

Chairman – Councillor R M Sutherland

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

Councillors:

B M Cross	J Hood
M G Dodson	W J Kemp
A P Edgeller	A Nixon
A S Harp	A N Pearce
A D Hobbs	

Also present - Councillors C A Baron, A T A Godfrey, J M Pert and C V Trowbridge

Officers in attendance:-

Mr R Wood	Development Lead
Mr M Alford	Principal Development Officer
Mrs J McGoldrick	Solicitor
Mr J Dean	Democratic Services Officer

PC43 Minutes

The minutes of the meeting held on 4 September 2019 were submitted and signed.

PC44 Apologies

An apology for absence was received from Councillor M Phillips.

PC45 Declarations of Members Interests/Lobbying

Councillor W J Kemp declared that he was the Local Ward Member in respect of Application No 19/30787/HOU.

Councillors W J Kemp, A Nixon and A N Pearce declared they had been lobbied in respect of Application Nos 18/29663/FUL and 18/29664/LBC.

PC46 Application No 19/30787/HOU - 225 Sandon Road, Stafford

(Recommend approval, subject to conditions).

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

Public speaking on the proposal was as follows:-

Ms M Lyle raised the following points during her objections:-

- Lived at No 227 Sandon Road
- Proposal was not a simple extension – was a large building project
- Construction of a 2 storey extension close to the boundary would be very intrusive
- Development would impinge on the outlook from her light and airy house
- Extension would be visible from her bedroom
- Referred to her existing medical condition
- Proposal would create a terracing effect on the street
- Queried the Council's Development Principles
- Felt the style of the development was not in balance with the rest of the street
- Urged the Committee to consider the domineering effect of the proposal
- Would set a precedent for development in the area
- Hoped Members would refuse the application

Ms Hamner raised the following points during her support for the proposal:-

- Was the co-owner of No 225 Sandon Road
- Moved into the property in October 2018, had 2 children
- Existing kitchen was not fit for purpose
- Noted existing extensions in Sandon Road
- Had spoken with neighbours and considered any objections with her architect
- Plans did not breach the Councils guidelines for development
- Proposal would blend into the streetscene and would fit the surroundings and character of the street
- Asked Committee to support the Officers recommendation to approve

Councillor W J Kemp, Coton Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Asked for street plan to be displayed
- Noted only 2 nearby houses had been extended
- Houses in the location were small in scale
- Extension would dominate No 227
- Had visited No 227, was already dark, proposal would make situation worse

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

- Acknowledged similar nearby extensions
- Noted (existing) breaches in line of site guidance
- Decision had to be guided by NPPF

It was subsequently moved by Councillor B M Cross and seconded by Councillor A S Harp that the application be approved, subject to conditions.

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

RESOLVED:- that planning application No 19/30787/HOU be approved, subject to the conditions as set out in the report of the Head of Development.

PC47 Application No 19/30880/HOU - 62 Castle Bank, Stafford

(Recommend refusal).

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

The Principal Development Officer reported receipt of an additional representation received in support of the proposals – the content of which was summarised for Members.

Public speaking on the proposal was as follows:-

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

- Thanked Members for the opportunity to speak
- Had lived in the property for 24 years
- Referred to nearby golf course extension
- Would like ability to garage his cars
- Initial plans placed the proposal on the boundary – plans had been amended to current version
- Had consulted with neighbors at No 64 Castle Bank
- Noted additional information requested by the Council
- Quoted from letter received from Planning Officers siting refusal
- Had not had any guidance from Planning Department

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

(Displayed photographs of the location)

- Thanked the Chairman for the opportunity to address Members
- Applicant had more than ample land to accommodate the proposal
- Noted lack of highways objections to the scheme

- Quoted Page 12 of the agenda – Para 2; Amenity
- Highlighted lack of uniformity of frontages in the street, noted form of nearby houses
- Agreed with the comments raised regarding dust from the golf course works
- Proposed garage 90 degrees from house – in line with Council policy
- Referred to the 2 objections raised
- Quoted from Local Plan Policy N1
- Standard of build quality for the proposal would be high – referred to quality of the existing wall at the site
- Asked for Committee approval as there were no technical breaches to design policy
- Were no statutory objections raised
- Proposal was acceptable in terms of scale and design
- Noted proposed planting to be provided

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

- Scheme didn't appear to adversely affect the mixed street scene
- House was positioned further forward than others in the street
- Noted permissions given for nearby garages

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor M G Dodson that the application be approved as it was within keeping of the streetscene.

