acer, sp. (Sycamore) – 15% Crown Thin; T4, Salix sp. (Goat Willow) – Fell; T5, Pinus sp. (Pine) – selective root prune to allow driveway reinstatement

18/28471//TCA                      APPROVED  
Trentham Leisure Limited, Stone Road, Tittensor

Trentham Conservation Area: Carry out works to woodland on Whitmore Road as detailed in Bartlett Consulting tree works schedule as submitted in support of this notification

18/28470/TCA APPROVED

Trentham Leisure Limited, Stone Road, Tittensor

Trentham Conservation Area: Carry out works within Trentham estate as detailed in tree works schedule submitted in support of this application

18/27818/TCA APPROVED

Holmes Farm, Ridding Bank, Hanchurch

Hanchurch Conservation Area: 1 x Fraxinus sp. (Ash) + 1 x Acer sp. (Field Maple) + 2 x Sorbus sp. (Whitebeam) – Crown Reduction by 1.5 metres and crown lift where appropriate up to 3 metres

**P18/47 Planning Applications Withdrawn and Notices of Appeal**

No notifications had been received of any applications being withdrawn or appealed..

**P18/48 Date of Next Meeting**

The next meeting of the Planning Committee will be held on Thursday 25 October 2018 in Swynnerton Village Hall, following the meeting of Swynnerton Parish Council at 7.15pm. The Chairman thanked everyone for attending and declared the meeting closed.

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.Cllr F Cromey, Chairman

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Date