

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	M Phillips

Also in Attendance - Councillor J K Price

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs S Wright	-	Senior Planning Officer
Mr I Curran	-	Interim Head of Law and Administration
Miss L Collingridge	-	Contracts Solicitor
Mr A Bailey	-	Scrutiny Officer

**PC10 Minutes**

Minutes of the previous meeting held on 30 April and 22 May 2019 were submitted and signed.

**PC11 Declarations of Members Interests/Lobbying**

Councillor A P Edgeller indicated that she would be speaking as the Ward Member in respect of Application Numbers 19/30329/REM and 19/30466/HOU.

**PC12 Application No 18/29803/FUL - Proposed Detached split level dwelling - Land at Sunnyside Cottage, High Street, Hixon, Stafford**

(Recommendation approve, subject to conditions).

Considered the report of the Head of Development regarding this matter. The Development Manager reported upon additional representations received from the Highways Authority and the applicant.

Public speaking on the matter was as follows:-

Mrs J Challoner raised the following points during her objection to the proposal:-

- A resident at Orchard Cottage
- Referred to previous applications on this site being refused
- The proposal would have an exceptional impact on her land
- Concerns regarding the structural stability and the ground conditions
- The proposal was close to the boundary
- Concerns over the impact of additional cars on Featherbed Lane
- The area contained historic features including a 16<sup>th</sup> Century cottage
- There was no indigenous planting proposed
- The proposed access was not wide enough with poor visibility
- Cars tended to speed in the area

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

- Clarification as to the status of the hedge
- Clarification of the proposed visibility splay and steep access
- Concern over the Design Advisor's initial comments
- Concern that the proposal was not in keeping with the streetscene

It was subsequently moved by Councillor A N Pearce and seconded by Councillor A P Edgeller that Application No 18/29803/FUL be deferred for a site visit.

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

RESOLVED:- that planning application no 18/29803/FUL be deferred for a site visit.

*Councillor A P Edgeller left the table during consideration of the following two applications.*

PC13 **Application No 19/30329/REM - Proposed reserved matters for one detached dwelling (appearance, landscaping, layout, and scale)- Land adjacent 27 Radford Bank, Stafford**

(Recommendation approve, subject to conditions).

Considered the report of the Head of Development regarding this matter. The Senior Planning officer reported upon additional representations received from the Tree Officer and the applicant's solicitor.

Public speaking on the matter was as follows:-

Ms J Jones raised the following points during her objection to the proposal:-

- A resident of 25 Radford Bank
- Concerns in relation to overlooking, over shadowing and privacy
- Referred to the Human Rights Act in relation to privacy
- Concerns regarding the stability of the land and the 7 m high cliff face
- Required assessment of the impact on surrounding areas
- The soil was very sandy
- The proposal was not in keeping with the surrounding area
- The proposal would harm amenity , parking and green space
- This was large house that would be over bearing

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

- Purchased the land in April 2018 with outline planning permission
- The Architect had worked hard to develop sympathetic plans
- The proposal was located with in a cul de sac
- The Highways Authority had approved the scheme
- There were no technical objections to the proposal
- There was scope for a larger property on the site
- This was a family home using redundant land
- Would be willing to discuss privacy concerns with objectors

At the invitation of the Chairman, Councillor A P Edgeller, Baswich Ward Member addressed the Committee and raised the following issues:-

- This was a back garden development
- The area contained bungalows that caused no distraction
- Quoted Paragraph 12 of the National Planning Policy Framework in relation to achieving well designed places
- The proposal would lead to a loss of privacy to 25 Radford Bank
- The proposal should be refused or the Committee should visit the site
- Concerns about the stability of the land

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

- Concerns regarding the tree roots and the need to visit the site
- The Architect had achieved a well designed scheme
- Clarification that there was no scope to move the proposal further away from the neighbouring property
- Concern that the proposed use of Staffordshire Blue Bricks would be out of keeping with the surrounding properties
- Confirmation that the size and weight of the vehicles could not be limited as it was a private road
- Clarification of the height of the proposed dwelling
- Clarification that type and colour of the bricks could be conditioned

It was subsequently moved by Councillor A S Harp and seconded by Councillor B M Cross that Application No 19/30329/REM be approved, subject to the conditions as set out in the report of the Head of Development.

