

Chairman - Councillor R M Sutherland

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

Councillors:

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

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

Officers in attendance:-

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

PC20 Minutes

Minutes of the last meeting held on 20 June 2018 were submitted and signed.

PC21 Apologies

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

PC22 Declarations of Members Interests/Lobbying

Councillor G R Collier indicated that he would be speaking as a Ward Member in respect of Application No 18/28273/HOU.

PC23 Application No 18/28509/HOU - Proposed Single-storey side and rear extension - 78 Cannock Road, Stafford, ST17 0QQ

(Recommendation approve).

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

Public speaking on the matter was as follows:-

Mrs Lovell raised the following points during her objection to the proposal:-

- Disappointed that the application had got to this stage
- There should have been engagement with the applicant at an earlier stage
- There was room for negotiation if the proposal moved away from the principal window
- The property had been drawn incorrectly on the plans
- The principal window was not shown on the plans
- Believed there was a breach of SPD guidance
- Massing was an issue
- All ground floor windows should be obscured
- Hedges to the front of the property had been removed without consent

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

- Had called-in the proposal as did not believe sufficient changes had been made from the previously refused application
- The proposal was still over bearing on the southern side
- It was not in keeping with the surrounding area
- The gap between the two properties would be too small
- There were breaches of SPD guidelines at the north western side
- A remedy would be obscure glazing
- The lawn had been removed in the front garden and replaced with block paving that did not allow for sufficient rain run-off
- The front hedges had been removed
- The proposal was unacceptable and requested the Committee to refuse the application

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

- Clarification that this revised proposal was for a single storey extension
- Clarification of the location of the windows and boundary fence
- Clarification that works had been undertaken under Permitted Development Rights
- Concern that a bedroom window would be obscured glazing
- A site visit would allow the Committee to fully assess the impact of the proposal on the surrounding area

It was subsequently moved by Councillor C A Baron and seconded by Councillor I E Davies that Application No 18/28509/HOU be deferred pending a site visit in order to fully assess the impact of the proposal on the neighbouring property.

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

RESOLVED:- that planning application No 18/28509/HOU be deferred pending a site visit in order to fully assess the impact of the proposal on the neighbouring property.

PC24 **Application No 18/27927/FUL - Proposed new detached dwelling on vacant site – Land at Alexandra Street, Stone**

(Recommendation approve).

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

Public speaking on the matter was as follows:-

Mr T Davies raised the following points during his objection to the proposal:-

- This area had been the subject of multiple planning applications
- The key changes to the proposal in 2012 was to reverse the angle of the proposed garage
- This proposal was of a similar footprint
- The proposed first floor element above the garage represented a contradictory departure to what was previously agreed
- Referred to the amenity concerns identified in the report
- Queried the weight awarded to previous applications
- The proposal would be too close to 2 Meaford Avenue

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

- This proposal was not new
- Previous applications were made to reverse the impact of the garage on the neighbouring properties
- The proposal now deviated from this approach
- There was now a proposed first floor element above the garage
- The proposal was adjacent to a third of the garden of 2 Meaford Avenue
- The proposal breached the building line
- The proposal did not ensure adequate level of privacy for occupiers of adjacent residential properties
- Requested the Committee to reject the application

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

- This proposal contradicted the Committee's previous recommendations on this site made in 2012
- Clarification of the distances from the boundary

- Confirmation there were no breaches of SPD guidelines
- There was a 2 m² reduction in the available garden area
- Clarification that shadowing or overbearing could not be sustained as reasons for refusal due to the surrounding street scene
- A site visit would be helpful in order to gain a full clarification of the proposal

It was subsequently moved by Councillor W J Kemp and seconded by Councillor I E Davies that Application No 18/27927/FUL be deferred pending a site visit in order to gain a full clarification of the proposal and its impact on the neighbouring property.

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

RESOLVED:- that planning application No 18/27927/FUL be deferred pending a site visit in order to gain a full clarification of the proposal and its impact on the neighbouring property.

Councillor G R Collier left the meeting at this point and attended as a Ward Member.

