

Councillor R M Sutherland (Vice-Chairman)

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

Councillors:

C A Baron

G R Collier

I E Davies

R J Draper

E G R Jones

P W Jones

A J Perkins

J K Price

G O Rowlands

C V Trowbridge

Also present - Councillors R A James and K S Williamson

Officers in attendance:-

Mrs E McCook - Development Lead

Mrs S Brown - Senior Planning Officer

Mr S Turner - Principal Solicitor

Mr J Dean - Democratic Services Officer

PC127 Minutes

Minutes of the Large Scale Major Application meeting held on 3 January 2018 were submitted and signed.

PC128 Apologies

Apologies for absence were received from Councillors M G Dodson and A S Harp.

PC129 Declarations of Member's Interests/Lobbying

Councillor A J Perkins indicated that he would be speaking as Ward Member during consideration of Applications 17/23782/FUL and 17/27672/HOU.

PC130 Application No 17/27382/FUL - Land Adjacent to 24 The Croft Off (Site 2) Church Lane, Hixon

(Recommend approval, subject to S106 agreement and conditions).

Considered the report of the Head of Economic Development and Planning regarding this matter.

The Development Lead reported an amendment to the recommendation as set out in the report:-

Approval subject to a Deed of Variation to the original S106 to provide 30% affordable housing, financial contributions to mitigate the impact on the Cannock Chase Special Area of Conservation, off site open space, sport and recreation provision and education provision'

Public speaking on the matter was as follows:-

Mr M Kelly raised the following point during his objection to the proposal:-

- Thanked the Committee for the opportunity to speak
- Quoted from the Hixon Neighbourhood Plan (with particular reference to bungalows)
- Local Plan was adopted into Stafford Plan in 2016
- Proposal failed to meet objectives
- Was no reason why bungalows could not be built instead
- Quoted from Part 3 of the Local Plan
- Committee don't have to accept the plans
- Proposal demonstrated dull, uninspiring, repetitive themes
- Was important to ensure local views were reflected
- If approved wrong message would be sent
- Developer could 'do better'
- Urge Committee to refer the application back to the Developer

Councillor A J Perkins, Haywood and Hixon Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Noted 2016 approval
- Quoted Council's Conservation Officer
- Quoted Policy 2 of Hixon Local Plan
- Development was of poor, unimaginative design, with no bungalows proposed
- Was surprised Council's Design Officer was not consulted
- Development was at the entrance to the village and was clearly visible
- Respectfully suggest the aims of the Hixon Local Plan be adhered to

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

- Policy 2 of the Hixon Local Plan
- Weigh/influence of the adopted local plan

It was subsequently moved by Councillor J K Price and seconded by Councillor C A Baron that the application be deferred pending redesign to comply with the Hixon Neighbourhood Plan.

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

RESOLVED:- that planning application No 17/27383/FUL be deferred to reconsider design and house types in line with the Hixon Neighbourhood Plan.

PC131 **Application No 17/27672/HOU - Hilthwaite, Main Road, Great Haywood, Stafford, ST18 0SU**

(Recommend refusal).

Considered the report of the Head of Economic Development and Planning regarding this matter.

The Senior Planning Officer highlighted a typographical error on page 22 of the agenda – ‘approve’ to read ‘refuse’.

Public speaking on the matter was as follows:-

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

- Proposed extension was to house Father, allowing independent living
- Had lived in the village for over 30 years
- Preferred to remain rather than move to another area
- Site was ¼ acre, set well back from the highway
- Would require a gap in the aforementioned trees to be seen from the Shugborough Estate
- Extension would only be seen fleetingly when driving past
- Balcony was recessed into the roof
- Proposal was not detrimental to the area, was sympathetic and proportional to the size of the plot and would add character to the location
- Noted design of nearby chapel
- Had sought and adhered to pre-planning advice

Councillor A J Perkins, Haywood and Hixon Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- (Referred to Photo Plan)
- Had listened to comments of supporter
- Were no objectors
- Noted row of conifers shading view from Shugborough Park
- Nearby railway/canal/river also screened by trees
- Proposal was well back from the highway

- Dwelling would not dominate the area or alter street scene
- Balcony was recessed into roof and was a positive design feature
- Quoted from Policy N1
- Asked for Committee to approve the application

It was subsequently moved by Councillor J K Price and seconded by Councillor C A Baron that the application be approved due to a lack of demonstrable harm to the surrounding area.

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

RESOLVED:- that planning application No 17/27672/HOU is in accordance with policy N1 and N9 and as such should be approved subject to conditions (to be agreed with chairman)

PC132 **Application No 17/27494/FUL – Belhaven, Long Lane, Derrington, Stafford, ST18 9LL**

(Recommend refusal).

Considered the report of the Head of Economic Development and Planning regarding this matter.