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

RESOLVED:- that planning application No 19/30880/HOU be approved as it was within keeping of the Streetscene and be subject to the following conditions:-

1. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:

Ordnance Survey based Location Plan
 Ordnance Survey based Amended Site Plan dated
 04-09-19
 DGR 1a
 DRG 3a
 DRG 5a
 DRG 6a
 DRG 7a
 DRG 8a
 DRG 9a

2. Notwithstanding any description/details of external materials in the application documents and before any above ground construction works commence, samples of the materials to be used in the construction of the external walls and roof of the detached garage shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless alternative materials are otherwise first approved in writing by the Local Planning Authority.
3. Notwithstanding any description/details in the application documents and before any above ground construction works commence, details of a landscaping scheme to provide screening along the south eastern side of the proposed garage along the frontage with Castle Bank shall be submitted to and approved in writing by the local planning authority.

The approved landscaping scheme shall thereafter be provided within eight months of the garage being brought into use. Any tree, hedge or shrub planted as part of the landscaping scheme (or replacement tree/hedge) which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To ensure the satisfactory appearance of the development. (Policy N1 (g) and (h) of the Plan for Stafford Borough).
3. To ensure the satisfactory appearance of the development and to safeguard the character and appearance of the area. (Policy N1 (g) and (h) of the Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

PC48 **Application Nos 18/29663/FUL and 18/29664/LBC - The Old Library, The Green, Stafford**

(Recommend Approve, subject to the conditions listed and the applicant first entering into a planning obligation to secure £159 per apartment towards the SAC to mitigate the impact of the development).

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

The Development Lead detailed a procedural matter noting that the applicant must first enter into a planning obligation regarding mitigation of the Cannock Chase Special Area of Conservation (SAC)

Public speaking on the proposal was as follows:-

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

- Thanked the Chairman for the opportunity to speak
- Was the designer of the residential element of the scheme and the agent
- Specialist designers had been employed in relation to the bar/restaurant element
- Referred to the reasons for calling in the application
- Site was located within the primary shopping area and was partly Grade 2 listed
- Proposed use was wholly appropriate, would improve the vitality of the town and was sustainable within the conservation area
- Only addition to the listed element of the building was in relation to the flat roof
- Had worked with all relevant consultees
- Had invested significantly in repairing the building which would be fit for purpose and fully maintained
- Noted adequate nearby parking provision
- Referred to existing arrangements for loading/unloading at the site

Councillor C A Baron, Forebridge Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Had visited the building before works had started – was in poor state of repair
- Was in the conservation area and not within the Town Centre
- Site located in a dense residential area which had a residents parking scheme
- Was nowhere for prospective residents to park
- Had concerns regarding proposed storage areas/waste collection arrangements

- Local public transport was inadequate for potential customers – would lead to increased parking need
- Was not acceptable as a residential development
- Permission for the bar/restaurant element had already been granted

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

- Was pleasing to see the building being bought back into use
- Would bring balance to the town centre
- Pleasing to see applicant working with Conservation Officers
- Was sad to see the loss of a former public building

It was subsequently moved by Councillor W J Kemp and seconded by Councillor A S Harp that application No 18/29633/FUL be approved.

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

RESOLVED:- that (a) planning application No 18/29663/FUL be approved, subject to the applicant first entering into a planning obligation to secure £159 per apartment towards the SAC to mitigate the impact of the development and the conditions as set out in the report of the Head of Development.

Continuing, it was moved by Councillor W J Kemp and seconded by Councillor A S Harp that application no 18/29664/LBC be approved.

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

RESOLVED:- that (b) planning application No 18/29664/LBC be approved subject to the conditions as set out in the report of the Head of Development.

PC49 Application No 19/30077/COU - Little Aston Farm, Aston Hill, Aston by Doxey, Stafford

(Recommend approval, subject to conditions).

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

The Principal Development Officer outlined revisions to Condition Numbers 7, 9 and 10.

Public speaking on the proposal was as follows:-

Mr J Busby raised the following points during his objections:-

- Thanked the Chairman for the opportunity to speak
- Was the Vice-Chairman of Seighford Parish Council
- Detailed the Parish Council's objections, as set out on Page 41 of the agenda

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

- Thanked the case Officer for the report
- Proposal conformed with Council policy
- Noted Parish Councils concerns regarding increased traffic, to which a transport statement had been produced
- Any associated traffic would not be excessive or detrimental to the area
- There were no objections raised by the Highways Department
- Approval would bring the site into better use and create a sustainable rural employment site
- Respectfully asked for Committee approval

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

- Was pleasing to see redundant buildings bought back into use
- Scheme would provide much needed rural employment
- Proposals complied with Council policy, were no objections on highways grounds
- Would be hazardous and cause traffic problems in the area
- Reiterated Parish Councils concerns

It was subsequently moved by Councillor A S Harp and seconded by Councillor A P Edgeller that the application be approved, subject to the amended conditions.

