

Chairman - Councillor R M Sutherland

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

Councillors:

F Beatty	R J Draper
G R Collier	A S Harp
B M Cross	E G R Jones
I E Davies	D B Price
M G Dodson	G O Rowlands

Also in Attendance - Councillor C V Trowbridge (Rowley Ward Member)

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr R Wood	-	Development Lead
Mr R Simpson	-	Customer Services Group Manager
Mr I Curran	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

PC77 Apologies

Apologies for absence were received from Councillors C A Baron, W J Kemp (Substitute R J Draper) and J K Price (Substitute F Beatty).

PC78 Declarations of Members Interests/Lobbying

Councillor F Beatty declared a personal interest in respect of Application Number 17/27731/FUL as a Member of the Sow and Penk Drainage Board, the Cannock Chase Area of Outstanding Natural Beauty Joint Committee and the Cannock Chase Special Area of Conservation (SAC).

Councillors A S Harp, G O Rowlands and R M Sutherland declared a personal interest in respect of Application Number 17/27731/FUL as Members of the Sow and Penk Drainage Board.

The Development Manager declared a personal interest in respect of Application Number 17/27731/FUL as a local resident who had received a neighbour consultation letter.

All of the Committee indicated that they had received documentation from the applicant in respect of Application No 17/27731/FUL.

PC79

Application No 17/27731/FUL - Proposed phased hybrid planning application for a residential-led, mixed use development comprising: Outline for the development of up to 1500 dwellings; new accesses; neighbourhood centre comprising retail, community building and primary care; two form entry primary school; pumping stations; substations; surface water attenuation ponds; noise attenuation bund; associated infrastructure; open space; landscaping and earthworks; including full details for the development of Phase 1 of 442 dwellings; new access from Martin Drive; internal roads; garages; driveways; parking spaces; pathways; pumping station; flood attenuation ponds; open space; associated infrastructure, landscaping and earthworks - Land West of Stafford, Martin Drive, Castlefields, Stafford, Staffordshire.

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

Considered the report of the Head of Development regarding this matter. The Development Lead reported upon a number of amendments to the report, amendments to paragraph 14.8, the need for an additional condition to limit the development to 1,500 dwellings and additional representations received in respect of the application.

The Committee viewed the proposal from 20 Maycock Crescent off Redgrave Drive, Stafford, the car park on Martin Drive, Stafford, by the pylon on public right of way 62 off Martin Drive, by Doxey Play Facility on public right of way 62 and the remnants of the Farm Building on public footpath 57.

The Committee arrived at the site at 9.58 am departed at 10.21 am and reconvened at the Civic Centre at 10.35 am.

Public speaking on the matter was as follows:-

Mr K Lancaster raised the following points during his objection to the proposal:-

- Did not object to the whole application, only aspects of it
- Spoke on behalf of the eight properties in Lara Close and Maycock Avenue that were adjacent to the site
- Had been involved in active discussions with the applicant, the Member of Parliament and Members of both Staffordshire County Council and Stafford Borough Council since 2013
- The two main issues were the closeness of the proposed properties and the ownership of the landscape buffer
- Other representations received included concerns over the lack of affordable housing and the crossing over Millennium Way
- The four detached houses proposed lower down the field adjacent to Lara Close and Maycock Avenue impacted upon the outlook
- An alternative would be to provide bungalows that had less of an impact

- Welcomed the landscape buffer but queried whether this would be in place before development commenced
- Requested that a practical solution would be to transfer the ownership of the landscape buffer to local residents, which removed the financial liability from the applicant and give residents the greenspace to maintain
- Requested the Committee to invite the applicant to reconsider the affects of the development on the residents of Lara Close and Maycock Avenue and provide a crossing over Millennium Way

In response the Development Lead clarified that the potential of land transfer to residents was not a material planning consideration and a condition was recommended to secure the landscape buffer.

