

Vice Chairman - Councillor E G R Jones – In the Chair

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

Councillors:

A G Cooper

J Hood

B McKeown

G P K Pardesi

C V Trowbridge

Also in attendance - Councillor M J Winnington

Officers in attendance:-

Mr R Wood	-	Development Lead
Mrs V Blake	-	Senior Planning Officer
Miss L Collingridge	-	Solicitor
Mrs R Hurst	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

#### **PC68 Apologies**

Apologies for absence were received from the Chairman, Councillor B M Cross (Substitute C V Trowbridge), Councillors F Beatty, A P Edgeller, A D Hobbs and M Phillips.

#### **PC69 Declarations of Interest/Lobbying**

Councillor J Hood declared that she would be speaking as the Local Ward Member in respect of Application Numbers 21/34338/FUL and 21/34339/ADV and would not be participating in the discussion and voting thereon.

Councillors A G Cooper, J Hood, E G R Jones, B McKeown and G P K Pardesi declared that they had been lobbied in respect of WKS2/00096/EN20 – Land at Redhill, Stone.

#### **PC70 Application 21/34168/FUL - Proposed detached dwelling and access following planning permission 18/29029/FUL - Land on the Site of The Old Cottage, Almshouse Croft, Bradley, Stafford, Staffordshire**

(Recommendation refuse).

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

The Development Lead reported upon additional representation received from a Planning Consultant on behalf of the applicant which raised a number of issues and necessitated the need to defer the application.

It was then moved by Councillor A G Cooper and seconded by Councillor C V Trowbridge that Planning Application Number 21/34168/FUL be deferred.

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

RESOLVED:- that Planning Application Number 21/34168/FUL be deferred.

*Councillor J Hood left her place at the table at this point and took her seat in the public gallery.*

**PC71      Application 21/34338/FUL - Proposed alterations and refurbishment to convert existing showroom to a Starbucks Drive Through, including external layout alterations, new signage and landscaping. In conjunction with 21/34339/ADV- Dans Motorcycle Showroom, The Fillybrooks, Stone, Staffordshire, ST15 0PT**

(Recommendation Approve, subject to the applicant first entering into a Planning Obligation to secure a financial contribution towards a Travel Plan monitoring fee and conditions).

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

Public speaking on the matter was as follows:-

Mr W Clarke raised the following points during his objection to the proposal:-

- Lived opposite the proposed development
- The signage should fit in with the local surroundings of the Green Belt
- The report concerning the proposed Totem Pole was misleading and its impact was subjective
- Reference to an appeal by KFC was not relevant
- The proposed Totem Pole would have a detrimental impact on local housing

Mr Daren Burney raised the following points during his support for the proposal:-

- The proposal brought an existing building back into use
- The proposal had been thoroughly assessed and recommended for approval
- The call-in referred to the detrimental affect on the residential amenity, but the nearest houses were 30m away

- Environmental Health had no objections
- There was already a business in the location before the houses were constructed
- The proposal included improvements to pedestrian access
- The proposal included safety, landscaping, hardstanding, electric car charging, footpath improvements and recycling
- The signage was standard corporate branding
- The proposal would support the local economy by providing additional employment
- The site was suitably designed both ecologically and arboriculturally

At the invitation of the Chairman, Councillor J Hood, Walton Ward Member, addressed the Committee and raised the following issues:-

- The call-in applied to both this application and Application Number 21/34339/ADV for advertisement consent
- The proposed Starbucks Drive through was not in a suitable location
- Quoted Paragraph 87 of the National Planning Policy Framework
- There were numerous alternative coffee shops within Stone
- A drive through coffee shop would not be beneficial to the local area
- Although the pavement would be widened, the road was very busy with heavy goods vehicles and the HS2 railhead would only exacerbate the situation
- A 9m high Totem Pole would cause harm to the visual amenity of the area
- The illuminated Totem Pole sign would be incongruous and tower over the green belt
- The illumination would be confusing to bird life
- Quoted a typical menu for a drive through Starbucks which would require on-site cooking
- The proposal would lead to more cars in the area
- Requested the Committee to use mitigation measures for the proposal

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

- Clarification that the signage for the scheme was the subject of separate Application Number 21/34339/ADV for advertisement consent
- Clarification of the number of parking spaces provided on site
- Clarification of the number of vehicular waiting spaces on the site
- Confirmation of the Transport Statement of the Highways Authority
- Statement from the Highways Authority
- Clarification of the nearest bus stop
- There was already a business located at the premises
- Clarification of the Service Yard

- Clarification that no heavy goods vehicles would be able to use the facilities

It was then subsequently moved by Councillor C V Trowbridge and seconded by Councillor G P K Pardesi that Planning Application Number 21/34338/FUL be approved, subject to the applicant first entering into a Planning Obligation to secure a financial contribution towards a Travel Plan monitoring fee (via a Section 106 agreement) and subject to the Conditions as set out in the report of the Head of Development.

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

RESOLVED:- that Planning Application Number 21/34338/FUL be approved, subject to the applicant first entering into a Planning Obligation to secure a financial contribution towards a Travel Plan monitoring fee and conditions and subject to the Conditions as set out in the report of the Head of Development.

**PC72      Application 21/34339/ADV - Proposed 4 No. fascia sign, 1 No. totem pole (other 1), 2 No. directional signs (other 2 and 3), and 2 No. menu boards (other 4 and 5). In conjunction with 21/34338/FUL - Dans Motorcycle Showroom, The Fillybrooks, Stone, Staffordshire, ST15 0PT**

(Recommendation Approve, subject to conditions).

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

The Senior Planning Officer reported upon an additional neighbour representation received in respect of the proposals.