On continuation of the debate it was moved by Councillor A N Pearce and seconded by Councillor W J Kemp that the application be deferred, pending a site visit by the Committee.

On being put to the vote the proposal to defer consideration pending a site visit was declared to have fallen.

The proposal to approve the application was duly put to the vote and declared to be carried.

RESOLVED:- that planning application No 19/30077/COU be approved, subject to the conditions as set out in the report of the Head of Development, and the following amended conditions:-

- 7 All construction works, including demolition, together with associated deliveries to the site shall only take place between the hours of:

8:00 am and 18:00 pm Monday to Friday inclusive;
8:00 am and 14:00 pm on Saturdays;

Not at all Sundays, Bank Holidays and other public holidays.

- 9 All demolition materials shall be removed from site.
- 10 Facilities shall be provided at the site for damping down to prevent excessive dust.

PC50 **Application Nos 19/30922/HOU and 19/30923/LBC - Park View, Park Lane, Chebsey**

(Recommend approval, subject to conditions).

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

The Development Lead noted a typo on page 52 of the agenda – ‘The Old School House’ should read ‘The Old Post Office’ before summarising further representations received from Chebsey Parish Council and residents of The Old Post Office.

Public speaking on the proposal was as follows:-

Mr D Butlin raised the following points during his objections:-

- Thanked Members for the opportunity to speak
- Lived at The Old Post Office which was heritage listed
- Noted associated planning permission granted in 2017 and resulting Planning Inspectors decision
- This proposal was similar to that previously rejected
- Proposed greenhouse would cause additional harm
- Noted heights of sloping rear gardens
- Was clear the proposal would cause harm to the listed buildings and the use of the rear garden
- Planning Inspectors view was clear – public benefit must outweigh any harm
- Asked Members for their support on this matter

Mr M Clews raised the following points during his support for the proposal:-

- Submitted the applicants apologies
- Was the agent for the application
- Thanked members for the opportunity to speak
- Detailed the proposed alterations to the scheme
- Noted height of associated garden wall (from both sides)
- Did not increase the size of the dwelling
- Had discussed the matter with Planning Officers
- Respectfully asked Members to grant approval

Councillor J M Pert, Eccleshall Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Detailed previous planning applications associated to the site
- Previous extensions would probably now not be granted
- Impact on neighbors and the conservation area would be significant
- Proposal would block neighbours views of the open countryside
- Was located in a conservation area, cumulative effects of development would be damaging
- Had concerns regarding the wall height assessment
- Quoted from Planning Inspectors report
- Proposal would adversely affect many people
- Urged Members to refuse the application

The Committee discussed the application and raised concern regarding the height of the associated wall.

It was subsequently moved by Councillor W J Kemp and seconded by Councillor J Hood that the applications, be deferred, pending a site visit by the Committee.

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

RESOLVED:- that planning application Nos 19/30922/HOU and 19/30923/LBC be deferred, pending a site visit by the Committee.

PC51 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeals had been received:-

(a) New Appeals

Application reference	Location	Proposal
19/30552/ADV Delegated Refusal	Queensville Retail Park Silkmore Lane Stafford	Erection of a digital advertising display.
COND/00277/EN16 Enforcement Action	Stables Outwoods Bank Outwoods	Caravan being used for residential purposes.

Application reference	Location	Proposal
18/28480/FUL Delegated Refusal	Darlaston Inn Darlaston Stone	Demolition of existing buildings; erection of a petrol filling station with ancillary retail sales; erection of a drive through restaurant; parking; landscaping and access off the A34.
19/29964/HOU Delegated Refusal	Sternen Meadow Lane Little Haywood	Single storey extension to rear of dwelling and addition of trellis to existing fence increasing the overall height to 2.32m.

(b) Appeal Decisions

Application reference	Location	Proposal
19/29930/HOU Appeal Dismissed	Little Acre Fulford Road Fulford Stoke On Trent	Proposed ground and first floor extensions to existing domestic house, and proposed garage.
18/29638/FUL Appeal Dismissed	Land Adjacent To 15 Buckland Road Parkside Stafford	Erection of a three bedroom detached dwelling and creation of a new access
19/30114/HOU Appeal Allowed	The Dale Fairoak Bank Fairoak	Two storey front, side and rear extension.

CHAIRMAN