

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	G O Rowlands
M G Dodson	

Officers in attendance:-

Mr M Alford	-	Principal Planning Officer
Mr R Wood	-	Development Lead
Mr S Turner	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

PC121 **Apologies**

Apologies for absence were received from Councillors D B Price, B M Cross, A S Harp, J K Price and C V Trowbridge.

PC122 **Declarations of Members Interests/Lobbying**

Councillor R M Sutherland clarified that although he was the Ward Member for Application Number 17/27028/OUT, he had not pre-determined the application and therefore would be participating in the discussion and voting thereon.

PC123 **Application No 17/27028/OUT - Proposed phased development comprising small office units; professional consulting suites; small light industrial/warehouse with trade counter units; a family public house; a 60-bed hotel; day nursery; community assembly/meeting room; associated works – outline with details of access submitted for approval - Land south of Creswell Grove/Junction 14, M6, Stafford**

(Recommendation approve, subject to a planning obligation).

Considered the report of the Head of Development regarding this matter. The Principal Planning Officer reported upon the receipt of three additional representations and the need to amend Conditions 12 and 19, the specific wording for which to be agreed by the Chairman.

The Committee viewed the proposal from the field access from Creswell Grove.

The Committee arrived at the site at 9.30 am departed at 9.50 am and reconvened at the County Buildings at 11.30 am.

Public speaking on the matter was as follows:-

Mr D Meechan declined the opportunity to speak in objection to the proposal.

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

- Acted as Agent for the application
- Commended the thorough and comprehensive report
- This was the first phase that would provide improvements to Creswell Grove and Junction 14 of the M6
- There would also be cycling and walking improvements for the benefit of all residents
- The proposal had been the subject of extensive validation by Highways England including drainage, wildlife and environmental facilities
- The proposals would create significant employment opportunities
- Agreed with all of the conditions, although believed that Condition 10 should be amended
- Overall, the proposal had been carefully thought through, was sustainable and would enhance the Creswell area
- Commended the application to the Committee

In response the Principal Planning Officer confirmed that Condition 10 was necessary because it was not known whether the roads would be adopted.

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

- The need to ensure that the Tree Officer's objections were alleviated during the consent for the hotel and small industrial units
- Clarification of pedestrian access, motorway signage and over head power lines
- The need to complete the Highway Safety Audit
- Concerns about the location of pedestrian crossings

It was subsequently moved by Councillor G R Collier and seconded by Councillor M G Dodson that Application No 17/27028/OUT be approved, subject to the applicant entering into a planning obligation to secure the travel plan monitoring fee and the conditions as set out in the report of the Head of Development, plus amended Conditions 12 and 19, the specific wording for which to be agreed by the Chairman.

On being put to the vote the proposals were declared to be carried.

RESOLVED:- that planning application no 17/27028/OUT be approved, subject to the applicant entering into a planning obligation to secure the travel plan monitoring fee and the conditions as set out in the report of the Head of Development, plus amended Conditions 12 and 19, the specific wording for which to be agreed by the Chairman.

CHAIRMAN