

Chair - 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:- Councillors F Beatty, E G R Jones and M J Winnington

Officers in attendance:-

Mr J Holmes	- Development Manager
Mr N Lawrence	- Deputy Development Manager
Mr S Turner	- Legal Services Manager
Mr J Dean	- Democratic Services Officer
Mr A Bailey	- Scrutiny Officer

PC144 Minutes

Minutes of the previous meetings held on 4 November, 18 November and 2 December 2020 were submitted and signed.

PC145 Declarations of Interest/Lobbying

Councillor W J Kemp declared a Personal Interest in Application No 20/32039/REM as he is a Member of Creswell Parish Council.

The Chairman, Councillor R M Sutherland declared a Personal Interest in Application No 20/32039/REM as he is a Member of Creswell Parish Council and the Local Ward Member.

PC146 Application 20/32039/REM - Proposed Reserved Matters application for 700 dwellings to outline permission 16/24595/OUT seeking approval of layout, scale, appearance and landscaping, and including internal access roads, footpaths, drainage, associated parking provision, open space and infrastructure.- Land North of Marston Grange, Marston, Stafford, Staffordshire

(Recommendation approve, subject to conditions).

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

The Development Manager reported upon the receipt of revised Landscaping Plans and the subsequent need to amend Condition No 2.

Public speaking on the matter was as follows:-

Mr J Morgan raised the following points during his objection to the proposal:-

- Lived in the neighbouring housing estate
- The semi-rural nature of the area would be disturbed by the proposal and treble the number of houses in the area
- Objected to the proposal on the grounds of a lack of infrastructure
- One Primary school was insufficient for 700 homes
- The General Practitioners were over subscribed
- The railway structure was already overcrowded in Stafford

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

- Represented the applicant
- Endorsed the recommendation in the report
- There had been many pre-application discussions with Planning Officers
- This proposal had evolved from the parameter of the proposed plans
- Trees and hedgerows would be retained wherever possible
- 30% of the site would be Affordable Housing, that would include bungalows
- Had worked closely with both the Local Flood Authority and the Environment Agency
- There would be both a care facility and school as well as housing on the site
- If approved, the scheme would commence early in the New Year
- The proposal would yield a £10.5m Section 106 contribution
- The proposal would bring local economic benefits, such as additional jobs and Council Tax Receipts
- The proposal was of a high quality and would deliver social and economic benefits

At the invitation of the Chairman, Councillor M J Winnington, Seighford and Church Eaton, Ward Member, addressed the Committee and raised the following issues:-

- Expressed concern over landscaping and the character of the development
- It was important that the scheme was fit for purpose
- Residents were becoming increasingly concerned of where they lived
- The proposal was on high ground and was visible from a distance

- Referred to Paragraphs 2.7, 3.5 and 3.10 of the report, expressing concerns over highways and design
- Expressed concern over the removal of the Ash Tree and the need for additional planting in the casual open spaces
- There was a need to consider design, ecology and impact of the proposal on climate Change

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

- Clarification over the clusters of Affordable Housing
- Clarification over flooding
- Concerns that the access to some of the properties was too small and unsuitable for wheelchair access
- Concern over the car parking areas in front of the house in one part of the site
- Concern over the removal of the Ash Tree covered by Tree Preservation Order 611 of 2017
- The site was a blank canvas and there was no need for one-bedroomed accommodation
- The Design Advisor had expressed concerns over the proposals
- Clarification over whether the through-road would be subject to speed restrictions
- Electronic charging points should be included on all properties
- Expressed concern that Pasture Lane was insufficient for a bus route
- Concern that there was no provision for young children on the site
- Concern that there was no mitigation for Climate Change
- Concern over the lack of general Practitioners and educational facilities for the area
- Paragraphs 5.1 to 5.6 of the report addressed all of the issues and concern and therefore the proposal should be supported
- The Police Crime Prevention Design Advisor had expressed concern that there was poor overlooking of parking spaces

The Development Manager advised the Committee on the following:-

- Clarification that there were no formal play areas, but there was a proposed Destination Park close by
- Clarified the routes on which tree planting was proposed
- There would be 585 new trees planted and the Tree Officer had only objected to the removal of the Ash Tree covered by Tree Preservation Order 611 of 2017
- Speed restrictions on the road through route was a matter for the Highways Authority
- Many of the trees proposed to be planted would be maintained by residents in individual plots
- Clarification as to why Pasture Lane was unsuitable for a bus route
- Clarification of Policy N2 of the Plan for Stafford Borough

- Confirmation that the Reserved Matters under consideration were Layout, Scale and Appearance and Landscaping
- An explanation that Disabled Access was a Building Control issue
- Confirmation that only a small proportion of the proposed Affordable Housing were flats

The Legal Services Manager advised the Committee that consideration should only be given to Layout, Scale and Appearance and Landscaping.