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

- Spoke on behalf of Taylor Wimpey
- Taylor Wimpey promoted this sustainable urban location site that was important to the delivery of the Local Plan
- If the proposal was approved, it would create a new neighbourhood and would positively integrate into the landscape
- Outlined a wide range of economic and social benefits of the scheme including jobs, investment in the local infrastructure, New Homes Bonus receipts and additional Council Tax
- The overall scheme would take 18 years to complete
- Had engaged with all stakeholders and listened to residents concerns
- Had tried to minimise the effects on the landscape with hipped roofs and would erect a fence and provide planting around the landscape buffer
- There was potential for future dialogue around the transfer of land

Mr R Shaw raised the following points during his support for the proposal:-

- Represented Savilles
- Had worked closely with officers in respect of flooding, noise, landscape, archaeology
- The proposal had been the subject of a full Environmental Impact Assessment
- Had mitigated all issues including tree and hedgerow retention
- Considered all of the available facilities
- Key elements linked into the town centre
- The new development road would be linked to Doxey
- Had engaged with local residents
- The scheme made an extensive financial contribution to the local infrastructure
- Explained that the Affordable housing provision was still in the early stages of the development and the proposal now made sound commercial balance with the provision of new facilities

- The proposal complied with the National Planning Policy Framework
- Requested the Committee to approve the application

Councillor C V Trowbridge, Rowley Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Represented neighbours concerns
- Requested the construction of a 1.8m close boarded fence before construction work commenced
- It was logical to provide local residents with ownership of the landscape buffer
- Would prefer to see bungalows erected to the area adjacent to Lara Close and Maycock Avenue
- Sympathised with the farmer who had no choice than to put up with a lot of dirt and dust
- Referred to the need for alternative storage provision
- Would like to see the bund closer to the farm to protect it from the works
- It was preferable to have only one access to the site off Martin Drive
- During future phases a crossing should be provided over Millennium Way
- Did not wish to see any further closures of public rights of way
- There was not enough detail for the attenuation pond
- Not against the development, but request some minor amendments
- Concern over the lack of affordable housing at this stage
- Pylons near the play area were of a concern
- In summary the 5 amendments requested included:-
 - Only one entrance for construction traffic off Martin Drive
 - The farm to be protected by a fence
 - The existing properties at Lara Close and Maycock Avenue to be protected by a fence
 - The protection of public rights of way for dog walkers
 - The provision of Affordable Housing
- Thanked all those involved with the scheme

In response, the Development Lead confirmed that construction traffic could be conditioned and the protection of Public Rights of Way was the subject of a separate formal procedure. In addition the Development Lead referred the Committee to the conditions related to the storage of material and dust suppression.

The Customer Services Group Manager referred to the various conditions related to the need for a Noise Management Plan, Construction Environment Management Plan and Dust Management Plan before the commencement of any development.

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

- Concern over the lack of affordable housing at this stage of the development
- Concern over the lack of a response from the Clinical Commissioning Group
- Disappointment over the lack of kerb side tree planting
- The need for high speed broadband infrastructure
- The need for the provision of electrical car charging points

In response, the Development Manager confirmed that the proposed Section 106 Agreement would provide affordable housing.

The Development Lead confirmed that the Clinical Commission Group had formally been consulted on this proposal on two occasions but no response had been received. The Development Lead also drew attention to the conditions relating to the crossing over Millennium Way and that electrical car charging points would be dealt with through building control. He also drew attention to the condition related to the enhanced landscaping zone.

It was subsequently moved by Councillor F Beatty and seconded by Councillor A S Harp that Application No 17/27731/FUL be approved, subject to the applicant first entering into a Section 106 obligation and the conditions as set out in the report of the Head of Development.

An amendment to the motion that three additional conditions be included related to the limiting of the development to 1,500 dwellings, access to the site for construction traffic in phase 1 only via Kingsway/Martin Drive and the provision of high speed broadband infrastructure was moved by Councillor B M Cross and seconded by Councillor E G R Jones.

Councillors F Beatty and A S Harp accepted the amendments to their proposal.

On being put to the vote the amended proposal that Application No 17/27731/FUL be approved, subject to the applicant first entering into a Section 106 obligation and the conditions as set out in the report of the Head of Development plus additional conditions related limiting the development to 1,500 dwellings, access to the site for construction traffic in phase 1 only via Kingsway/Martin Drive and the provision of high speed broadband infrastructure, was declared to be carried.

RESOLVED:- that planning application No 17/27731/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 affordable housing and financial contributions towards the Stafford

Western Access Road, Cannock Chase Special Area of Conservation, travel plan monitoring, sports facilities and open space provision, education, Castle Street and Railway Street works and a Stafford Castle Conservation Management Plan and the conditions as set out in the report of the Head of Development, together with the following additional conditions:-

- 1 Limit the development to 1,500 dwellings.
- 2 Access to the site for construction traffic in phase 1 only via Kingsway/Martin drive.
- 3 Enablement of high speed broadband infrastructure.

CHAIRMAN