

Chairman - Councillor R M Sutherland

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

Councillors:

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

Also present - Councillor A J Perkins

Officers in attendance:-

Mr I Curran	- Legal Services Manager
Mr M Alford	- Principal Development Officer
Ms S Poxon	- Development Lead
Mr G Pearce	- Tree Officer
Miss L Collingridge	- Contracts Solicitor
Mr J Dean	- Democratic Services Officer
Mr S Hawe	- Highways Department, Staffordshire County Council

**PC57 Minutes**

Minutes of the meeting held on 26 September 2018 were submitted and signed.

**PC58 Apologies**

Apologies for absence were received from Councillor J K Price (substitute S Learoyd).

**PC59 Declarations of Members Interests/Lobbying**

All Members indicated that they had been lobbied in respect of Application No 18/28351/FUL.

Councillor I E Davies indicated that she had been lobbied in respect of Application No 18/28952/COU.

PC60 **Application No 18/28952/COU – Glen Farm, Aston Hill, Aston by Doxey, Stafford**

(Recommend approval, subject to conditions).

Considered the report of the Head of Development regarding this matter. Following his presentation the Principal Development Officer proposed amendments to conditions 3 and 6 of the report.

Public speaking on the proposal was as follows:-

Mr L Cleaver raised the following points during his objections:-

- Was representing views of local people
- Had serious concerns regarding the impact on local communities
- Were not 'nimbys'
- Welcomed agricultural use of the site
- Proposal was a step too far
- Site located on a fast rural road, an extremely busy route into Stafford
- Road in question was in poor condition and already dangerous
- Was barely room for 2 cars to pass, road was 4.2m wide at its narrowest point
- HGV route passed by 2 primary schools
- Noted recent fatality of a horse on the road
- Noted downturn in stabling business
- Adding to number of HGV's on road would increase the number of accidents
- Invited the Committee to attend a Site Visit at the location

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

- Noted proposed change of use of agricultural buildings
- Proposal was on the site of an existing farmstead
- If permission granted would lead to creation of a rural business
- Lessees would live in adjacent house
- Noted positive comments received from SCC
- Traffic movements would be taken into account under the terms of any letting
- Re-modelling of the site noted
- Stated new highway signage would be provided

Councillor R M Sutherland, Seighford Ward Member, at the invitation of the Vice - Chairman addressed the Committee and raised the following issues:-

- Noted comments of the objector
- Was a narrow road with s-bends, used by cyclists and horse riders
- Noted recent serious accident in the area
- Proposed entrance was near to a blind bend
- Early morning sun was dangerous to drivers
- Roads leading to the units were also an issue
- Safety of local primary school children was a concern
- Noted weight restriction on Stafford Lane
- Quoted from National Planning Policy
- Had been no engagement with local community
- Requested a Committee site visit

Mr Simon Hawe, Highways Department, Staffordshire County Council, at the request of Members addressed the Committee and raised the following points:-

- Confirmed rationale behind SCC comments
- Noted proposed B8 use and associated vehicle movements
- Site was reasonably small in size
- Proposed HGV journey numbers were relatively low
- Likely that small vehicles would (ie vans) would use the site
- Had taken existing use of site into consideration
- Had no concerns in terms of NPPF
- Drivers should drive in accordance with the rules of the road
- Road was not too narrow, was reasonably wide
- Had been asked to be consulted, had made assessment and concluded no need to add conditions

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

- Had concerns over type of business to operate at the site
- Queried provision of 'pull – ins' on the road in question
- Benefits of bringing the site back into use
- Retention of adjoining buildings
- Management of the site

It was subsequently moved by Councillor G R Collier and seconded by Councillor E G R Jones 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 18/28952/COU be approved, subject to the conditions as set out in the report of the Head of Development and the amendments to conditions 3 and 6.

*Chairman - Councillor R M Sutherland - In the Chair*

PC61 **Application No 18/28351/FUL – The Green Man, Lea Road, Hixon**

(Recommend approval, subject to Section 106 agreement and conditions).

Considered the report of the Head of Development regarding this matter. Following her presentation, the Development Lead provided the following updates:-

- Clarification regarding ownership of the land to the South of the site
- Receipt of an additional neighbour letter objecting to the proposal
- Suggested amendments to conditions 3, 4 and 7
- Suggestion of Environmental Health Officer to add a condition relating to air handling units

