

Councillor R M Sutherland (Chairman)

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

Councillors:

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

Also present - Councillors L B Bakker Collier and J W Farnham

Officers in attendance:-

Mr I Curran	-	Legal Services Manager
Mrs E McCook	-	Development Lead
Mrs S Wright	-	Senior Planning Officer
Mr J Dean	-	Democratic Services Officer

PC92 Minutes

Minutes of the meeting held on 16 January 2019 were submitted and signed.

PC93 Apologies

Apologies for absence were received from Councillors A S Harp and M G Dodson (substitute A P Edgeller).

PC94 Declarations of Members Interests/Lobbying

Councillor E G R Jones declared a personal interest in Application No 18/29752/TWT.

PC95 **Application No 18/27783/OUT - Land Adjacent to Lichfield Road, Stone**

(Recommend approval subject to Section 106 agreements and conditions).

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

Prior to her presentation, the Development Lead provided the following updates:-

Design Code

Notwithstanding any description / details in the application documents, prior to the submission of any reserved matters application including the retail element, a design brief shall be submitted to and approved in writing by the local planning authority. The detailed design principles within the brief shall include: Constraints, topography, land use, architectural language (i.e. contemporary / traditional etc), massing and scale parameters, access and circulation, parking, public realm, layout, appearance, phasing, architectural, landscape and sustainable construction guidelines, electrical changing points, cycle storage facilities, public recycling area. The reserved matters application and any subsequent approved development shall demonstrate compliance with the approved design brief and be built in accordance with such.

Amended/ Additional Conditions

Condition 5

The landscaping scheme to be approved in pursuance of conditions 1 and 2 of this outline permission shall be implemented within eight months of the development being brought into use or the occupation of 50% of the dwellings, whichever is earlier . Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.

Condition 8

Notwithstanding the requirements of conditions 1 and 2 of this outline permission, the development hereby permitted shall not be commenced unless and until details of the access from the development onto Lichfield Road have been submitted to and approved in writing by the Local Planning Authority. These details shall include: road width, radius of curbing, visibility splays, footpaths, drainage and surfacing material. The works shall thereafter be completed in accordance with the approved details prior to the development being first brought into use or the occupation of the first dwelling whichever is earlier.

Condition 13

The development hereby permitted shall not be commenced unless and until details of off-site highway works to provide a Light Controlled Pedestrian Crossing to the west of the site, including any works required to accommodate the crossing, have been submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall thereafter be completed in accordance with the approved details prior to the development being first brought into use or the occupation of the first dwelling, whichever is earlier

Condition 14

No development shall be commenced unless and until a detailed surface water drainage design has been submitted to and approved by the Local Planning Authority.

The design must be in accordance with the overall strategy and key design parameters set out in the Flood Risk Assessment (ABA Consulting Ref: 14516, December 2017, Rev C).

The design must demonstrate:

- Surface water drainage system(s) designed in accordance with national and local standards, including the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).
- SuDS design to provide adequate water quality treatment, which can be demonstrated using the Simple Index Approach (CIRIA SuDS Manual 2015), to include permeable paving and oil interceptors.
- Limiting the discharge rate generated by all rainfall events up to the 100 year plus climate change critical rain storm to 5l/s to ensure that there will be no increase in flood risk downstream.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system. Site layout and levels shall provide safe exceedance routes and adequate access for maintenance.

- Provision of an acceptable management and maintenance plan for surface water drainage to ensure continued performance of the system for the lifetime of the development. This shall include a schedule of required maintenance activities and frequencies, and contact details for the organisation responsible for carrying out these duties.

And shall then be implemented in accordance with the approved details.

Condition 15

All outline noise mitigation measures specified within the acoustic report (ref: P18-076- R01) shall be provided prior to the occupation of the proposed residential properties. Additionally, details of the specification and location of all acoustic fencing around the gardens of the proposed residential properties and commercial aspect of the proposed development shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented as approved prior to the occupation of the proposed residential properties.

Specifications together with details of the location of any air conditioning and/or air handling plant to be installed in/on any non-residential units, together with any external venting, shall also be submitted to and approved in writing by the Local Planning Authority. Any such equipment shall thereafter be installed in accordance with the approved details.

Details of any equipment to be fixed on a façade facing the proposed residential properties shall also be submitted to the Local Planning Authority, together with details demonstrating that no adverse noise impacts will arise from this equipment. Any such equipment shall thereafter be installed in accordance with the approved details.

Additional condition

No more than 20 dwellings (use class (C3) are to be erected on the application site hereby approved.

It was confirmed that Natural England have been consulted on the application who raised no objections to the proposal.

