

Chairman - Councillor R M Sutherland

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

Councillors:

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

Also present - Councillors P M M Farrington, P W Jones and J M Pert

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr R Wood	-	Development Lead
Miss M Smith	-	Business Improvement Manager
Mr S Turner	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

**PC32 Minutes**

Minutes of the previous meetings held on 2, 4 and 16 July 2018 were submitted and signed.

**PC33 Apologies**

An Apology for absence was received from Councillor W J Kemp.

**PC34 Declarations of Members Interests/Lobbying**

Councillor A S Harp declared a personal and non pecuniary interest in respect of Application No 17/27766/FUL as a Council representative on the Sow and Penk Drainage Board.

Councillor G O Rowlands declared a personal and non pecuniary interest in respect of Application No 17/27766/FUL as a Council representative on the Sow and Penk Drainage Board.

Councillor R M Sutherland declared a personal and non pecuniary interest in respect of Application No 17/27766/FUL as a Council representative on the Sow and Penk Drainage Board.

All of the Committee indicated that they had been lobbied in respect of Application No 17/27766/FUL.

PC35 **Application No 17/27766/FUL - Proposed Residential development comprising 24 two bedroom, four person houses - Land to the North of The Burgage, Eccleshall, Staffordshire**

(Recommendation approve subject to a Section 106 Agreement).

Considered the report of the Head of Development regarding this matter. The Development Lead reported upon the receipt of an additional representation plus the need to amend the resolution and Conditions 7, 9 and 17.

Public speaking on the matter was as follows:-

Mr A Le Monnier raised the following points during his objection to the proposal:-

- Represented Eccleshall Parish Council who had objected to the application on safety grounds
- Also objected to the quantity and quality of the development
- Referred to the proposed visibility splay
- The pavement was too narrow to achieve the minimum visibility splay required by the Highway Authority
- The area was an accident hot spot
- The average traffic speed had been registered at 36 MPH
- The Highway authority had recommended refusal on 12 March 2018
- Requested the application be referred back in order to review the safety features of the proposal

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

- Represented The Wrekin Housing Trust
- Owned 12,000 properties nationally and had a local office in Stafford
- The proposal had been discussed at length
- The scheme was a rent to buy initiative whereby tenants could purchase their property
- Had listened to the feedback from the consultation
- Would invite local people to live in the properties
- Had supplied additional information to the Highway Authority
- The slow road markings would be refreshed under the scheme
- The proposed junction would be staggered
- A new footway would be constructed

- The issue concerning the over hanging tree would be addressed
- All aspects of the proposed Section 106 Agreement had been settled
- The proposal was deemed to be acceptable
- Requested the Committee to approve the application

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

- Clarification of the Highway Authority ownership of the land
- Concern that some properties could be occupied by up to four adults
- Concern that the design of the houses were of “Low Quality” and 20% of the gardens did not meet “Guideline 3 of the Council’s SPD”
- Concern that permitted development rights would be removed from the properties
- Clarification of the visibility splay and the need to cut back the over hanging tree
- Clarification that Condition 7 was a Grampian Condition
- Clarification of the proposed site layout

It was subsequently moved by Councillor J K Price and seconded by Councillor A S Harp that Application No 17/27766/FUL be approved subject to the applicant first entering into a Section 106 Agreement and the conditions as set out in the report of the Head of Development, as amended.

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

RESOLVED:- that planning application No 17/27766/FUL be approved subject to the applicant first entering into a Section 106 obligation within one month of the Committee resolution, or an alternative period to be otherwise first agreed in writing by the Local Planning Authority to secure financial contributions towards education and off-site public open space provision, together with the affordability of the dwellings and the conditions as set out in the report of the Head of Development together with the following amended conditions:-

- 7 No development shall be commenced unless and until the footpath widening/extension works have been completed on the north side of the B5026 (Stone Road) to the east of its junction with The Burgage in accordance with drawing 17134/GA/01 revision B.
- 9 No dwelling shall be occupied unless and until the off-site traffic management scheme comprising speed reducing measures has been implemented in accordance with drawing 17134/GA/01.

- 17 No development shall commence unless and until a detailed surface water drainage design has been submitted to and approved by the Local Planning Authority. The design shall be in accordance with the Drainage Strategy & Flood Risk Assessment (LRD29298, revision 4, June 2018). The development shall thereafter be implemented in accordance with the approved surface water drainage design.

PC36 **Application No 18/28283/HOU - Proposed two storey and single storey extension to rear and dormer to side elevation - Stone Cottage, Weston Lane, Bowers, Staffordshire**

(Recommendation approve subject to no objections from the Ramblers or the County Rights of Way Officer within the consultation period (30.07.2018)).

Considered the report of the Head of Development regarding this matter. The Development Manager reported upon an additional representation received in respect of the application. He also confirmed that the County Rights of Way Officer had raised no objections to the proposal.

