

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 |
| I E Davies | D B Price |
| M G Dodson | G O Rowlands |
| A S Harp | C V Trowbridge |

Also Present - Councillor A M Loughran - Manor Ward Member

Officers in attendance:-

| | | |
|----------------|---|-------------------------|
| Mr J Holmes | - | Development Manager |
| Ms D Templeton | - | Senior Planning Officer |
| Mr S Turner | - | Principal Solicitor |
| Mrs A Kaur | - | Solicitor |
| Mr A Bailey | - | Scrutiny Officer |

PC80 Apologies

Apologies for absence were received from Councillors B M Cross and J K Price.

PC81 Minutes

Minutes of the previous meeting held on 28 November 2018 were submitted and signed.

PC82 Declarations of Members Interests/Lobbying

Councillor C A Baron indicated that she would be speaking as a Ward Member in respect of Application Number 18/29526/OUT.

Councillor G O Rowlands indicated that he would be speaking as a Ward Member in respect of Application Number 18/29429/FUL.

Councillor C A Baron left the meeting at this point and attended as a Ward Member.

PC83 **Application No 18/29526/OUT - Proposed demolition of building; outline application - eight apartments, access, parking and associated works - Radfield House, Austin Friars, Stafford**

(Recommendation approve).

Considered the report of the Head of Development regarding this matter. The Development Manager reported upon the need to amend Condition No 1 in order to include demolition works.

Public speaking on the matter was as follows:-

Mr Robert Hall raised the following points during his support for the proposal:-

- Had owned and let the building for over 25 years
- The lease was now coming to an end
- Had originally sought permission for 8 units in 2015, but the lease was then extended
- This application was exactly as approved in 2015
- The building was originally constructed in the 1950's and was now in need of considerable refurbishment
- There were other residential developments around this building
- The application complied with car parking criteria
- There were no highways objections
- Requested the Committee to approve the application

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

- Did not object to the application
- Objected to moving the access
- The application in its present state would harm the character and amenity of the area
- The proposal would lessen parking amenity and would lead to concerns of whether bin lorries could gain access
- The ground level was 18 inches higher
- The footpath at the site of the development was 2 feet wide
- Pedestrians could not walk on the footpath once wheelie bins were out on the street
- A telegraph pole would need to be removed to accommodate the site entrance
- There were houses in Telegraph Street and Wolverhampton Road that required parking spaces for at least one car
- There were two businesses that relied upon on-street parking
- There was a severe shortage of parking in the area
- A residents parking zone had been delayed

- A solution would be to re-align the proposal in order to use the existing access
- If approved, requested an additional condition not to change the access to the site
- Referred to photographs taken of the area

In response the Development Manager advised the Committee that re-orientating the building would consume more parking spaces and Members should consider the application that was before them.

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

- Could not penalise the owner for circumstances outside of his curtilage
- Clarification that there would be total reduction of two parking spaces
- The site had previously been approved for residential development
- Should request the Highway Authority to remove some of the yellow lines in the area
- Clarification of the availability of parking for The Granary
- Confirmation that the Highways Authority were preparing a residents' parking scheme in the area

It was subsequently moved by Councillor A S Harp and seconded by Councillor M G Dodson that Application No 18/29526/OUT be approved, subject to the conditions as set out in the report of the Head of Development and the amended Condition No 1.

On being put to the vote the proposals were declared to be carried.

RESOLVED:- that planning application no 18/29526/OUT be approved, subject to the conditions as set out in the report of the Head of Development, including the following amended Condition:-

1. This is a grant of outline planning permission only and notwithstanding any information in the application, before any above ground construction or demolition commences, details of the landscaping of the site including the new brick wall to the site frontage (the reserved matters) shall be submitted to and be approved in writing by the Local Planning Authority.

Councillor C A Baron re-joined her seat at the table.

Councillor G O Rowlands left the meeting at this point and attended as a Ward Member.

PC84

Application No 18/29429/FUL - Proposed Erection of single two storey dwelling - Adjacent to 18 Hunters Ride, Moss Pit, Stafford

(Recommendation approve).

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

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

- Represented the residents of 16 Hunters Ride
- Planning should not just be about regulations
- The Committee were not in possession of the full facts when they determined Application No 16/24517/OUT on this site
- Access to the site would only be possible through the destruction of 30 years old trees and shrubs
- Parking of cars on the access to the site would be trespassing on private property
- The area would be permanently congested
- The footpath was permanently blocked and it was an accident waiting to happen
- The main concern was an award winning area was being eroded and spoiled
- The proposal amounted to a total destruction of the area
- Requested the Committee to refer the application back or undertake a site visit

Councillor G O Rowlands, Manor Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- The proposal was located on a private drive and access would not be permitted
- Residents were tired of the situation
- The Committee were not aware of the legal situation in 2016 when the previous application was granted
- Should not fill in garden sites
- No 3A was allowed on appeal following Committee refusal and was an eye sore
- Referred to photographs of the area
- Requested the Committee to visit the site

In response the Solicitor advised the Committee that the access to the site was private matter and not a material planning consideration.

The Development Manager advised the Committee that an outline planning application had already been permitted on the site and the permission was extant.

The Committee were then provided with details of the existing outline planning application and highlighted the difference in the layout between the two plans.

It was subsequently moved by Councillor W J Kemp and seconded by Councillor I E Davies that Application No 18/29429/FUL be deferred pending a site visit.

On being put to the vote the proposals were declared to be carried.

RESOLVED:- that planning application no 18/29429/FUL be deferred pending a site visit.

Councillor G O Rowlands re-joined his seat at the table.

PC85 Planning Appeals

Considered the report of the Head of Development (V1 10/12/18).

Notification of the following appeals had been received:-

(a) New Appeals

| App No | Location | Proposal |
|--|--|---|
| 18/27839/FUL and 18/28042/MPDO plus enforcement | Church View House Millian Brook Road Seighford Stafford | Retention of change of use of land to residential (Class C3) and extend drive and to modify planning obligation relating to 12/17192/EXTF |
| Committee Decision | | |

(b) Appeal Decisions

| App No | Location | Proposal |
|-------------------------|--|--|
| 17/27761/PAR | Land Adjacent Mount Pleasant Farm Sandon Road Sharpley Heath | Prior approval of change of use from agricultural to a dwelling house (Class C3) |
| Appeal Dismissed | | |

CHAIRMAN