

Chairman - Councillor B M Cross

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

Councillors:

A T A Godfrey

J Hood

E G R Jones

P W Jones

W J Kemp

B McKeown

G P K Pardesi

M Phillips

C V Trowbridge

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr R Wood	-	Development Lead
Miss V Barraclough	-	Planning Support Lead
Mr S Turner	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

PC27 Apologies

Apologies for absence were received from Councillors A G Cooper, A P Edgeller (Substitute C V Trowbridge), A D Hobbs (Substitute A T A Godfrey) and R Kenney.

PC28 Declaration of Interests/Lobbying

Councillor C V Trowbridge declared that she would be speaking as the Local Ward Member in respect of Application Number 20/32128/FUL and would not be participating in the discussion and voting thereon.

Councillor C V Trowbridge left her place at the table at this point and took her seat in the public gallery.

PC29 Application 20/32128/FUL - Proposed extension over existing wing - Rowley House Nursing Home, 26 Rowley Avenue, Stafford, ST17 9AA

(Recommendation approve, subject to conditions).

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

The Committee viewed the proposal from Rowley Avenue, Sandown Croft and 27 Rowley Avenue, Stafford.

The Committee arrived at the site at 9.42 am, departed at 10.29 am and reconvened at the Civic Centre at 12.15 pm.

The Development Manager reported upon the receipt of additional information provided by the applicant and three further letters of objection.

Public speaking on the matter was as follows:-

Mr K Howe raised the following points during his objection to the proposal:-

- Lived at No 1 Sandown Croft
- Represented 6 local objectors
- Objected to the proposal on the grounds of over dominance and loss of trees
- The property was now three times its original size
- There was less than 1m away from the neighbouring boundary wall
- The top of the walls and ground floor could also be seen clearly from neighbouring properties
- There was 18m between opposing principal windows
- There would be no privacy for any of the rear gardens
- Being in the conservatory would be similar to being in a goldfish bowl
- The proposed parking spaces were not ideal
- Requested the Committee to reject the application

At the invitation of the Chairman, Councillor C V Trowbridge, Rowley Ward Member, addressed the Committee and raised the following issues:-

- Referred to a photograph of an ambulance reversed into the nursing home during the weekend
- The road was fully blocked on school days and the proposals for parking were unworkable
- There was a lack of usable outside space
- The size of the proposal was out of keeping with the local area and the property had already outgrown its footprint
- The proposal was therefore contrary to Policy N1 of the Plan for Stafford Borough
- The proposals would result in the nursing home losing garden space and the smoking area
- Many of the proposed windows would overlook neighbouring properties
- Trees would need to be felled to accommodate the proposals, for which there was no justification
- The proposals would not allow for a sufficient turning circle for ambulances
- The nursing home had residents 24 hours a day that would overlook neighbouring properties
- Requested the Committee to refuse the proposal on the grounds that its excessive length, scale, massing, design and orientation of bedroom windows towards neighbouring properties, would result in an

unacceptable level of overlooking and a consequent loss of privacy to the to the occupiers of those properties thereby harming residential amenity, contrary to policies SP1, SP7, C3, N1 and the Supplementary Planning Document on Design to the Plan for Stafford Borough 2011 – 2031, together with national guidance.

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

- The overall impression of the proposal was one of massing and over utilisation of the area
- Clarification that the proposal did meet parking standards even though there would now be one less
- Confirmation that it was not critical to the proposal to have all of the parking spaces requested
- Concern over the removal of the “Keep Clear” area
- Concern that the extension would be overbearing
- Concern over the lack of privacy and the lack of storage for storage of hazardous materials
- Concern that the parking information in the report was not accurate and the gates could potentially exit onto the street

It was subsequently moved by Councillor M Phillips and seconded by Councillor E G R Jones, that Planning Application Number 20/32128/FUL be refused, on the grounds that the proposed first floor extension by reason of its excessive length, scale, massing, design and orientation of bedroom windows towards neighbouring properties, would result in an unacceptable level of overlooking and a consequent loss of privacy to the to the occupiers of those properties thereby harming residential amenity, contrary to policies SP1, SP7, C3, N1 and the Supplementary Planning Document on Design to the Plan for Stafford Borough 2011 – 2031, together with national guidance.

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

RESOLVED:- that Planning Application Number 20/32128/FUL be refused on the grounds that the proposed first floor extension by reason of its excessive length, scale, massing, design and orientation of bedroom windows towards neighbouring properties, would result in an unacceptable level of overlooking and a consequent loss of privacy to the to the occupiers of those properties thereby harming residential amenity, contrary to policies SP1, SP7, C3, N1 and the Supplementary Planning Document on Design to the Plan for Stafford Borough 2011 – 2031, together with national guidance.

Councillor C V Trowbridge re-took her place at the table at this point.

PC30 Application 19/31487/COU - Proposed change of use of concrete runway for storage of vehicles and associated perimeter fencing and landscape improvements - Land at former airfield, Hixon, Stafford, Staffordshire

(Recommendation approve, subject to conditions).

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

The Committee viewed the proposal from Stowe Lane.

The Committee arrived at the site at 10.55 am, departed at 11.43 am and reconvened at the Civic Centre at 12.15 pm.

The Development Lead reported upon the receipt of amended plans for the application that represented a material amendment to the proposal.

It was subsequently moved by Councillor E G R Jones and seconded by Councillor A T A Godfrey, that Planning Application Number 19/31487/COU be deferred.

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

RESOLVED:- that Planning Application Number 19/31487/COU be deferred.

PC31 Draft Planning Application Validation Criteria

Considered the report of the Head of Development (V4 3/8/21) that sought approval to adopt the updated version of the Validation criteria having made amendments after the completion of an 8 week consultation period. The Planning Support Lead reported upon an amendment to Validation Reference No 6 related to Cannock Chase Special Area of Conservation (SAC).

RESOLVED:- that the updated version of the Validation criteria be approved and adopted, subject to an amendment to Validation Reference No 6 related to Cannock Chase Special Area of Conservation (SAC).

CHAIR