It was subsequently moved by Councillor M Phillips and seconded by Councillor J Hood that Application Number 20/32039/REM be referred back to the applicant in order to address the following:-

- (i) Lay Out – the proposed areas of car parking adjacent to property frontages;
- (ii) Landscaping – the proposed removal of the Ash Tree covered by Tree Preservation Order 611 of 2017.

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

RESOLVED:- that planning Application Number 20/32039/REM be referred back to the applicant in order to address the following:-

- (i) Lay Out – the proposed areas of car parking adjacent property frontages;
- (ii) Landscaping – the proposed removal of the Ash tree covered by Tree Preservation Order 611 of 2017.

The Committee took a short comfort break at this point, during which the recording was paused and then restarted again once the meeting had reconvened.

PC147 **Application 20/32275/FUL – Proposed Change of use of the land to gypsy and traveller residential with the siting of a storage/service building and up to three caravans and the construction of a day room/amenity building - Land Between Salt Lane and the B5066, Sandon Bank, Stafford**

(Recommendation approve, subject to conditions).

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

The Deputy Development Manager reported upon the need to amend Condition Nos 4 and 13.

Public speaking on the matter was as follows:-

Mr D Croxford raised the following points during his objection to the proposal:-

- Spoke as Clerk to Salt and Enson Parish Council
- The site was small, undulating, agricultural land that was unsuitable for caravans
- The hedges provided little screening
- A Site Visit was important for the area
- Incongruous caravans would be visible from the road
- There was a need for consistency of planning decisions
- This proposal represented a change of use from a field
- The local sewage plant would be ineffective
- Sandon Bank was a fast road
- The proposal led to a loss of visual and acoustic amenity
- There was already adequate gypsy provision in the Borough
- The applicants were not known in the village

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

- Spoke on behalf of the applicant
- This was a proposal for a single-family residential Gypsy and Traveller site, which would accommodate a day room building, 3 touring caravans, and a small shed /service building.
- The land was owned by the applicants
- The development was needed because the family's existing accommodation was overcrowded.
- The report provided a strong case for approving the application
- There was unmet need for accommodation for Gypsies and Travellers in Stafford Borough
- The fact that it provided good quality accommodation for a section of the community was one of the key reasons the proposal represented sustainable development.
- The proposals were in accordance with main Local Plan Policy C6
- While in the countryside, the site was not in open countryside, but near to a couple of other residential properties and the proposals would be well screened
- The proposed conditions would require the foul and surface water drainage issues to be solved to the Council's satisfaction before the site could be developed
- The family had strong local links
- The proposal had received supportive comments
- Queried whether Condition No 4 was appropriate

At the invitation of the Chairman, Councillor F Beatty, Milwich, Ward Member, addressed the Committee and raised the following issues:-

- Objected to the proposal on the grounds of the Planning Policy for Traveller Sites 2015

- The principal and suitability of the proposal was not acceptable
- The Local Planning Authority should limit such developments on the grounds of unsuitable criterion and air pollution
- The proposal would be shoe-horned into a triangular site close to a busy main road
- The proposal was not acceptable on the grounds of economic sustainability and travelling distances as it was remote
- The entrance and egress from the site inadequate
- Salt Lane was a narrow single lane and was not suitable for heavy vehicles
- Large vehicles would exacerbate existing road surface problems
- Surface water problems in the area would be made worse
- Was not an appropriate site for development

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

- The site had already been refused for development
- Clarification of the actual number of gypsy pitches in the Borough
- The site was in an ideal location and the objections were unfounded
- A Site Visit would be useful in understanding the topography of the location
- Clarification as to who would be living on the site
- The current site at Within Lane was also very narrow
- The need for gypsy sites was actual and proven

The Deputy Development Manager advised the Committee on the following:-

- There were no objections by the Highways Authority
- The site was well screened
- The proposal would not create harm
- There was recognised under provision of gypsy and traveller provision in the Borough
- There were adequate amenities
- The packaged treatment plant was addressed in the report
- Confirmed that a family would be living in the accommodation

The Development Manager provided the Committee with the actual numbers of gypsy pitches in the Borough and confirmed that there was a shortfall in provision.