Public speaking on the matter was as follows:-

Mr W Clarke raised the following points during his objection to the proposal:-

- Clarification of the significant detrimental impact that the proposals would have on his property

Mr Daren Burney raised the following points during his support for the proposal:-

- The proposed signage was of standard corporate images
- There were two properties located opposite the proposal with only one window directly affected
- The remainder of the properties were further down the road
- Offered to talk to neighbours to mitigate the effects of the signage

At the invitation of the Chairman, Councillor J Hood, Walton Ward Member, addressed the Committee and raised the following issues:-

- The 30 feet high Totem Pole sign would be overbearing
- Some traffic travelling south on the A34 would be tempted to u turn into the drive through
- Referred to a McDonalds in Chester that was forced to remove its iconic arches due to visual amenity
- The light pollution arising from this proposal was not acceptable
- The proposal was on a dangerous stretch of road
- Requested the Committee to refuse the proposed Totem Pole sign and subdue the lighting

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

- Clarification that under Advertisement Consent Regulations a split decision could be made and therefore there was provision to only refuse the Totem Pole sign
- Clarification that the only control the Committee had to refuse the proposal was in relation to visual amenity and highway safety
- The signage on the large Totem sign would have an ecological impact upon the area
- Clarification that there was a Totem Sign at the petrol station to the north
- Clarification that the Totem Sign would be 1m above the height of the of the existing building
- Confirmation that the overall lighting for the scheme was controlled under Condition 11 of Planning application No 21/34338/FUL

It was then subsequently moved by Councillor B Mckeown and seconded by Councillor A G Cooper that Planning Application Number 21/34339/ADV be approved, with the exception of the 1 no Totem Pole sign, subject to the Conditions as set out in the report of the Head of Development.

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

RESOLVED:- that Planning Application Number 21/34339/ADV be approved, with the exception of the 1 no Totem Pole sign subject to the Conditions as set out in the report of the Head of Development. The 1 No. Totem Pole be refused on the basis of its prominent location, excessive height, illumination and consequently appearing incongruous

*Councillor J Hood re-took her place at the table at this point.*

**PC73      Application 21/34722/HOU - Proposed construction of single storey detached double garage within front garden to be linked to existing hard surfaced drive and all surrounding hedges and shrubs to be retained to screen new garage - Willowdene, Rectory Lane, Haughton, Stafford, ST18 9HU**

(Recommendation approve, subject to conditions).

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

Public speaking on the matter was as follows:-

Mr Greg Neupauer raised the following points during his support for the proposal:-

- Aware of the objections to the proposals
- The garage would be hidden by the shrubbery
- There only view of the house was from the driveway
- The natural hedgerow would be retained
- The proposals would be sensitive to the local area
- The proposals were not for commercial use
- Consulted neighbours who were happy with the proposals
- There were other properties in the area that had constructed similar garages
- There were no highway safety issues
- The alterations to the property had been undertaken by the previous owner

At the invitation of the Chairman, Councillor M J Winnington, Seighford and Church Eaton Ward Member, addressed the Committee and raised the following issues:-

- Spoke on behalf of Councillor R M Sutherland who had called in the application
- Haughton Parish had objected to the proposals
- The proposals were not visible from the road
- Neighbours had not objected to the proposals
- The proposal was opposite a school

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

- An explanation of the differences between this proposal and similar garages in the area
- Clarification of the design guidance relating to this proposal
- Clarification that the report, on balance, concluded that the proposals would cause sufficient harm

- Queried as to why the retention of the existing hedge that would screen the garage could not be retained
- Confirmation that there were no highway objections
- Clarification that there was sufficient room to park one car inside of the proposed garage and one in the driveway
- Confirmation that the proposed garage was detached, it was not in a prominent position and it was not incongruous to the area
- Confirmation that the foliage could be secured by Condition

It was then subsequently moved by Councillor C V Trowbridge and seconded by Councillor G P K Pardesi that Planning Application Number 21/34722/HOU be approved subject to an additional landscaping / planting condition for the following reasons:-

- 1 The proposed detached garage by reason of its scale and screening provided by the boundary wall and foliage would mitigate the visual impact of the garage. The garage would therefore not appear as a prominent and incongruous feature within the Rectory Lane streetscene in accordance with policy N1.

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

RESOLVED:- that Planning Application Number 21/34722/HOU be approved to the retention of the planting scheme along the frontage of the property, the conditions for which to approved in writing by the Local Planning Authority.

## PC74 Planning Appeals

Considered the report of the Head of Development (**V1** 07/01/22).

Notification of the following appeals had been received:-

App No	Location	Proposal
<b>21/34390/FUL</b>  <b>Delegated Refusal</b>	The Hough Retail Park Foxearth Sports Prestige Lichfield Road	Retrospective application for proposed amendments to site layout to allow for additional gravelled vehicle display areas and proposed grassed area.
<b>21/34448/HOU</b>  <b>Delegated Refusal</b>	6 Manor Farm Barns Shebdon Road High Offley	Single-storey rear extension
<b>20/33100/FUL</b>  <b>Non-Determination</b>	The Old Rectory Fradswell Lane Fradswell	Removal of condition 1 on application 86/19678/REM

*The Committee were informed that the case Officer was not available to present the following two items and it was therefore necessary to defer consideration them both to the next meeting.*

**PC75      WKS3/00187/EN21- 15 Old Road, Stone**

RESOLVED:- that consideration of the matter be deferred to the next meeting.

**PC76      WKS2/00096/EN20 - Land at Redhill Road, Stone**

RESOLVED:- that consideration of the matter be deferred to the next meeting.

CHAIR