

Chairman - Councillor R M Sutherland

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

Councillors:

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

Also Present - Councillor B M Cross
Councillor A M Loughran - Manor Ward Member
Councillor G O Rowlands - Manor Ward Member

Officers in attendance:-

Mrs E McCook	-	Development Lead
Mr I Curran	-	Legal Services Manager
Mrs A Kaur	-	Solicitor
Mr A Bailey	-	Scrutiny Officer

PC86 Apologies

An Apology for absence was received from Councillor J K Price.

PC87 Application No 18/29429/FUL - Proposed Erection of single two storey dwelling - Adjacent to 18 Hunters Ride, Moss Pit, Stafford

(Recommendation approve).

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

The Committee viewed the proposal from the front of the site and the side of No 18 Hunters Ride (to the north).

The Committee arrived at the site at 9.30 am departed at 10.00 am and reconvened at the Civic Centre at 10.25 am.

Councillor A M Loughran, Manor Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Thanked the Committee for visiting the site
- This was an unsuitable plan

- The height of the proposed dwelling was higher than that which was granted in the outline permission
- The siting of the proposal was different
- Therefore the proposal should be sent back to the applicant for reconsideration
- The proposal was being shoe-horned into the area at the inconvenience of the neighbours

Councillor G O Rowlands, Manor Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Thanked the Committee for visiting the site
- The proposed property was out of keeping with the area
- 3(A) Hunters Ride had been granted on appeal and destroyed the open plan appearance of the area
- The proposed property would be shoe-horned in to the site
- The distance from between the properties was barely wide enough for a wheeled bin to pass
- Many other neighbouring properties left their wheeled bins at the front
- Lack of parking was also an issue
- Only two additional parking spaces were proposed
- 3(A) Hunters Ride had caused the neighbours many problems and they did not want the same problems with this property

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

- There should be sufficient room for a wheeled bin to pass by the side of the property
- Could not object to the proposal on the basis that the neighbours were not happy with it
- Concern over the removal of trees, hedges and shrubs to accommodate the proposal, although there were conditions relating to landscaping
- Concern that the property was being shoe-horned into the site and would destroy the environment of the area
- The proposal was inappropriate and would the reduce quality of life for the neighbours, however they were not reasons for refusal
- Many of the properties in the road were also separated by a distance of around 1m
- There were no planning reasons to refuse the application

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor I E Davies that Application No 18/29429/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 proposals were declared to be carried.

RESOLVED:- that planning application no 18/29429/FUL be approved, subject to the conditions as set out in the report of the Head of Development.

CHAIRMAN