

Chairman - Councillor R M Sutherland

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

Councillors:

B M Cross	A Nixon
A S Harp	G P K Pardesi
J Hood	A N Pearce
P W Jones	M Phillips
W J Kemp	

Also in Attendance - Councillors A R G Brown, B McKeown and J K Price

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr R Wood	-	Development Lead
Mrs D Templeton	-	Senior Planning Officer
Miss M Smith	-	Strategic Business Manager - Development
Miss L Collingridge	-	Contracts Solicitor
Mr A Bailey	-	Scrutiny Officer

PC29 Minutes

Minutes of the previous meetings held on 3 and 16 July 2019 were submitted and signed.

PC30 Apologies

Apologies for absence were received from Councillors A P Edgeller (Substitute P W Jones) and A D Hobbs (Substitute G P K Pardesi) and Councillor A N Pearce arrived late and was not therefore able to take part in the determination of applications 19/30787/HOU and 19/30448/FUL.

PC31 Application No 19/30787/HOU- Proposed demolition of existing kitchen and conservatory with the construction of kitchen, sitting and bedroom extension - 225 Sandon Road, Stafford, Staffordshire, ST16 3HQ

(Recommendation approve, subject to conditions).

Considered the report of the Head of Development regarding this matter. The Senior Planning Officer reported upon an issue not contained within the report concerning a breach of residential amenity and therefore recommended that the application be deferred without debate in order to allow for the resubmission of an amended report.

It was subsequently moved by Councillor A S Harp and seconded by Councillor P W Jones that Application No 19/30787/HOU be deferred pending the resubmission of an amended report.

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

RESOLVED:- that planning application no 19/30787/HOU be deferred pending the resubmission of an amended report.

PC32 **Application No 19/30448/FUL - Proposed Variation of condition 2,11 and 12 of 18/28266/FUL - Land Off Little Tixall Lane, Lichfield Road, Great Haywood**

(Recommendation approve, subject to subject to the applicant entering into a planning obligation to secure the obligations under outline permission 14/20886/OUT and the conditions listed).

Considered the report of the Head of Development regarding this matter. The Development Lead reported upon further representations received from Natural England, Colwich Parish Council, a neighbour and the Applicant's Solicitor. He summarised the main issues raised by Colwich Parish Council and recited the main points contained in Applicant's Solicitor's letter.

Public speaking on the matter was as follows:-

Mr A Dunn raised the following points during his objection to the proposal:-

- Spoke on behalf of Colwich Parish Council
- Objected to the proposals on the basis of connectivity and highway safety
- The closure of Little Tixall Lane would mean that the development would be isolated from Great Haywood
- The proposal would put a strain on Coley Lane with the potential for larger vehicles to use the area as a rat-run
- The proposal would have a detrimental impact upon both pedestrians and cyclists
- There would be an increased risk of crime
- Requested the Committee to refuse the application or undertake a site visit

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

- The proposal was just to approve the access geometry and bus stop location only
- The application did not seek permission to close Little Tixall Lane as this had already been approved
- This was an allocated residential development site
- Although the A51 was not a trunk road, the design of the access geometry had been greater than trunk road status

- The proposal only sought to vary 3 conditions to the permission granted under Application No 18/28266/FUL
- These were minor amendments only
- Requested the Committee to approve the application in accordance with the extant permission

At the invitation of the Chairman, Councillor A R G Brown, Haywood and Hixon Ward Member addressed the Committee and raised the following issues:-

- The closure of Little Tixall lane would be detrimental to the area
- Queried why Coley Lane should not also be closed
- The proposal would lead to more traffic using Coley Lane
- It was important to keep Little Tixall Lane open
- A site visit was important to assess the situation
- The proposed bus stop would be better in a lay-by

In response, the Contracts Solicitor clarified that the Committee should only consider the variations to the conditions as the principle of the development had already been approved under Application No 18/28266/FUL and the Highways Authority had raised no objections. There was therefore no grounds to refuse the application on highways safety concerns and warned of the potential costs against the Council at appeal.

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

- Queried the Tier classification under The Plan for Stafford Borough and that Great Haywood would remain a Tier 3 Key Service Village
- The closure of Little Tixall Lane had already been approved
- The specifications for the access were of a higher standard
- Although there was sympathy with local residents, the Committee had no choice but to approve the proposal

The Development Manager clarified that Great Haywood would remain a Tier 3 settlement with having a settlement boundary and being a Key Service Village

It was subsequently moved by Councillor A S Harp and seconded by Councillor B M Cross that Application No 19/30448/FUL be approved, subject to the applicant entering into a planning obligation to secure the obligations under outline permission 14/20886/OUT and the conditions as set out in the report of the Head of Development.

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

RESOLVED:- that planning application no 19/30448/FUL be approved, subject to the applicant entering into a planning obligation to secure the obligations under outline permission 14/20886/OUT and the conditions as set out in the report of the Head of Development.

Councillor A N Pearce took his seat at the table.

PC33 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeals had been received:-

(a) New Appeals

App No	Location	Proposal
18/28148/FUL Delegated Refusal	Land Rear Of Brampton The Butts Little Haywood Stafford	Erection of four bedroomed detached bungalow and detached garage
18/29638/FUL Delegated Refusal	Land Adjacent To 15 Buckland Road Parkside Stafford	Erection of a three bedroom detached dwelling and creation of a new access
18/28053/REM Delegated Allowed	Broughall Grange Woodside Road Gnosall Stafford	Reserved Matters application - Vehicular access, layout of the site, scale of the buildings, the appearance of the buildings including materials and landscaping
19/30516/FUL Delegated Refusal	The Orchard Abbeylands Weston Stafford	Removal of condition 11 on application 15/22092/FUL

(b) Appeal Decisions

App No	Location	Proposal
18/29523/HOU Appeal Allowed	5 Parkfields Farm Rowan Barn Tittensor Road Barlaston Stoke On Trent	Retrospective planning application for new door
19/29860/HOU Appeal Allowed	131 Cannock Road Stafford	Garage extension & conversion with extension over to create new bedroom

PC34 USE/00130/EN19 – Garage Site to the rear of 25 Alexandra Road, Stafford, ST17 4DE

Considered the report of the Head of Development and the Interim Head of Law and Administration (V1 05/08/2019) in relation to the use of a garage within a row of garages being used for a commercial business operation without the benefit of planning permission.

It was subsequently moved by Councillor B M Cross, seconded by Councillor A S Harp that the report be approved.

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

RESOLVED:- that appropriate action be authorised to include all steps including the instigation of court proceedings and any work required to secure the cessation of the unauthorised commercial activity, together with the removal of the associated equipment from within the garage.

PC35 Ongoing Authorised Enforcement Cases

Considered the report of the Head of Development (V1 05/08/2019) setting out ongoing enforcement cases.

The Committee considered the cases as set out with the Development Manager and Contracts Solicitor providing updates in respect of:-

- WKS2/00380/EN16 - The Old Stores, Woodseaves
- WKS/00163/EN16 - Hillside, Milford Road, Stafford
- WKS3/00259/EN18 - Bird in Hand, Sharpley Heath
- WKS2/00086/EN18 - 64 Foregate Street, Stafford

RESOLVED:- that the report be noted.

PC36 Draft Planning Application Validation Criteria

Considered the report of the Head of Development (V1 05/08/2019) which sought approval to adopt the updated version of the Validation criteria having made amendments after the completion of an 8 week consultation period.

RESOLVED:- that the updated Planning Application Validation Criteria be adopted.

CHAIRMAN