

Chairman - Councillor R M Sutherland

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

Councillors:

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

Also in Attendance - Councillors P W Jones and A J Perkins

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr R Wood	-	Development Lead
Mrs J McGoldrick	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

PC130 Minutes

Minutes of the previous meetings held on 13 and 26 March 2019 were submitted and signed.

PC131 Apologies

Apologies for absence were received from Councillors G R Collier and C V Trowbridge (Substitute A P Edgeller).

Councillor A P Edgeller left the table and sat in the public gallery during consideration of the following two applications as she had not sat on the Planning Committee during the previous consideration of the applications.

PC132 Application No 18/29161/REM - Proposed redevelopment of site to form up to 120 dwellings including details of the appearance, landscaping, layout, and scale.- Land Between Beaconside And B5066, Sandon Road, Hopton, Stafford

(Recommendation approve).

Considered the report of the Head of Development regarding this matter. The Development Manager reported upon additional representations received from Hopton and Coton Parish Council and a neighbour.

Public speaking on the matter was as follows:-

Mr I Roscoe raised the following points during his objection to the proposal:-

- The Planning Committee meeting on 20 February 2019 deferred this application in order to allow for the redesign of the site to a higher quality
- The proposed buildings were little boxes with no innovation and of poor design
- Only two blocks of houses had been moved plus the colours of the bricks and roof tiles had appeared to have changed from the last application
- There were still proposed houses that faced Beaconside that would experience high levels of noise
- A culture to be proud of needed to be developed
- The road and cycle path needed to be widened

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

- There appeared to be little evidence of a higher quality design
- The applicant had not listened to the Ward Members and Parish Council
- The applicant had not demonstrated forward thinking for any infrastructure
- The large buildings adjacent to the site meant that the road could not be widened
- Appalled at the design of the proposed houses
- The need to ensure that the development attained the Police Secured by Design (SBC) accreditation

It was subsequently moved by Councillor J K Price and seconded by Councillor A S Harp that Application No 18/29161/REM be refused on the grounds that it was contrary to Paragraph 124 of the National Planning Policy Framework due to poor layout and design of the site.

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

RESOLVED:- that planning application no 18/29161/REM be refused on the grounds that it was contrary to Paragraph 124 of the National Planning Policy Framework due to poor layout and design of the site.

PC133 **Application No 18/29660/FUL - Proposed demolition of two-storey side extension at Wheelwrights Cottage and the erection of a detached bungalow with reinstatement of existing drive and parking for two cars at Cottage - Land Adjacent Wheelwrights Cottage, Puddle Hill, Hixon, Stafford**

(Recommendation approve).

Considered the report of the Head of Development regarding this matter. The Development Manager reported that since publication of the report an email has been received from the owner of the neighbouring property, Suvo, stating that having now read the new case officer's report he is pleased to inform that as all of his observations have been answered he is withdrawing his objection.

It was subsequently moved by Councillor B M Cross and seconded by Councillor A S Harp that Application No 18/29660/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 18/29660/FUL be approved, subject to the conditions as set out in the report of the Head of Development.

Councillor A P Edgeller re-took her seat at the table.

PC134 **Application No 18/29754/FUL - Proposed revised layout to include ten additional plots - Land At Stafford Road, Eccleshall, Stafford**

(Recommendation approve, subject to a Deed of Variation to the existing Section 106 Agreement to secure open space, affordable housing and education contributions).

Considered the report of the Head of Development regarding this matter. The Development Lead reported upon the outcome of the site meeting between the applicant and the Lead Local Flood Authority in relation to flood mitigation. The Development Lead also reported upon the need for revised planning obligations.

Public speaking on the matter was as follows:-

Councillor P W Jones, speaking as a member of the public objecting to the application, raised the following points concerning the proposal:-

- Acknowledged that there was pressure to build more homes
- Regretfully there appeared to be little choice to approve the application
- Flooding on the Stone Road had been caused by the developer

- Residents had complained about the flooding on 17 occasions

Councillor P W Jones then left the meeting having declared a Personal and Pecuniary Interest in this matter as a local resident.