Prior to her presentation, the Development Lead reported an amendment to the proposed recommendation, to read:-

“Replacement detached dwelling with detached garage”

Public speaking on the matter was as follows:-

Mr J Hemmingsly raised the following points during his support for the proposal:-

- Was speaking on behalf of the applicant
- Gave a brief history of the site
- Was seeking permission for a replacement dwelling
- Series of previous permissions detailed
- Proposal was effectively a (complete) re-build
- Reported removal of previously standing internal walls
- Quoted Officers report (page 29)
- Applicant accepted should have taken advice before proceeding

Councillor R M Sutherland, local Ward Member in respect of this application, had had previous contact with the applicant as he spoke on the original application. His comments were intended to clarify that he had had no contact with the applicant on the **current** application and that he had not pre-determined the proposal.

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

- Position of proposal in relation to previous dwelling
- Could not allow planning process to be circumvented
- Relevance of proposed increase in footprint
- Conflict(s) with planning policy

It was subsequently moved by Councillor J K Price and seconded by Councillor I E Davies that the application be approved, subject to conditions.

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

RESOLVED:- that planning application No 17/27494/FUL be approved subject to conditions with regard to approved plans, materials, hrs of operation, obscure glazed windows, parking and turning areas, visibility splays, bird boxes and removal of PD rights (to be agreed with chairman)

PC133 **Application No 17/26727/FUL - Meadow Butts, Highlows Lane, Yarnfield, Stone, ST15 0NP**

(Recommend approval, subject to conditions).

Considered the report of the Head of Economic Development and Planning regarding this matter.

Prior to her presentation, the Senior Planning Officer noted an amendment to the Target Decision Date, to read 26 January 2018.

Public speaking on the matter was as follows:-

Mr R Holmes raised the following point during his objection to the proposal:-

- Thanked Committee for the opportunity to speak
- Reported 75% of local residents had signed a petition objecting to the proposal
- Would change the landscape of the area if approved
- Road in question was previously a bridleway
- Character of the area had not changed in years
- Highway was only wide enough for 1 car at a time
- Parents drop children off in the locality near to school
- Proposed business hours raised the potential for traffic accidents
- Queried provision of adequate parking (requested additional condition be added)
- Vehicles should not be allowed to park outside of the boundary of the development

- Only solution was for customers to park further away and walk to the proposed business

Mr A Walker raised the following points during his support for the proposal:-

- Noted 2 elements to the application, were no objections to the proposed sun room
- Proposed salon had prompted comments – all of which had been addressed
- Salon was limited to 2 customers at any time, governed by appointments
- Was a small low-yield family run business
- Quoted Planning Policy E1
- Residential amenity/character of the area would not be affected
- Environmental Health conditions were all acceptable
- Noted examples of similar businesses
- Highlighted Officers recommendation to approve
- Were no reasons to refuse, asked the application be approved

Councillor R A James, Swynnerton and Oulton Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Had no objection to the proposed sun room and use of the premises for business
- Referred to reason for call in
- Had concerns regarding increased traffic
(Displayed photographs of narrow lane)
- Noted shared drive
- Questioned how dogs would be controlled when leaving owners vehicles
- Asked for refusal of proposed business for safety reasons

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

- Lack of Highways objections
- Access/turning point/car parking spaces

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor J K Price 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 17/26727/FUL be approved, subject to the conditions as set out in the report.

PC134 **Planning Appeals**

Considered the report of the Head of Economic Development and Planning (V1 15/01/17).

Notification of the following appeals had been received:-

(a) Notified Appeals

Application Reference	Location	Proposal
17/26633/HOU Delegated Refusal	Broadmore Farmhouse Broadmore Lane Hixon	Demolition of existing single storey side building and the construction of a new two storey side extension
17/26514/HOU Delegated Refusal	Blacklake Farm 85 Hilderstone Road Meir Heath	Retention of 2 sheds
17/26465/FUL Committee Refusal	Land Rear Of Jesmonde Sandon Road Hilderstone	Detached dormer bungalow

(b) Decided Appeals

Application Reference	Location	Proposal
16/24841/HOU Appeal Allowed	The Granary Lower Heamies Farm Lower Heamies Lane	Retention of hardstanding, entrance gates and fencing

PC135 **Land at Station Road, Gnosall**

Considered the joint report of the Head of Economic Development and Planning the Head of Law and Administration (V1 15/01/17) considering the use of buildings and the land on which those buildings are located, for retail sales.

Councillor K S Williamson, Gnosall and Woodseaves Ward Member indicated that he fully supported the recommendation and requested that urgent action be taken regarding this matter.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor J K Price that the recommendation as set out in the report be approved.

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

RESOLVED:- that appropriate action be authorised to include all steps including the instigation of court proceedings and any work required to secure the cessation of the retail sales and the removal of wood products and other items for sale from the land.

PC136 Enforcement Quarterly Report

Considered a report setting out the ongoing authorised enforcement cases.

It was subsequently moved and seconded that the report be noted.

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

RESOLVED:- that the report be noted.

CHAIRMAN