

Chairman - Councillor R M Sutherland

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

Councillors:

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

Also present - Councillors J A Barron, F Beatty and A P Edgeller

Officers in attendance:-

Mrs E McCook	-	Development Lead
Mr E Handley	-	Senior Planning Officer
Mr S Turner	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

PC50 Minutes

Minutes of the previous meetings held on 15 August 2018 were submitted and signed.

PC51 Declarations of Members Interests/Lobbying

Councillor C A Baron indicated that she would be speaking as a Ward Member in respect of Application Numbers 18/28342/FUL and 18/28344/LBC.

Councillor B M Cross indicated that he would be speaking as a Ward Member in respect of Application Number No 18/29090/HOU.

Councillor C V Trowbridge indicated that she had been lobbied in respect of Application Number 18/28138/FUL.

PC52 Application No 18/28901/FUL - Proposed Variation of conditions 13, 14, 15, and 16 on permission 18/27849/FUL to amend the trigger points from prior to first occupation to prior to the occupation of the 31st dwelling – Former Police HQ, Cannock Road, Stafford

(Recommendation approve).

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

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

- The importance that infrastructure changes were in place prior to any occupation otherwise pedestrian/cyclist safety may be at risk
- Concern over the pedestrian crossing at Weeping Cross
- The need to upgrade the puffin crossing on the A34
- The need for an A34 corridor study, realignment of highway lanes, travel plan and a traffic management scheme
- Concern that once the first 31 homes had been completed, the conditions would not be implemented
- The A34 and Milford Road were extremely busy with diverted traffic from the M6 road widening scheme, which was expected to take at least 4 years to complete
- Safety was paramount and the original conditions should be adhered to

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

- The conditions were important and were placed there for a reason
- The traffic was very busy in the area and it would be for many years to come
- The Highway Authority had raised no objection to the variation of the conditions
- Removal of the conditions would completely change the site
- The conditions would be met at a later date
- Believed that these were delay tactics by the developer
- The proposal must be in the interest of public safety

In response, the Development Lead clarified that there was no suggestion of removing the conditions, just amending the timescale. There was no evidence to suggest that the works would not be undertaken and the proposal was made to enable further negotiations between the developer and Staffordshire County Council.

The Principal Solicitor reminded the Committee that the Highways Authority had not objected to the proposal and there was a risk of an appeal and award of costs if refused on those grounds.

It was subsequently moved by Councillor C V Trowbride and seconded by Councillor C A Baron that Application No 18/28901/FUL be refused.

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

It was then moved by Councillor G O Rowlands and seconded by Councillor A S Harp that Application No 18/28901/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 18/28901/FUL be approved, subject to the conditions as set out in the report of the Head of Development.

PC53 **Application No 18/28138/FUL - Proposed Erection of four storey building with 80 apartments; access; parking and landscaping – Land at corner of Lammascote Road and Riverway, Stafford**

(Recommendation approve, subject to a Section 106 Agreement).

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

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

- A viability study should have been prepared prior to the submission of the application
- Concerned that any financial contributions should focus on the provision of leisure facilities
- Financial viability was a material planning consideration
- The application had been made smaller and therefore affordability should not be an issue

In response the Development Lead clarified that the District Valuer had concluded that the scheme would not be viable if the contribution towards recreation and open space was paid and the contribution towards the Cannock Chase Special Area of Conservation was national guidance. It was also confirmed that the Local Planning Authority could not insist upon the submission of a financial viability appraisal.

It was subsequently moved by Councillor E G R Jones and seconded by Councillor A S Harp that Application No 18/28138/FUL be approved, subject to a Section 106 Obligation and the conditions as set out in the report of the Head of Development.

On being put to the vote and following the Chairman's casting vote, the proposal was declared to be carried.

RESOLVED:- that planning application No 18/28138/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 the affordability of the dwellings, the financial contribution towards the Cannock Chase Special Area of Conservation, and the travel plan monitoring fee, and the conditions as set out in the report of the Head of Development.

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

PC54 Application Nos 18/28342/FUL and 18/28344/LBC - Proposed change of use of former school to residential use and to a Performing Arts Centre with associated uses along with ten new build houses in a terrace – Chetwynd Centre, 10 Newport Road, Stafford

(Recommendation approve, subject to a Section 106 Agreement).

Considered the report of the Head of Development regarding this matter. The Development Lead report upon the need to amend Condition No 3.

Public speaking on the matter was as follows:-

Mr J Heath raised the following points during his support for the proposal:-

- Thanked officers for their assistance with the proposal
- The proposed car parking exceeded the necessary provision
- The building had experienced many changes since the 17th Century
- The Chetwynd Centre was a Grade II Listed Building
- Transportation links were first rate
- There was a large supermarket and award winning park close by
- The proposal complied with planning policies
- Urged the Committee to permit the proposal

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:-

- Explained the reason for calling in this application
- This was an important building
- The main concern was the access and egress of traffic
- There were other accesses near by
- Concerned that some safety measures had not been suggested
- There was a Residents' Parking Scheme due to be introduced in the surrounding streets
- Disappointed that the arches were proposed to be filled in
- Welcomed the contributions to open space
- Congratulated Stafford Carnegie Old Library trust (SCOLT) on their efforts in establishing a performing arts centre

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

- An excellent application with good on-site parking
- Confirmation that any issues related to the creation of a performing arts centre would be a licensing matter

It was subsequently moved by Councillor J K Price and seconded by Councillor B M Cross that Application Nos 18/28342/FUL and 18/28344/LBC be approved, subject to a section 106 Obligation and the conditions as set out in the report of the Head of Development including an amended Condition No 3.

