

Chairman - Councillor R M Sutherland

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

Councillors:

C A Baron	W J Kemp
G R Collier	D B Price
I E Davies	J K Price
A P Edgeller	G O Rowlands
A S Harp	

Also present - Councillors L B Bakker-Collier and J A Barron

Officers in attendance:-

Mrs E McCook	-	Development Lead
Mrs T Brown	-	Small Scale Planning Officer
Mr I Curran	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

**PC27 Apologies**

Apologies for absence were received from Councillors B M Cross, M G Dodson, E G R Jones and C V Trowbridge (Substitute A P Edgeller).

**PC28 Declarations of Members Interests/Lobbying**

Councillor G R Collier indicated that he would be speaking as a Ward Member in respect of Application No 18/28273/HOU.

**PC29 Application No 18/28509/HOU - Proposed Single-storey side and rear extension - 78 Cannock Road, Stafford, ST17 0QQ**

(Recommendation approve).

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

The Committee viewed the proposal from the front, side and rear of 78 Cannock Road and from the side of 80 Cannock Road.

The Committee arrived at the site at 9.43 am departed at 10.00 am and reconvened at the Civic Centre at 11.45 am.

Public speaking on the matter was as follows:-

Mrs S Lovell raised the following points during her objection to the proposal:-

- Members would have noted whilst on site the large extensions to numbers 82 to 86 Cannock Road
- However none of the extensions overlooked principal windows
- Each case must be judged on its own merit
- This was a substantial extension
- The gardens to the properties were large
- The neighbours were powerless to prevent such extensions
- The property was in breach of SPD guidelines
- Requested if approved, that all side windows were of obscured glazing
- Bedroom no 4 would become a new principal window
- The hedge was previously removed without permission
- Applied for the removal of a Tree Preservation Order in order to take away a tree to make the drive wider as a result
- The rear dining room was a primary window

Councillor J A Barron, Weeping Cross and Wildwood Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Thanked the Committee for the site visit
- Hoped that Members realised the impact the proposal would have on the neighbouring property
- There was a large amount of land in the rear gardens
- The dining room window of the neighbouring property could not be made any larger
- There should be no windows facing other properties
- The lawn and hedge of 78 Cannock Road had been replaced without permission
- The design and the scale of the proposal was unacceptable

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

- Clarification that the works to the front garden of 78 Cannock Road had been undertaken under Permitted Development Rights
- Concern that the dining room of 80 Cannock Road would be darkened by the proposal
- There would be no over shadowing and no material planning reasons for refusal
- Concern over the breach of SPD
- The side extension was wrong
- An obscured glazed window could still be opened
- Clarification of the parts of the proposal that were acceptable under Permitted Development Rights

It was subsequently moved by Councillor J K Price and seconded by Councillor A S Harp that Application No 18/28509/HOU be approved subject to the conditions as set out in the report of the Head of Development.

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

RESOLVED:- that planning application No 18/28509/HOU be approved subject to the conditions as set out in the report of the Head of Development.

PC30 **Application No 18/27927/FUL - Proposed new detached dwelling on vacant site - Land at Alexandra Street, Stone**

(Recommendation approve).

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

The Committee viewed the proposal from the frontage of Meaford Avenue.

The Committee arrived at the site at 10.30 am departed at 10.40 am and reconvened at the Civic Centre at 11.45 am.

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

- Concern that this was a very tight site
- Clarification of the previous outline consent
- Clarification of the submitted red line plan
- The problems with on street parking in the area
- Clarification of parking provision
- Confirmation there were no Highway objections

It was subsequently moved by Councillor A S Harp and seconded by Councillor A P Edgeller that Application No 18/27927/FUL be approved subject to the conditions as set out in the report of the Head of Development.

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

RESOLVED:- that planning application No 18/27927/FUL be approved subject to the conditions as set out in the report of the Head of Development.

*Councillor G R Collier left the meeting at this point and attended as a Ward Member.*

PC31

**Application No 18/28273/HOU - Proposed Single storey extension to entrance hall and single storey orangery extension to living space at rear of property - 16 Westover Drive, Stone, Staffordshire, ST15 8TT**

(Recommendation approve).

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

The Committee viewed the proposal from the front and the rear of the property at Westover Drive and from 10 Parkhouse Drive.

The Committee arrived at the site at 10.50 am departed at 11.00 am and reconvened at the Civic Centre at 11.45 am.

Councillor G R Collier, St Michaels and Stonefield Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- The Committee had now visited the site and seen the topography of the area
- The proposal would be intrusive
- The proposed lantern would be very visible at night , especially in the Winter months
- Any development on this site would be intrusive to the neighbouring properties

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

- Concern that the lantern would be visible during the Winter months
- The side extension had been lowered
- The neighbours had increased the height of their decking
- The potential for landscaping and screening
- The need for any conditions concerning landscaping to be both proportionate and reasonable and for the Committee to determine whether there would be any demonstrable harm without them
- The preference for the neighbours to plant trees and shrubs to screen the site

It was subsequently moved by Councillor A S Harp and seconded by Councillor A P Edgeller that Application No 18/28273/HOU be approved subject to the conditions as set out in the report of the Head of Development.

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

RESOLVED:- that planning application No 18/28273/HOU be approved subject to the conditions as set out in the report of the Head of Development.

CHAIRMAN