Public speaking on the matter was as follows:-

Mr S Johnson raised the following points during his objection to the proposal:-

- The owner of the adjoining Meadow-side Cottage
- Concern over the loss of light and outlook from one of the bedroom windows
- The property was originally built in the 18<sup>th</sup> Century
- The orientation of the properties would result in the proposed extension restricting daylight from the bedroom window
- The proposal would deprive the bedroom of any meaningful outlook and would harm the character and heritage of the cottage
- Meadow-side Cottage would effectively become a two bedroomed property

Councillor J M Pert, Eccleshall Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- The only issue was the impact of the proposal on Meadow-side Cottage
- In particular it would make the second bedroom unusable, which currently only achieved 50% of available daylight
- This would reduce to 40% if approved
- If this was a new property, permission would be refused
- The 70% development rule had already been breached

- These were semi-detached properties that should be designed the same
- There was a right to light
- Requested the Committee to send back the proposal for re-design

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

- Meadow-side Cottage already impacted upon the amenity of Stone Cottage and therefore a precedent had been established
- Clarification of the boundaries for each of the properties
- The right to light was a civil matter
- An explanation as to how Meadow-side cottage had been allowed to increase by over 100% of the original building

It was subsequently moved by Councillor J K Price and seconded by Councillor A S Harp that Application No 18/28283/HOU be approved subject to no objections from the Ramblers Association within the consultation period (30.07.2018) and 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 18/28283/HOU be approved subject to no objections from the Ramblers Association within the consultation period (30.07.2018) and the conditions as set out in the report of the Head of Development.

**PC37 Application No 18/28666/HOU - Proposed Rear and side extension part replacement and part two-storeys - 64 High Street, Eccleshall, Stafford**

(Recommendation approve).

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

Public speaking on the matter was as follows:-

Mr M Ratcliffe raised the following points during his objection to the proposal:-

- Represented the owner of No 62 High Street, Eccleshall, which was immediately adjacent to the property
- Concern over the proposed fully glazed rear feature façade that would overlook the property
- The current staggered nature of the rear of the properties provided privacy
- The rear of No 64 High Street should be recessed and the windows should be smaller

- The proposed full width window showed little respect for neighbouring properties
- The proposal was out-of-keeping with Eccleshall
- Requested the Committee to send back the application for reconsideration of the design

Mr D Brown raised the following points during his support for the proposal:-

- All issues within the report were adequately covered
- Had lived in the area for 31 years
- Had always shopped locally in Eccleshall where amenities were close
- These proposals were for a home to retire to
- Had consulted both neighbours before submitting the plans
- The proposals included wheel chair access, a stair lift and a floor lift to enable this to be a home for the rest of the owner's life
- The proposals ensured that the house was fit for the future

Councillor J M Pert, Eccleshall Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Welcomed the statement by the applicant
- Not against the development in principle
- The proposed rear extension would be fully glazed in a "Grand Design" style
- Queried whether this style was in keeping within a Conservation Area and was perhaps be better suited to the countryside
- The proposed extension could be seen by neighbours and high vantage points
- The style and design of the huge glazing in the proposed extension resulted in the loss of amenity and privacy of the neighbours
- The proposal breached the Council's 45 degree rule
- Requested the Committee to send back the application for reconsideration of the materials and design

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

- Clarification that the proposal did not breach the 45 degree rule, which was not applicable in this case
- Concern over the potential to overlook the gardens of neighbouring properties
- Confirmation that both the Council's Design and Conservation advisors believed that the proposal should be approved
- Clarification of the boundary of the site

It was subsequently moved by Councillor J K Price and seconded by Councillor D B Price that Application No 18/28666/HOU be deferred in order to enable a re-design of the rear feature glazed facade.

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

It was then moved by Councillor A S Harp and seconded by Councillor C V Trowbridge that Application No 18/28666/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 18/28666/HOU be approved subject to the conditions as set out in the report of the Head of Development.

*Councillor G O Rowlands left the meeting at this point.*

**PC38 Application No 18/28606/COU - Proposed continued use as a mobile home site - The Saltings, Baswich Lane, Stafford**

(Recommendation approve).

Considered the report of the Head of Development regarding this matter. The Development Manager reported upon the receipt of further representations concerning the proposal from The Canals and River Trust and Network Rail

In response the Committee sought clarification of the reasons for the recommendation of a temporary planning permission.

It was subsequently moved by Councillor E G R Jones and seconded by Councillor B M Cross that Application No 18/28606/COU 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 18/28606/COU be approved subject to the conditions as set out in the report of the Head of Development.

**PC39 Planning Appeals**

Considered the report of the Head of Development (V1 16/7/18).

Notification of the following appeals had been received:-

- (a) New Appeals

<b>App No</b>	<b>Location</b>	<b>Proposal</b>
<b>17/27030/ANX</b> <b>Delegated Refusal</b>	Spa House Blackwaters Road Offley Hay	Detached Annex
<b>18/27816/HOU</b> <b>Delegated Refusal</b>	The Cottage Eccleshall Road Great Bridgeford	Proposed conversion and extension of existing outbuilding for ancillary aged person

(b) Appeal Decisions

<b>App No</b>	<b>Location</b>	<b>Proposal</b>
<b>17/26627/FUL</b> <b>Appeal Allowed</b> <b>Costs Refused</b>	Groundslow Grange Winghouse Lane Tittensor	Demolition of a former care home (C2) and construction of 7 detached bungalows (C3) with associated shared access and car parking

CHAIRMAN