

Councillor E G R Jones - Vice Chairman in the Chair

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

Councillors:

A G Cooper	P W Jones
A P Edgeller	W J Kemp
A T A Godfrey	R Kenney
A D Hobbs	M Phillips
J Hood	C V Trowbridge

Also present:- Councillors R A James and J K Price

Officers in attendance:-

S Turner	-	Legal Services Manager
S Wright	-	Development Lead
D Templeton	-	Senior Planning Officer
R Hurst	-	Principal Solicitor
J Dean	-	Democratic Services Officer

### **PC63 Apologies**

Apologies for absence were received from Councillors B M Cross (substituted by Councillor C V Trowbridge), B McKeown (substituted by Councillor R Kenney) and G P K Pardesi (substituted by Councillor A T A Godfrey).

### **PC64 Declarations of Members Interests/Lobbying**

Councillor M Phillips declared a personal interest in respect of Application No 21/34442/FUL.

### **PC65 Application No 20/32885/FUL - Pear Tree Farm, Cotwalton Road, Cotwalton**

(Recommend approval, subject to conditions).

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

Public speaking on the proposal was as follows:-

Mrs Clowes raised the following points during her support for the proposal:-

- Thanked the Officers for the recommendation to approve

- Had purchased the farm in question in 1980, family were not farmers
- Land had been converted into a farm in 1995 and sold to dairy farmers in 1999
- Staffordshire County Council Highways department raised no concern relating to access and parking provision
- Any noise/smell disturbance from farming operations could only be found when stood in outside yard
- Water on site was raised from boreholes and had never ran out
- Traffic in the area had increased since riding school had opened in the area
- Area had seen 9 barn conversions in past 20 years
- Proposal retained original brick barns with tile roofs
- Had applied for planning permission in 2020, two years ago - why so long?
- Prospective buyers were conscious of buying in the countryside
- This was the only farm in the area not to have applied for planning permission for development

Councillor R A James, Swynnerton and Oulton Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues whilst presenting a number of associated photographs:-

- Asked for deferral to allow Committee Site Visit
- Had grave concerns which warranted Members better understanding of the site
- Appreciated work of case officer in preparing the report, but disagreed with the recommendation
- Noted the reason for calling in the application, believed development would have far reaching issues if allowed
- Proposal saw overdevelopment on a grand scale with inappropriate massing
- Hadn't seen any artists impressions of the development, were the existing buildings to be demolished and rebuilt?
- Would proposal see a change of character to the existing barns using different materials?
- Roof heights would be altered
- Had concern over the layout and scale of the inadequate parking areas
- Access/egress were an accident waiting to happen
- No results from the desktop ground contamination study had been published
- Did the site contain asbestos, which would require specialist handling during its removal?
- Complaints in the area had increased over time
- Advocated refusal of the application
- If permission be granted the associated conditions must be adhered to
- Asked for 3 additional conditions to be added relating to provision of non-opening windows, excavation of the waste pit on site and the issue of a guide to rural living to potential occupants

The Interim Development Lead responded to a number of point raised by the Local Ward Member.

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

- Common sense must be used when driving on narrow country lanes
- Was a beautiful setting and a good use of redundant buildings
- Pleasing to see provision of 1-bedroom homes
- Location of passing places
- Former clay pit on site
- Clarification regarding on site parking provision
- Delays in application coming before Committee

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A P Edgeller that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application No 20/32885/FUL be approved, subject to the conditions as set out in the report of the Head of Development.

*The Committee took a short comfort break at this point, during which the recording of the meeting was paused. On Members return the recording recommenced and having declared a person interest in this application Councillor M Phillips left her seat at the table, but remained in the room during consideration of the following application.*

**PC66 Application No 21/34442/FUL - Land at Former Garage Site, Read Avenue, Stafford**

(Recommend approval, subject to conditions).

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

Councillor W J Kemp, Coton Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues whilst presenting a number of associated photographs:-

- Was a drop in land height across the site
- Neighbours had not been consulted, was 'disgusted'
- Access was a public roadway, the land had been purposely left as a 'back-lane'
- Question accuracy of plan
- Concerned for the right of way access for 40 properties in the area
- Noted concerns of No22 and the associated fall in land height
- Would the entrance to the site be blocked? If so this would also affect the residents of Shelly Close

- The garages in question provided rear garden security
- The owners of the garages had not been consulted
- No8 Shelly Close had serious concerns relating to access
- No22 would like to be consulted by developer prior to works commencing
- Was no consultation with residents over provision of grassed areas
- Site was previously used as allotments
- Image 7 demonstrated a fall in land height causing drainage concerns

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

- Neighbour consultation had taken place and site notice erected
- No suggestion a barrier would be installed to block access
- Police liaison officer raised no objections to the proposal

During the debate Members proposed that the following extra condition be added, should the application be approved:-

Before any above ground construction works are commenced, details of the height, type and position of all site and plot boundary walls, retaining walls, fences and other means of enclosure to be erected on or around the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall thereafter be provided before the development is first brought into use and be retained a such.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A P Edgeller that the application be approved, subject to the conditions as set out in the report and the extra condition as proposed.

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

RESOLVED:- that planning application No 21/34442/FUL be approved, subject to the conditions as set out in the report of the Head of Development and the following additional condition:-

Before any above ground construction works are commenced, details of the height, type and position of all site and plot boundary walls, retaining walls, fences and other means of enclosure to be erected on or around the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall thereafter be provided before the development is first brought into use and be retained a such.

Reason:- To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough)

*Councillor M Phillips re-took her seat at the table for consideration of the following matter.*

## **PC67 Planning Appeals**

Considered the report of the Head of Development (**V1** 28/01/2022).

Notification of the following appeals had been received:-

### **(a) New Appeals**

<b>Application reference</b>	<b>Location</b>	<b>Proposal</b>
<b>21/34182/HOU Delegated Refusal</b>	15 Balaams Lane Moss Gate Stone	Erection of wooden bike store on current hardstanding driveway to the front
<b>20/32128/FUL Committee Refusal</b>	Rowley House Nursing Home 26 Rowley Avenue Stafford	Extension over existing wing

### **(b) Appeal Decisions**

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>20/33273/HOU Appeal Dismissed</b>	Bracken Barn Long Lane Haughton	Replacement of windows and doors with UPVC

CHAIR