An amendment to the motion was then moved by Councillor A N Pearce and seconded by W J Kemp that Application No 19/30329/REM be approved, subject to the conditions as set out in the report of the Head of Development, together with an additional condition concerning the colour of the bricks to be used.

Councillors A S Harp and B M Cross accepted the amended motion.

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

RESOLVED:- that planning application no 19/30329/REM be approved, subject the conditions as set out in the report of the Head of Development, subject to the following additional condition:-

Notwithstanding any description/details of external materials in the application documents no construction works above ground shall be commenced until precise details or samples of the bricks to be used in the construction of the external wall(s) of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The bricks shall be similar to those used in the construction of 27 Radford Bank with regard to their texture and colour.

PC14 **Application No 19/30466/HOU - Proposed single storey rear extension to form utility room - 70 Baswich Lane, Baswich, Stafford, Staffordshire, ST17 0BZ**

(Recommendation approve, subject to conditions).

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

Public speaking on the matter was as follows:-

Mr R Chumley-Roberts raised the following points during his objection to the proposal:-

- Stated that the proposed extension would be 870mm from the dividing fence and 70 Baswich Lane was a 3 storey property
- Described how the proposal would affect sunlight to the property and increase shadowing
- Would lose more sunlight by the proposed extension than was suggested in the report

- The site would be over developed as there had been four previous extensions to 70 Baswich Lane
- The proposed structure would lead to massing with a lot of bricks visible from Baswich Lane
- This was a large 1930's built house and there was no need for further extensions
- If approved would need to extend their own property

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

- The proposal was a side facing extension
- The proposed extension was immediately adjacent and would restrict the applicant's view
- The ridge line would not be changing and therefore light levels would remain unchanged
- Obscure glazing would be used
- The proposed extension was not high occupancy
- All alterations to the property were subject to planning permission
- There were many properties in Baswich Lane that had similar wrap-around extensions
- Requested the Committee to approve the application as recommended in the report

At the invitation of the Chairman, Councillor A P Edgeller, Baswich Ward Member addressed the Committee and raised the following issues:-

- This was the 5<sup>th</sup> development on the semi-detached property
- The proposal would lead to a loss of light and over shadowing to 72 Baswich Lane
- Believed that this site was a flooding hotspot
- Local residents had replaced their drives due to flooding
- Requested the Committee to refuse the application on the basis of over shadowing, loss of outlook and flooding

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

- The property had already been extended five times previously
- The cumulative impact of all the alterations created a massing effect
- The proposed extension was very small and could not be seen
- The fencing already created a shadowing effect
- Clarification of the planning history and the need to determine each application on its own merits

It was subsequently moved by Councillor A S Harp and seconded by Councillor A Nixon that Application No 19/30329/REM be approved, subject to the conditions as set out in the report of the Head of Development.

On being put to the vote and following the Chairman's casting vote, the proposal was declared to be carried.

RESOLVED:- that planning application no 19/30466/HOU be approved, subject the conditions as set out in the report of the Head of Development.

*Councillor A P Edgeller re-took her seat at the table.*

PC15 **Planning Appeals**

Considered the report of the Head of Development (V2 4/06/2019).

Notification of the following new appeals had been received:-

<b>App No</b>	<b>Location</b>	<b>Proposal</b>
<b>18/29636/COU</b>	Outbuilding At Bridge Lane Stowe By Chartley Stafford	Change of use of agricultural building to dwelling (C3) (revised scheme)
<b>19/29930/HOU</b>	Little Acre Fulford Road Fulford Stoke On Trent	Proposed ground and first floor extensions to existing domestic house, and proposed garage.

CHAIRMAN