

Chairman - Councillor B M Cross

Present (for all or part of the meeting):-

Councillors:

F Beatty	E G R Jones
A G Cooper	W J Kemp
A T A Godfrey	G P K Pardesi
J Hood	C V Trowbridge

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr S Turner	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

PC33 Apologies

Apologies for absence were received from Councillors A P Edgeller (Substitute C V Trowbridge), A D Hobbs (Substitute A T A Godfrey), P W Jones (Substitute F Beatty), B McKeown and M Phillips.

PC34 Declaration of Interests/Lobbying

Councillor A T A Godfrey declared that he would be speaking as the Local Ward Member in respect of Application Number 20/33158/FUL and would not be participating in the discussion and voting thereon.

Councillor A T A Godfrey left his place at the table at this point and took his seat in the public gallery.

PC35 Application 20/33158/FUL - Proposed development consisting of ten self contained apartments with two self contained staff units for C3(b) use (supported housing) together with new access - Site of former Truview, 12 Sandon Road, Stafford ST16 3ES

(Recommendation approve, subject to conditions and a Section 106 Agreement).

Considered the report of the Head of Development regarding this matter.

The Development Manager circulated the Design Advisor's entire consultation response to the Committee.

At the invitation of the Chairman, Councillor A T A Godfrey, Common Ward Member, addressed the Committee and raised the following issues:-

- Represented neighbours who objected to the proposals
- The proposals would lead to a reduction in direct sunlight and weakened daylight
- There would be a reduction in the quality of life with additional shadowing amounting to an extra three hours per day
- The number of car parking spaces was inadequate and would make the current situation worse
- The proposals would lead to additional noise, nuisance, and traffic
- There were concerns of additional flooding in the area
- The existing Victorian drainage infrastructure for the area was inadequate to cope with the additional demands of the development
- It was not a suitable use for the land
- There would be on-going harm to existing properties from the building works
- Queried whether the proposals matched the legal proximity for their age
- The building should not be a detriment to the area and was too large for the road
- This area was important for Stafford
- Suggested a Site Visit or requested that the application be refused

The Committee discussed the application and raised a number of issues, including:-

- The proposals were not in keeping with the area as it was a brand new building amongst former factory properties
- Concern that the Design Advisor was critical of the proposals
- Clarification of the current three storey building in the area
- Clarification applicants were not routinely consulted over consultee responses as they were available on the Council's website
- Concern that the proposals did not meet the current Government Guidance on Design
- Clarification that there was currently a wide mix of designs in the local area and that the Design Advisor had not fully appreciated the proposed use for supported living
- Clarification that Condition Numbers 11 and 12 sought to control the materials used for the proposals
- Clarification that the six inch gap between walls was likely to be a matter for Building Control and not the Committee
- Concern that there should be an entrance to the development on Sandon Road
- Clarification that there was no mechanism to advise the applicant to re-design the proposals without affecting the approval
- Concerns over massing and flooding due to the Victorian infrastructure

- Clarification that there were no objections by the Environment Agency or Lead Local Flood Authority
- Clarification of the visual jarring of the road junction
- Clarification that the Design Advisor was supportive of the proposals once the use for supported living had been fully understood

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A G Cooper, that Planning Application Number 20/33158/FUL be approved, subject to the Conditions as set out in the report of the Head of Development and a Section 106 Agreement.

On being put to the vote the amended proposal was declared to be carried.

RESOLVED:- that Planning Application Number 20/33158/FUL be approved, subject to the Conditions as set out in the report of the Head of Development and a Section 106 Agreement.

Councillor A T A Godfrey re-took his place at the table at this point.

PC36 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeal decision had been received:-

App No	Location	Proposal
20/32426/FUL Appeal Dismissed	73 Oxford Gardens Stafford	Replace existing garage with a self contained one bedroom flat

CHAIR