Public speaking on the proposal was as follows:-

Mr G Willard raised the following points during his support for the proposal:-

- Was the agent for the applicant
- Was also speaking on behalf of the anchor store
- Thanked Officers for a full and complete report
- Proposal delivered inward investment, affordable housing and shops
- Would result in jobs and a boost to the local economy

- Would bring the associated layby into use
- Noted provision of new pedestrian crossing
- Scheme would help sustain local bus services
- Would provide much needed affordable housing and a local shopping centre
- (Detailed the many benefits of approval)
- Noted new homes bonus and impact on local public funds
- Thanked the Chairman for the opportunity to speak

Councillor L B Bakker-Collier, St Michaels and Stonefield Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Thanked Members for listening
- Detailed the reasons for calling in the application
- Noted existing shop occupancy levels in Stone, more were not needed
- Types of shops was unclear
- Had traffic concerns, noted nearby schools
- Questioned 5 year housing provision and affordable housing requirements
- Referred to Blackies Lane judicial review
- Location was not a rural exception site
- Asked Committee to refuse or defer the application
- Members had no choice but to go against the Officers recommendation

The Development Lead responded to the comments raised by the speakers, in particular the 5 year housing supply, definition of a rural exception site and the Blackies Lane application.

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

- Site was outside the development boundary for Stone
- Was a rural exception site and therefore should provide 100% affordable housing, not retail
- More shops were not needed, would affect existing businesses
- Noted policy relating to rural exceptions sites and the Blackies Lane development

Arising from the debate it was moved by Councillor J K Price and seconded by Councillor G R Collier that the application be refused as the site could not be classed as a rural exception site within Policy C5.

Continuing, the Legal Services Manager and the Development Lead provided clarification regarding Policy C5 as referred to, and the ongoing judicial review regarding the Blackies Lane site.

The Committee continued to consider the application and raised the following points:-

- Noted recent housing development in Hixon
- Application should be considered as 2 separate proposals
- Queried location of proposed pedestrian crossing
- Health in All policy considerations

On being put to the vote the motion to refuse the application was declared to have fallen.

Councillor G R Collier duly moved that the application be deferred to investigate the retail aspect of the site.

The motion was not seconded.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor I E Davies that the application be approved, subject to Section 106 agreement and the conditions as set out in the report, as amended and the additional condition.

On being put to the vote, the motion was declared to be carried.

RESOLVED:- that planning application No 18/27783/OUT be approved, subject to Section 106 agreement and the conditions as set out in the report of the Head of Development, as amended, and the suggested addition condition:-

Design Code

Notwithstanding any description / details in the application documents, prior to the submission of any reserved matters application including the retail element, a design brief shall be submitted to and approved in writing by the local planning authority. The detailed design principles within the brief shall include: Constraints, topography, land use, architectural language (i.e. contemporary / traditional etc), massing and scale parameters, access and circulation, parking, public realm, layout, appearance, phasing, architectural, landscape and sustainable construction guidelines, electrical changing points, cycle storage facilities, public recycling area. The reserved matters application and any subsequent approved development shall demonstrate compliance with the approved design brief and be built in accordance with such.

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- SuDS design to provide adequate water quality treatment, which can be demonstrated using the Simple Index Approach (CIRIA SuDS Manual 2015), to include permeable paving and oil interceptors.

- Limiting the discharge rate generated by all rainfall events up to the 100 year plus climate change critical rain storm to 5l/s to ensure that there will be no increase in flood risk downstream.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
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- Provision of an acceptable management and maintenance plan for surface water drainage to ensure continued performance of the system for the lifetime of the development. This shall include a schedule of required maintenance activities and frequencies, and contact details for the organisation responsible for carrying out these duties.

And shall then be implemented in accordance with the approved details.

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Details of any equipment to be fixed on a façade facing the proposed residential properties shall also be submitted to the Local Planning Authority, together with details demonstrating that no adverse noise impacts will arise from this equipment. Any such equipment shall thereafter be installed in accordance with the approved details.

Additional condition

No more than 20 dwellings (use class (C3) are to be erected on the application site hereby approved.

PC96 Application No 18/29740/HOU - Cedar Hollow, Pingle Lane, Stone

(Recommend approval, subject to conditions).

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

Prior to her presentation, the Development Lead suggested to the following extra condition in respect of the application:-

Notwithstanding condition 2, a two metre high close board fence in the location shown on plan JPK/18/4040/4 shall be erected prior to the substantial completion of the sun room hereby approved.