PC25 Application No 18/28273/HOU – Proposed Single storey extension to entrance hall and single storey orangery extension to living space at rear of property - 16 Westover Drive, Stone, Staffordshire, ST15 8TT

(Recommendation approve).

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

Public speaking on the matter was as follows:-

Mr D Lloyd raised the following points during his objection to the proposal:-

- Clarified that only one third of the proposed extension had been lowered with the remainder still at the original height and clearly visible from Parkhouse Drive
- There was an unacceptable amount of proposed glazing equivalent to 6 additional houses
- The proposed extension was for living accommodation
- Referred to paragraph 8.24 of SPD Guidelines
- The principal window would not be study, but instead be a living room
- Requested the Committee to undertake a site visit

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

- Clarified that only the roof tops of the properties on Parkhouse Drive were visible from the dwelling
- Overbearing issues had been discounted from the report
- A temporary frame had been built to show the previous proposal prior to the amendments

- Once the temporary frame had been erected, the neighbours on Parkhouse Drive removed their vegetation to make it more visible
- Had sunk the proposed extension and increased its width
- The sheer drop meant that this would not be visible from Parkhouse Drive
- There were Leylandii trees up to 30 feet in height that had been removed
- The extension would be north facing
- The existing doors all faced south apart from the study
- The proposed apex roof had been removed in the amended plans
- The proposed glass would be of low glare
- The proposal would not affect neighbouring properties

Councillor G R Collier, St Michaels and Stonefield Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- The photographs provided for the Committee did not truly represent the topography of the site
- The properties at numbers 10 and 12 Parkhouse Drive effectively lived upside down, i.e. the bedrooms were on the ground floor and the lounge was on the first floor
- Therefore the proposed extension would be visible from the lounge area of number 12 Parkhouse Drive
- There would be a massing effect visible from number 12 Parkhouse Drive
- Recommended the Committee undertake a site visit in order to understand the topography of the area
- There were some windows that could be opened up that faced numbers 10 and 12 Parkhouse Drive
- The height of the roof would be in full vision of neighbouring properties

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

- Clarification that any conditions to restrict the opening of any windows must be reasonable and enforceable
- Clarification that large sections of the property were covered by Permitted Development Rights
- There were no material planning reasons to refuse the application
- The temporary frame shown in the photographs was misleading
- The application should be approved
- A site visit would be helpful to fully assess the impact of the development on the topography of the area

It was subsequently moved by Councillor C A Baron and seconded by Councillor A P Edgeller that Application No 18/28373/HOU be deferred pending a site visit in order to fully assess the impact of the development due to the topography of the area.

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

RESOLVED:- that planning application No 18/28373/HOU be deferred pending a site visit in order to fully assess the impact of the development due to the topography of the area.

Councillor G R Collier re-joined his seat at the table.

PC26 Planning Appeals

Considered the report of the Head of Development (V1 25/6/18).

Notification of the following appeals had been received:-

(a) New Appeals

App No	Location	Proposal
17/27646/HOU Delegated Refusal	4 Mill Farm Barns Mill Street Stone	Proposed single storey extension to rear, and raised decking
18/27945/HOU Delegated Refusal	3 Mount Crescent Stone ST15 8LR	First floor rear extension, removal of rear ground floor door and window and replacement with French doors and replacement window to side elevation
17/25759/OUT Committee Refusal	Land Between Blackies Lane And Saddler Avenue Aston Lodge	Application for outline planning permission for up to 20 affordable dwellings.

(b) Appeal Decisions

App No	Location	Proposal
17/26114/LBC Appeal Allowed	The Cottage Norbury Park House Norbury Road	Retention of ten circular openings

App No	Location	Proposal
USE/00273/EN14 Appeal Allowed	Heathcroft Paddock Trent Drive Ingestre Stafford	Use of Stables
17/26018/FUL Appeal Dismissed	Stables Outwoods Bank Outwoods	Conversion of an existing, masonry construction, stable block into a new residential dwelling, with temporary on site accommodation.

CHAIRMAN