It was subsequently moved by Councillor W J Kemp and seconded by Councillor A Nixon that Application Number 20/32275/FUL be approved, subject to the Conditions as set out in the report of the Head of Development with the addition of amended Condition Nos 4 and 13.

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

RESOLVED:- that planning Application Number 20/32275/FUL be approved, subject to the Conditions as set out in the report of the Head of Development and the following amended Conditions Nos 4 and 13:-

4. No more than three caravans shall be sited on the land and the site shall only be occupied by Mr and Mrs S Clee and their resident dependents.
13. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.

Councillor A S Harp left the meeting at this point.

PC148 **Application 20/32674/OUT - Proposed erection of new detached bungalow with new detached garage (layout) - Pine Lea, The Green, Barlaston, Stoke on Trent, ST12 9AF**

(Recommendation approve, subject to conditions).

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

Public speaking on the matter was as follows:-

Councillor E G R Jones read a statement prepared on behalf of Mr M Hudson, which raised the following points of objection to the proposal:-

- Concern over the proposal expressed by the Parish Council, neighbouring properties, the Lead Local Flood Authority and Speed-Watch
- Lived in a neighbouring property and was requested to represent various concerns
- Expressed concern regarding Traffic, Trees and Water
- Quoted the Highways Officer's comments
- There had been no access traffic and day-to-day residential traffic was minimal
- Step-changes in access traffic to/from Hartwell Lane were likely with each successive sale and this would add to the problem
- Hartwell Lane was a fast and busy thoroughfare
- Referred to a number of trees that were missing from the plans for which a Tree Preservation Order had been submitted
- This application required the removal of 3 trees
- There were significant surface water issues around the site particularly after periods of persistent heavy rain

- The removal of any trees, laying a new driveway, a new house substructure would add to the problems
- The proposal had been called-in due to surface water issues
- An objection had been submitted by the Parish Council

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

- Expressed concerns over significant issues regarding the proposed outline application
- Barlaston Parish Council had expressed concern that the Village Green was becoming increasingly affected by drainage issues
- The adopted Barlaston Neighbourhood Local Plan focussed on the need to avoid proposals such as this that affected climate change
- It was not acceptable for the Local Lead Flood Authority to dismiss flooding concerns
- The Local County Councillor had also expressed strong concerns over the proposals
- Referred to photographs that demonstrated how the area flooded
- Urged the Committee to refuse the application on the grounds of inadequate drainage

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

- Condition No 9 covered drainage concerns
- Concerns that the removal of trees could exacerbate the flooding issues
- There were no objections from the Council's Tree Officer

The Development Manager advised the Committee on the following:-

- Confirmation that the Council had been advised that the flooding concerns could be addressed through conditions
- There were no objections raised by the Highway Authority
- Clarification that only 3 trees and no hedgerows would be removed as part of this proposal
- This was an outline application and Condition No 9 addressed flooding
- There was no evidence to suggest that the removal of the trees would exacerbate the flooding concerns in the area

It was subsequently moved by Councillor B M Cross and seconded by the Chairman, Councillor R M Sutherland that Application Number 20/32674/OUT be approved, subject to 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 Number 20/32674/OUT be approved, subject to the Conditions as set out in the report of the Head of Development.

PC149 **Planning Appeals**

Considered the report of the Head of Development.

Notification of the following appeal had been received:-

App No	Location	Proposal
19/31613/OUT	Land Off Castle Street Eccleshall	The development of up to 37 residential dwellings (Use Class C3), with means of site access from A519, Castle Street; earthworks to facilitate surface water drainage; and all other ancillary and enabling works. All other matters such as layout, scale, appearance and landscaping are reserved for subsequent approval

Notification of the following appeal decision had been received:-

App No	Location	Proposal
20/32185/HOU Appeal Dismissed	Burley Cottage Clayalders Bank Standon	Extensions and alterations to existing cottage
WKS3/00163/EN16 Enforcement Notice Quashed	Hillside Milford Road	Conservatory

CHAIR