Public speaking on the proposal was as follows:-

Mr M Kelly raised the following points during his objections:-

- Application was 'hasty'
- Owner had decided to close the business and retire
- Was no evidence of the pub being marketed
- Was an appetite for the pub in the local community
- Noted the associated Asset of Community Value listing
- Loss of pub would be detrimental to the village
- Application was not acceptable
- Noted concerns of Hixon Parish Council
- Referred to existing local stores
- Development was sited on the periphery of the village
- Quoted from Hixon's Neighbourhood Plan
- Access to the nearby caravan site was 'tight'
- Established hedgerows would be removed
- Parking requirements had not been met
- Was a 'cynical move to make a quick buck'
- Committee did not have to accept the recommendation
- Asked Members to support the local community
- Urged Committee to refuse the plans

Mr S Edgeller raised the following points during his support for the proposal:-

- Was representing the owners of the pub, the applicant and the builders
- Application accorded with NPPF and local plan
- A new shop in the area was long overdue
- Co-op would provide a modern store and 25 jobs
- Noted Co-op's Local Community Fund
- Referred to 64 letters received in support of the proposal
- Local survey stated  $\frac{3}{4}$  of local people would use the store
- Had worked with Officers to address those concerns raised
- No objections had been raised on highways grounds
- Were more parking spaces provided than at the Smithy Lane store
- Read prepared statement on behalf of the owner of the Green Man Pub

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

- Had spoken to many local residents with varying opinions on the proposal
- Had discussed the application with Planning Officers
- Had always been 2 shops in Hixon, new store could create competition for customers
- Was already a great deal of development in the area
- Highways Department had raised no objections and conditions had been met
- Were no objections raised by Environmental Health Department
- Would be a great benefit to the village
- Supported the Officers recommendation

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

- Pub had not been supported by local people
- Green Man PH was not a protected building
- Store would serve the community
- Access to associated caravan site

The Legal Services Manager provided clarification regarding the listing of the Green Man as an Asset of Community of Value.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A S Harp that the application be approved, subject to Section 106 agreement and 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 18/28351/FUL be approved, subject to Section 106 agreement and the conditions as set out in the report of the Head of Development and the amendments to conditions 3, 4 and 7.

PC62 **Application No 18/29133/TWT – Grimaud, 26 High Chase Rise, Little Haywood**

(Recommend refusal).

Prior to consideration of the report of the Head of Development the Legal Services Manager provided clarification regarding declarations of interest in respect of the Applicant who was a serving Member of the Council.

The Council's Tree Officer provided Members with a summary of the application and noted the grounds for the request to fell the tree. The previous applications in respect of the tree were detailed and it was stated that very little had changed since last submitted. Correspondence received from Jeremy Pert MP in support of the application was read out for Members information.

Councillor A J Perkins raised the following points during his support for the proposal:-

- Noted content of MP correspondence as detailed by the Tree Officer
- Referred to letter from GP addressing health concerns
- Confirmed tree had received substantial crown lifting since 2004
- Tree touched roof of house, branches brushed against windows
- Noted accumulation of litter associated to the tree
- Was not an amenity to anyone
- Referred to petition and neighbour letters in favour of removal of the tree
- Referred to felling of similar trees in Stone

*Following his representations Councillor Perkins left the room and was not present for the debate and voting thereon.*

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

- Estimated life span of the tree in question
- Dangers of setting a precedent by removing tree
- Lack of planning reasons to support request to fell

It was subsequently moved by Councillor G O Rowlands and seconded by Councillor A S Harp that the application be refused, as per 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 18/29133/TWT be refused, as per the reasons as set out in the report of the Head of Development.

**PC63 Planning Appeals**

Considered the report of the Head of Development (V1 08/10/18).

Notification of the following appeals had been received:-

(a) New Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>17/27761/PAR Delegated refusal</b>	Land Adjacent Mount Pleasant Farm Sandon Road	Prior approval of change of use from agricultural to a dwellinghouse (Class C3)
<b>18/28204/FUL Committee refusal</b>	Rose Villa Nursing Home 148 - 150 Eccleshall Road	Proposed two storey extension forming ten bedrooms with ensuite and new day room

(b) Appeal Decisions

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>17/27030/ANX Appeal Dismissed</b>	Spa House Blackwaters Road	Detached Annex
<b>18/28490/HOU Appeal Dismissed</b>	Netherfield 7 Barnes Croft Hilderstone	Extension of detached garage to form triple garage and new habitable room with toilet facilities on new first floor
<b>18/28047/HOU Appeal Allowed</b>	1 Impstones Gnosall Stafford	Living room extension
<b>17/26797/OUT Appeal Dismissed</b>	Land At Crossheads	Residential development- one dwelling - outline

PC64 **WKS2/00048/EN17 – 92 St Georges Parkway, Stafford**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 08/10/18) considering the introduction of a storage container to the front elevation of 92 St Georges Parkway, Stafford, without the benefit of planning permission.

It was subsequently moved by Councillor A S Harp and seconded by Councillor B M Cross 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 metal storage container.

CHAIRMAN