

Chairman - Councillor R M Sutherland

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

Councillors:

G R Collier	E G R Jones
I E Davies	W J Kemp
M G Dodson	G O Rowlands

Officers in attendance:-

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

PC127 Apologies

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

PC128 Declarations of Members Interests/Lobbying

Councillor E G R Jones indicated that he would be speaking as a Ward Member in respect of Application Number 18/29364/FUL.

Councillor E G R Jones left the table at this point and sat at the table provided for Ward Members during consideration of the following matter.

PC129 Application No 18/29364/FUL - Proposed erection of single detached dwelling and garage - Land adjacent to 104 Longton Road, Barlaston, Stafford

(Recommendation approve, subject to Section 106 Agreement).

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

The Committee viewed the proposal from the site and from the adjoining driveway.

The Committee arrived at the site at 10.05 am departed at 10.35 am and reconvened at the County Buildings at 12.30 pm.

Public speaking on the matter was as follows:-

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

- The proposal utilised the full width of the plot and was so wide it was only six inches away from the electrical supply
- The proposal appeared to be shoe-horned in with no consideration for the neighbouring properties or the rural aspect of the location
- The garage was larger than indicated on site and was over bearing
- Suggested that the garage could be integral within the main building in order to reduce the width of the total footprint
- Could see no logic in the present layout
- Suggested a Juliette Balcony would be more appropriate

Mr D Byatt raised the following points during his support for the proposal:-

- Acted as Agent for the application
- Fully supported the report
- The outline approval set a precedent but should not dictate the outcome
- The width of the building was actually 410 mm smaller than in the outline planning permission
- It was not a spacious site
- The proposal met all of the requisite standards
- Adjoining properties had set a precedent for the area
- 104 Longton Road had approval for a balcony
- Supported the recommendation to approve

Councillor E G R Jones, Barlaston Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Had made views known at the meeting held on 13 March 2019
- Pleased the Committee had made the site visit and could see the proposal in context
- There was concern over the massing of the property
- The proposal appeared to be shoe-horned in
- The proposal occupied a large proportion of the width of the site, which was disproportionate to the whole site
- This was an opportunity to ensure an appropriate proposal

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

- The proposal appeared to be shoe-horned in
- The proposals should be re-located in a different orientation
- The proposal should be referred back to the applicant to consider the re-location of the buildings
- Confirmation that the privacy screens would be retained

It was subsequently moved by Councillor W J Kemp and seconded by Councillor I E Davies that Application No 18/29364/FUL be referred back to the applicant to consider the re-location of the main building and the garage.

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

RESOLVED:- that planning application no 18/29364/FUL be referred back to the applicant to consider the re-location of the main building and the garage.

CHAIRMAN