Public speaking on the proposal was as follows:-

Mr A Keegan raised the following points during his support for the proposal:-

- Thanked the Chairman for the opportunity to speak
- Considered the report to be fair and accurate
- Noted re-siting of rear doors to address privacy concerns
- Referred to 3 small side facing windows
- Design blended in seamlessly with street scene and was in keeping with the area
- Application demonstrated full compliance with planning policies
- Appreciated the development history of the site

Councillor J W Farnham, St Michaels and Stonefield Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- The application had caused residents of Ridgcroft a great deal of distress
- Noted previous refusal of a 4 bedroom house at the location and subsequent granting on approval
- 3 windows would be facing directly at residents of Ridgcroft
- Stone Town Council were in objection to the plans
- Council's own policy regarding distances from windows was breached
- Proposal was unacceptable and intrusive nature would be harmful if approved
- Respectfully asked for the Committee to refuse the application

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

- Was a good design
- Overlooking of nearby bungalows
- Distances between associated principal windows
- Length of fence to be amended

It was subsequently moved by Councillor J K Price and seconded by Councillor E G R Jones that the application be approved, subject to the conditions as set out in the report, and the suggested additional condition.

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

RESOLVED:- that planning application No 18/29740/HOU be approved, subject to the conditions as set out in the report of the Head of Development, and the suggested additional condition.

Notwithstanding condition 2, a two metre high close board fence in the location shown on plan JPK/18/4040/4 shall be erected prior to the substantial completion of the sun room hereby approved.

PC97 **Application No 18/29756/ADV - Westbridge Park, Stafford Street, Stone**

(Recommend approval, subject to conditions).

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

It was subsequently moved by Councillor B M Cross and seconded by Councillor D B Price that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application No 18/29756/ADV be approved, subject to the conditions as set out in the report of the Head of Development.

Councillor E G R Jones left the room during consideration of the following application and took no part in the debate and voting thereon.

PC98 **Application No 18/29752/TWT - Whistlers, 6 Tittensor Road, Barlaston**

(Recommend approval).

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

It was subsequently moved by Councillor W J Kemp and seconded by Councillor C A Baron that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application No 18/29752/TWT be approved, subject to the conditions as set out in the report of the Head of Development.

Councillor E G R Jones rejoined the meeting at this point.

PC99 **Planning Appeals**

Considered the report of the Head of Development (V1 21/01/19).

Notification of the following appeals had been received:-

(a) New Appeals

Application Reference	Location	Proposal
18/28431/HOU & 18/28436/LBC Committee Refusal	Park View Park Lane Chebsey Staffordshire ST21 6JU	Retention of demolition works already carried out for timber lean to extensions and incidental outbuildings and proposed two storey side and rear extension, new brick wall and demolition of existing former pigsty (Please also see listed building consent ref 18/28436/LBC)

(b) Appeal Decisions

Application Reference	Location	Proposal
18/28204/FUL Appeal Allowed	Rose Villa Nursing Home 148 - 150 Eccleshall Road Stafford Staffordshire ST16 1JA	Proposed two storey extension forming ten bedrooms with ensuite and new day room
17/25759/OUT Appeal Allowed	Land Between Blackies Lane And Saddler Avenue Aston Lodge Stone	Application for outline planning permission for up to 20 affordable dwellings.

PC100 **ADV/00243/EN18 - 6 High Street, Stone, Staffordshire**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 21/01/19) considering the addition of two large signs on a commercial premises within a conservation area.

It was subsequently moved by Councillor J K Price and seconded by Councillor G O Rowlands 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 both signs on the north and east elevations of the building.

PC101 **WKS2/00086/EN18 - 64 Foregate Street, Stafford**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 21/01/19) considering the addition of cladding and new uPVC windows to a building within a conservation area which had taken place without the benefit of planning permission.

It was subsequently moved by Councillor C A Baron and seconded by Councillor W J Kemp 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 cladding and windows on the front and side elevations of the building and any remedial works required to reinstate the original elevations.

PC102 **USE/00226/EN18 - Land Adjacent to the former Lakeside Tavern, Meaford Road**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 21/01/19) considering the introduction of hard-core sub-base which appeared to be for the purpose of providing hardstanding to the land adjacent to the former Lakeside Tavern, Meaford Road, Stone, without the benefit of planning permission on land which was in the North Staffordshire Greenbelt.

It was subsequently moved by Councillor E G R and seconded by Councillor D B Price 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 hard-core.

PC103 **Ongoing Authorised Enforcement Cases**

Considered the report of the Head of Development (V1 21/01/19) setting out ongoing enforcement cases.

The Committee considered the cases as set out with the Development Lead providing updates in respect of:-

- USE/00065/EN08 - Spot Acre, Hilderstone Road
- WKS2/00227/EN17 - Little Haywood General Stores
- WKS3/00224/EN17 - Eago, The Island, Stafford
- COND/00083/EN18 - Woodland View Cottage, Ranton
- ADV/00065/EN18 - Former Police HQ, Weeping Cross
- WKS2/0048/EN17 - 92 St Georges Parkway, Stafford
- COND2/00360/EN16 - Church View, Seighford

RESOLVED:- that the report be noted.

CHAIRMAN