

Councillor R M Sutherland (Chairman)

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

Councillors:

G R Collier	W J Kemp
I E Davies	D B Price
M G Dodson	J K Price
A S Harp	G O Rowlands
E G R Jones	C V Trowbridge

Also present - Councillor A M Loughran

Officers in attendance:-

Mrs E McCook	-	Development Lead
Mr M Alford	-	Principal Development Officer
Mr S Turner	-	Solicitor
Miss L Collingridge	-	Solicitor
Mr J Dean	-	Democratic Services Officer

PC113 Minutes

Minutes of the meeting held on 20 February 2019 were submitted and signed.

PC114 Apologies

Apologies for absence were received from Councillors C A Baron and B M Cross.

PC115 Declarations of Members Interests/Lobbying

Councillor E G R Jones indicated that he would be speaking as Ward Member in respect of Application No 18/29364/FUL and Item No 6(a) The Lakeside Tavern, Meaford Road, Stone

Councillor J K Price indicated that Application No 18/29036/FUL was located in the Stafford North Division, for which he was the Staffordshire County Councillor

Councillor A S Harp indicated that Item No 6(b) Stables, Wheatlow Brooks Road, Milwich was located in the Milwich Ward, for which he was the Ward Member

Councillor G O Rowlands indicated that he was local (Manor) Ward Member in respect of application No 18/29788/FUL, but would speak as a Member of the Committee

PC116 Application No 18/29036/FUL - 74 Co-operative Street, Stafford

(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 B Narcisi raised the following points during her support for the proposal:-

- Noted changing nature of the motor industry
- Closure of the garage would enable her husband to retire
- Proposal would enhance the area for local residents
- Scheme would provide more housing in area

The Committee discussed the application and queried the inclusion of an additional condition to include road sweeping during construction.

It was subsequently moved by Councillor J K Price and seconded by Councillor C V Trowbridge that the application be approved, subject to the conditions and the suggested additional condition.

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

RESOLVED:- that planning application No 18/29036/FUL be subject to the conditions as set out in the report of the Head of Development and the following additional condition:-

No demolition or construction shall be carried except in conjunction with the sweeping of the adjacent highways and public footways to remove dust and mud.

Councillor E G R Jones left the table and sat in the public gallery during consideration of the following application.

PC117 Application No 18/29364/FUL - Land Adjacent 104 Longton Road, Barlaston

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

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

At the conclusion of her presentation, the Development Lead Public speaking on the proposal was as follows:-

Mr T Earley raised the following points during his objections:-

- Previous outline approval was 'vague'
- Noted gaps to boundary edge – was not the case
- Was wider than the original application proposed
- Would be built right up to boundary edges
- Was no access into the site
- Proposal would be 'shoe-horned' in, was too ambitious for the site
- Would have a devastating impact on neighbouring properties, would be overbearing
- Boundary hedge belonged to No 102, not No 104 Longton Road
- Noted relocation of nearby electrical supply pole
- Asked that the application be resubmitted following redesign
- Noted associated balcony and impact on neighbours privacy
- Balcony could be replaced in a 'Juliet' style

Councillor E G R Jones, Barlaston Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Noted strong case made by the objector
- Application followed on from previous outline application
- (Detailed reason for previous call in)
- Concerns remained regarding massing on the site
- Scheme abutted both neighbours and would have significant adverse impact
- Applicant needed to reduce size of the property
- Referred to 'overhand building technique' as detailed on page 19 of the agenda
- (Displayed photographs)
- Was no room to move around the site
- Electrical supply had recently been moved and was not referred to in the report
- Had concerns regarding adverse impact on privacy caused by the balcony
- Application should be referred back for redesign

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

- Size of the site in question
- Design of the proposed dwelling

It was subsequently moved by Councillor W J Kemp and seconded by Councillor J K Price that the application be deferred, pending a site visit by the Committee.

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

RESOLVED:- that planning application No 18/29364/FUL be deferred, pending a site visit by the Committee.

Councillor E G R Jones re-took his seat at the table

PC118 Application No 18/29788/FUL - New Burton House, Burton Bank Lane, Stafford

(Recommend approval, subject to conditions).

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

The Principal Development Officer reported receipt of 2 additional representations (from the same author) objecting to access to the site from Chestnut Drive.

Public speaking on the proposal was as follows:-

Dr A Hopkin raised the following points during her support for the proposal:-

- Was hoping to open a special day school for children
- Had a proven track record for setting up similar schools within Staffordshire
- Could bring quality provision and a choice for parents
- Hoped to engage with the local community
- Had listened to concerns regarding Chestnut Drive and had suggested an access plan
- Noted lack of comments raised by the Highways Authority
- Proposal was in accordance with adopted plans
- Asked Members to support the recommendation and approve the application

Councillor A M Loughran, Manor Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Majority of local residents were happy to see the building bought into use
- Overriding concerns related to traffic
- 'Highways Authority rarely commented on applications'
- Was pleased to see negotiations taking place regarding children accessing the site via Chestnut Drive
- Keen to ensure only taxis/minibuses used Chestnut Drive, and not larger buses/coaches
- Asked for provision of a notice 'No exit from site onto Chestnut Drive'

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

- Area needed a special school
- Site in question was 'a mess'
- Size of the car park, traffic would impact on local residents
- Concerns regarding access from Chestnut Drive

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor M G Dodson that the application be approved, subject to conditions and the suggested additional conditions.

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

RESOLVED:- that planning application No 18/29788/FUL be approved, subject to the conditions as set out in the report of the Head of Development and the following additional conditions:-

No demolition or construction shall be carried except in conjunction with the sweeping of the adjacent highways and public footways to remove dust and mud.

The use shall not commence unless and until a written sign has been erected within the site and adjacent to the vehicle access to Chestnut Drive, facing into the site and legible to drivers of vehicles, stating that no vehicles shall exit the site using that access.

Councillor E G R Jones left the table and sat at the table provided for Ward Members during consideration of the following matter.

PC119 Land Adjacent to the Lakeside Tavern, Meaford Road, Stone

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 04/03/19) updating the Committee following the resolution on 30 January 2019 to take appropriate enforcement action, regarding the introduction of further debris to the land, and seeking an amendment to the wording of the resolution to enable effective enforcement to be taken.

Councillor E G R Jones noted that this was a complicated matter concerning the removal of the tenant from the site.

It was subsequently moved by Councillor J K Price and seconded by Councillor A S Harp that 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 removal of the unauthorised hard-core and any unauthorised debris resulting from tipping and return the land to its original condition.

Councillor E G R Jones re-took his seat at the table

PC120 Stables, Wheatlow Brooks Road, Milwich, Stafford

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 04/03/19) considering the construction of a barn and the siting of a mobile home for residential use.

It was subsequently moved by Councillor A S Harp and seconded by Councillor D B Price that 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 removal of the mobile home and barn.

CHAIRMAN