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

RESOLVED:- that planning application Nos 18/28342/FUL and 18/28344/LBC be approved, subject to the applicant first entering into a Section 106 obligation within one month of the Committee resolution, or an alternative period otherwise first agreed in writing by the Local Planning Authority, to secure financial contributions towards the provision of off-site open space, education places and the Cannock Chase Special Area of Conservation mitigation measures and the conditions as set out in the report of the Head of Development and the following amended condition No 3:-

- 3 Prior to the commencement of development details of the following shall be submitted to and approved by the local planning authority:
 - (a) Means of ventilation from the new kitchen;
 - (b) Servicing of the kitchens;
 - (c) Method of insertion of the new gallery in the assembly hall;
 - (d) Fire and acoustic separation between floors and apartments;
 - (e) Thermal upgrading of existing buildings;
 - (f) Fabric repairs to existing masonry and joinery (including windows) and rainwater goods;
 - (g) Cross sections to retain evidence of former walls and partitions where removed;
 - (h) Details of new internal and external doors;
 - (i) Provision of internal services and drainage runs;
 - (j) Details of artificial ventilation to bathrooms, kitchens etc;
 - (k) Details and location of central heating flues;
 - (l) Details showing insertion of new floors where they intercept windows;
 - (m) Details of new internal and external windows.

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

Councillor B M Cross left the meeting at this point and attended as a Ward Member.

PC55

Application No 18/29090/HOU - Proposed two-storey side extension - 40 Crab Lane, Trinity Fields, Stafford, ST16 1SA

(Recommendation approve).

Considered the report of the Head of Development regarding this matter. The Senior Planning Officer report upon an additional representation received in respect of the application.

Public speaking on the matter was as follows:-

Mr P Skellern raised the following points during his objection to the proposal:-

- Lived at 45 Harcourt Way
- The proposal would overlook the property and would result in three buildings almost touching each other
- There would be a lot of light lost
- The proposal was not acceptable
- There was almost a double increase in size
- Concerned that it would devalue his property

Councillor B M Cross, Holmcroft Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Strongly believed that this proposal affected the wellbeing of neighbouring properties
- There would be an adverse visual impact with an unconventional footprint
- The proposal would cause harm to the character and visual appearance of the area
- The massing effect of the proposal would affect the area
- There were no other similar extensions in Crab Lane
- Disagreed with the report
- A window would overlook Harcourt Way
- Referred to own photographs taken
- Explained the sloping of the garden would amplify the height and proximity of the proposed extension
- The Conservatory at 45 Harcourt Way would be overlooked by the proposal
- If the proposal was in a rural area it would be refused on the grounds that the increase on the property size was greater than 70%
- Requested the Committee to refuse the application on the grounds of layout, density, overlooking and loss of outlook

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

- Concern over the size of the proposal and the impact upon neighbouring properties
- The proposal would destroy the street scene
- There would be a significant impact to the properties on Harcourt way
- Confirmation that the 70% size rule only applied to rural properties

In response, the Development Lead confirmed that the design was in accordance with the Supplementary Planning Document - Design and obscure glazing could be conditioned for the window that overlooked the properties Harcourt Way.

It was subsequently moved by Councillor W J Kemp and seconded by Councillor J K Price that Application No 18/29090/HOU be refused for the following reasons :-

- 1 The proposal would create an unacceptable impact on the street scene by virtue of its massing and as such is contrary to Policy N1 (g) of The Plan for Stafford Borough and Stafford's adopted Design SPD.
- 2 The proposal would create an unacceptable impact in terms of light, amenity and overlooking on number 45 and 47 Harcourt Way and as such is contrary to Policy N1 (e) of The Plan for Stafford Borough and Stafford's adopted Design SPD.

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

RESOLVED:- that planning application No 18/29090/HOU be refused for the following reasons:-

- 1 The proposal would create an unacceptable impact on the street scene by virtue of its massing and as such is contrary to Policy N1 (g) of The Plan for Stafford Borough and Stafford's adopted Design SPD.
- 2 The proposal would create an unacceptable impact in terms of light, amenity and overlooking on number 45 and 47 Harcourt Way and as such is contrary to Policy N1 (e) of The Plan for Stafford Borough and Stafford's adopted Design SPD.

Councillor B M Cross re-joined his seat at the table.

PC56 **Planning Appeals**

Considered the report of the Head of Development (V1 17/9/18).

Notification of the following appeals had been received:-

(a) New Appeals

App No	Location	Proposal
18/28047/HOU Delegated Refusal	1 Impstones Gnosall	Living room extension
18/28618/ANX Delegated Refusal	Casey Cottage The Casey Sandon	Proposed demolition of outbuilding and rebuild to form ancillary living accommodation

(b) Appeal Decisions

App No	Location	Proposal
17/27646/HOU Appeal Allowed	4 Mill Farm Barns Mill Street Stone	Proposed single storey extension to rear, and raised decking
18/27816/HOU Appeal Dismissed	The Cottage Eccleshall Road Great Bridgeford	Proposed conversion and extension of existing outbuilding for ancillary aged person

CHAIRMAN