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

- The proposal was for 10 additional smaller houses
- This included four additional affordable homes
- Aware of Councillor P W Jones' concerns
- No statutory consultee had raised objections
- Revisions had been made to the layout
- The entrance was spacious
- Confirmed had met officers on the site in order to inspect the attenuation pond
- There were no flooding issues generated off the site
- The additional homes were policy compliant
- Requested the Committee to approve the application

The Council's Solicitor read a statement on behalf of Councillor J M Pert, Eccleshall Ward Member who was not present at the meeting, the contents of which are summarised below:-

- Eccleshall Parish Council had defined which sites in the Parish they were prepared to have developed in their Neighbourhood Plan
- Extensive work had been undertaken with consultants to create an appropriate layout
- A further 14% more homes on the site was against the spirit of the Neighbourhood Plan and had no regard to how the estate would be integrated within the community
- The developer had a planning condition to deliver play areas on the overall site for the benefit of those occupying their houses early
- Expressed concern that the play areas and facilities to date had never been opened
- Requested the application be rejected
- If approved, wished to see the play area incorporated into Condition 7
- Requested clarification about whether the Sports Provision obligations took account of the total number of houses proposed for this site

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

- Disappointed with the design
- Concerned about flooding
- Concerns about the Council's Design Advisor's comments
- Queried the play area provision
- Queried whether the proposal complied with Health in All Policies
- The additional houses over intensified the site

- Larger houses had already been approved on the site
- Queried whether this proposal was in accordance with the Eccleshall Neighbourhood Plan
- The previous application made provision for 72 bedrooms, but this proposal was for 81 bedrooms, which demonstrated over intensification
- The proposal was in conflict with page 36 of the National Planning Policy Framework

In response the Development Lead confirmed that the applicant had demonstrated the flood attenuation pond and a number of amendments had been made to the design as a result of the Council's Design Advisor's comments. He also confirmed that there was provision for the play areas within the Section 106 Agreement and the Deed of Variation. Continuing he confirmed that it was normal practice not to adopt open spaces that included flood attenuation features and that there were no objections raised by technical consultees.

The Development Manager confirmed that the proposal did not conflict with the Eccleshall Neighbourhood Plan and that the Committee must demonstrate that harm would be caused by the proposal.

The Principal Solicitor confirmed the arrangements for the adoption of the play area and the fact that the Section 106 Agreement provided for Health in All policies.

It was subsequently moved by Councillor A S Harp and seconded by Councillor I E Davies that Application No 18/29754/FUL be approved, subject to subject to a Deed of Variation to the existing Section 106 Agreement to secure open space, affordable housing and education contributions 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 lost.

It was then moved by Councillor M G Dodson and seconded by Councillor E G R Jones that planning application no 18/29754/FUL be referred back to the applicant in order to achieve a less dense proposal.

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

RESOLVED:- that planning application no 18/29754/ be referred back to the applicant in order to achieve a less dense proposal.

PC135 **Application No 19/30069/FUL - Proposed external alterations to the north, south and west elevations of the building including windows and doors, together with access ramps and the installation of roof level air conditioning units - Ground Floor, Stafford Borough Council, Civic Offices, Riverside, Stafford**

(Recommendation approve).

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

It was subsequently moved by Councillor A S Harp and seconded by Councillor B M Cross that Application No 19/30069/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 19/30069/FUL be approved, subject to the conditions as set out in the report of the Head of Development.

PC137 **Planning Appeals**

Considered the report of the Head of Development (V1 21/03/2019).

Notification of the following appeals had been received:-

(a) New Appeals

App No	Location	Proposal
18/29369/HOU Delegated Refusal	113 Northwood Lane Northwood Newcastle Under Lyme	First floor extension to front elevation, two storey side/rear extension and single-storey rear extension.
18/28619/HOU Delegated Refusal	67 Winsford Crescent Stafford Staffordshire	Two-storey side extension to provide additional accommodation for extended family.
18/29641/HOU Delegated Refusal	Red Lion Cottage Biddles Lane Cranberry	Proposed single storey orangery extension to rear of detached house.
18/29577/HOU Delegated Refusal	Netherfield 7 Barnes Croft Hilderstone	Conversion of loft space in existing garage to habitable room with toilet facilities plus four roof lights. Re siting existing garden wall to edge of homeowner boundary, retaining existing grassed service strip.

(b) Appeal Decisions

App No	Location	Proposal
18/28042/MDPO, 18/27839/FUL and Enforcement Appeals Dismissed Enforcement Notice Upheld.	Church View House Millian Brook Road Seighford	Retention of change of use of land to residential (Class C3) and extend drive & To modify planning obligation relating to 12/17192/EXTF.

PC138 **USE/00101/EN18 - The Hollies Farm, Sandon Road, Sharpley Heath, Staffordshire, ST15 8SL**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 21/03/2019) concerning the introduction of a manège, floodlights and use of agricultural barns for stabling horses without the benefit of planning permission at The Hollies Farm, Sandon Road, Sharpley Heath, Stone, Staffordshire, ST15 8SL.

It was subsequently moved by Councillor J K Price and second by Councillor A S Harp 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 manège, floodlights and cease the activity of the DIY Livery and return the land to its original condition.

CHAIRMAN