

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

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

Councillors:

F Beatty	W J Kemp
A G Cooper	B McKeown
A P Edgeller	G P K Pardesi
A D Hobbs	M Phillips
J Hood	C V Trowbridge

Also in attendance - Councillor C A Baron

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs V Blake	-	Senior Planning Officer
Mr S Turner	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

PC59 Apologies

Apologies for absence were received from the Chairman, Councillor B M Cross (Substitute C V Trowbridge) and Councillor P W Jones Substitute (Councillor F Beatty).

PC60 Declarations of Interest/Lobbying

Councillor F Beatty declared a Personal Interest in respect of Application Number 21/33986/FUL as a Member of the Sow and Penk Drainage Board.

PC61 Application 21/33986/FUL - Proposed enabling works including demolition and clearance of existing structures (retrospective), remediation, restoration and reprofiling of land, opening and realignment of culvert, and associated works - Former General Electric/ Alstom Premises, Lichfield Road, Stafford, Staffordshire

(Recommendation approve, subject to conditions).

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

The Senior Planning Officer reported upon a number of amendments to Condition No 10.

Public speaking on the matter was as follows:-

Mr R Barnes raised the following points during his support for the proposal:-

- Thanked Officers for the report
- Outline permission for the site was granted in October 2021
- Good progress had been made on the site so far
- There was a separate planning permission for the access
- There would be a final application for delivery
- This application was solely for enabling works and there was nothing above ground
- There was nothing different in respect of the residential development
- This proposal would enable works to start quickly
- All environmental considerations were subject to Conditions
- This proposal would allow the brownfield site to be remedied

At the invitation of the Chairman, Councillor C A Baron, Forebridge Ward Member, addressed the Committee and raised the following issues:-

- The site had already been given permission for development
- There were underground air raid shelters on the site
- The ground works would be noisy, as were the demolition works
- Some residents have suffered cracks in the walls following the demolition works, for which the developer had refused to accept responsibility
- Requested that residents be provided with noise monitors to protect against the ground works
- The previous demolition works were intolerable and not fair

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

- Confirmation that the Construction Management Plan would include noise and vibration monitoring equipment, particularly on all of the site boundaries
- Confirmation that the proposed preparatory groundworks were likely to be less impactful than the demolition phase
- Hopeful that the site layout would replicate the layout of what had been on the site previously
- Confirmation that the trees covered by Protection Orders were safeguarded under Conditions 6 and 7
- Clarification over the Flood Risk Assessment and future plans for a Balancing Lake and Culvert
- Confirmation that an Archaeological Technical Note had been submitted with the application

- Concerns that flooding on the site could terminate in the bowling green
- Concerns over the potential contamination of the soil
- Confirmation that the Environment Agency had inspection powers for the remediation of the site
- Confirmation that Condition No 5 included a Risk Assessment within the Remediation Strategy
- Clarification that Informative No 3 covered the issue of sewerage
- Clarification that sequencing for the provision of a Culvert could not be conditioned

It was then subsequently moved by Councillor C V Trowbridge and seconded by Councillor F Beatty that Planning Application Number 21/33986/FUL be approved, subject to the Conditions as set out in the report of the Head of Development together with the amendments to Condition No 10.

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

RESOLVED:- that Planning Application Number 21/33986/FUL be approved, subject to the Conditions as set out in the report of the Head of Development and the following amended Condition 10:-

10. The development shall be carried out in accordance with the following documents, except insofar as may be otherwise required by other conditions to which this permission is subject:
 - CEMP - Construction Environment Management Plan -18560-RLE-20-XX-RP-O-0020 Rev C,
 - Technical Note - Culvert Capacity and Flood Risk - 19561-RLL-21-XX-TN-C-001 Rev C01,
 - Flood Risk Assessment Summary Note,
 - Proposed Open Watercourse Cross Section - 19561-RLL-20-SK-DR-C-0100 P3,
 - Proposed Open Watercourse Plan 19561-RLL-20-00-DR-C-0101 P3,
 - Remediation Strategy -18560-RLE-20-XX-RP-O-0011 Rev A.

PC62 Planning Appeals

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

Notification of the following appeal decisions had been received:-

App No	Location	Proposal
21/33783/FUL Appeal Dismissed	Downside Garshall Green Lane Garshall Green	Erection of a detached dwelling
20/32391/FUL Appeal Dismissed	203 Prospect Road Stafford	Change of use from grass land to residential to form domestic garden area. Side and rear two storey extension, single storey kitchen extension, new boundary fence with gates and driveway
20/32679/FUL Appeal Dismissed	6 Mill Farm Barns Mill Street	Retrospective application for the retention of existing fence and the erection of fence adjacent to Redhill Road
21/33855/FUL Appeal Dismissed	Adjacent To Stallington Grange Farm Grindley Lane	Demolition of existing redundant outbuildings and erection of new dwelling.
20/33592/HOU Appeal Dismissed	The Croft Church Lane Gayton	Alterations and extensions to a single storey dwelling to form a two storey dwelling (resubmission of withdrawn application 20/33176/HOU)

The Committee commented upon the following appeal decisions:-

- 20/32391/FUL - 203 Prospect Road, Stafford
- 20/32679/FUL - 6 Mill Farm Barns, Mill Street

CHAIR