

Chairman - Councillor R M Sutherland

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

Councillors:

F Beatty	A D Hobbs
M G Dodson	W J Kemp
A P Edgeller	A Nixon
A S Harp	

Also present:-            -    Councillor J M Pert

Officers in attendance:-

Mr R Wood	-	Development Lead
Mr N Lawrence	-	Deputy Development Manager
Mr R Simpson	-	Head of Operations
Mr S Hill	-	Staffordshire County Council Highways
Miss L Collingridge	-	Contracts Solicitor
Mr A Bailey	-	Scrutiny Officer

**PC69    Minutes**

Minutes of the previous meeting held on 28 November 2019 were submitted and signed.

**PC70    Apologies**

Apologies for absence were received from Councillors B M Cross (Substitute F Beatty), J Hood and M Phillips.

**PC71    Declarations of Members Interests/Lobbying**

All of the Committee indicated that they had been lobbied in respect of Application Number 19/30860/COU.

**PC72    Application No 19/30860/COU - Proposed Change of use to an event venue (Class D2 use) and a separate dwelling house (Class C3 use); car parking and associated works; retention of 2.4m high trellis screens to former ward outbuildings - Standon Hall, Maer Lane, Standon**

(Recommendation approve, subject to conditions).

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

The Development Lead reported upon the following:-

- An amendment to page 8 of the report
- The receipt of an additional neighbour representation
- The receipt of additional comments from the Environmental Health Officer
- Amendments to Condition Numbers 6, 8, 9 and 13

Public speaking on the matter was as follows:-

Ms M MacDougall raised the following points during her objections to the proposal:-

- Expressed concerns in relation to the development
- There were a number of objectors to the proposal
- The report contained some misrepresentations
- The Noise Impact Assessment was invalid
- The applicant did not own all of the land
- There were 8 private houses in the grounds of the development
- The report focussed mainly on car parking
- The proposals would affect the amenity of neighbours and the surrounding area
- The surrounding roads were narrow
- The application did not comply with the Town and Country Planning (Development Management) Procedure Order 2015

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

- Spoke as applicant for the proposal
- The site had been vacant since 2015
- This was a great opportunity to bring the property back into use
- Stafford Borough had very few private venues
- The property required little alteration
- Had engaged the local community with 95 local residents attending an event
- Would employ local staff
- Would adhere to all the conditions stipulated
- There were no highways objections
- Would create a venue that the area could be proud of

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

- Standon Hall was a Heritage Asset
- The property was unlikely to be a single dwelling
- It would not be cost effective to bring the property into a habitable state
- The proposal would provide employment
- However, the proposal would affect the peace and tranquillity in the area
- The proposal would affect residential amenity
- Cars leaving the venue on mass would be disruptive
- The surrounding lanes were single track
- Concerns regarding the proposed visibility splay
- Concerns regarding the proposed car parking
- The Conservation Officer's concerns about car parking were not fairly balanced in the report
- A reduction in the maximum numbers of people attending and a 12 am time limit would help to address concerns

The Head of Operations confirmed the receipt of Noise Reports dated 12 June 2019 and 5 September 2019. He explained that Condition Numbers 6, 7, 8 and 9 would help to mitigate the impact of the proposal and although there would inevitably be an increase in noise, it was not expected to be so adverse as to object to the application.

The representative from Staffordshire County Council Highways clarified that the proposal would have no material increase in traffic on the surrounding road network and the proposed visibility splay was acceptable. He referred to the traffic survey undertaken during 2017 included a full topographical survey and concluded his comments by confirming that the proposal was compliant and raised no objections.

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

- Confirmation that there were passing places on the surrounding roads
- Confirmation that the proposal was compliant with the Town and Country Planning (Development Management) Procedure Order 2015
- This was an important building that was at risk of decay
- It would be difficult to restrict a wedding venue to before 2.00 am

It was subsequently moved by Councillor A S Harp and seconded by Councillor F Beatty that Application No 19/30860/COU be approved, subject to the conditions as set out in the report of the Head of Development and amended Condition Numbers 6, 8, 9 and 13.

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

RESOLVED:- that planning application no 19/30860/COU be approved, subject to the conditions as set out in the report of the Head of Development and the following amended Conditions:-

6. The event venue use shall not be brought into use unless and until a Noise Management Plan based on the findings and recommendations contained in Section 8 of the submitted revised Noise Impact Assessment dated 5 September 2019 and detailing the means of noise attenuation and a programme for implementation has been submitted to and approved in writing by the local planning authority. Thereafter, the event venue use shall not be brought into use until the approved means of noise attenuation have been implemented in accordance with the approved programme and that use shall not be carried out except in compliance with the terms of the approved Noise Management Plan.
8. The development shall not be brought into use until details of the location, design and materials of any new or refurbished external plant including air handling equipment and its associated data on noise levels and the means of noise attenuation have been submitted to and approved in writing by the local planning authority. Thereafter, only the approved external plant shall be used or constructed.
9. The development shall not be brought into use until details of the location, design, materials and -lux levels of any external lighting have been submitted to and approved in writing by the local planning authority. Thereafter, only the approved means of external illumination shall be constructed and used. No other means of external illumination shall be constructed without the written permission of the local planning authority.
13. The events venue use shall only operate between the hours 09.00am and 02.00am on the following day. It shall not be carried out at any other times.

PC73 **Planning Appeals**

Considered the report of the Head of Development.

Notification of the following appeal decisions had been received:-

<b>App No</b>	<b>Location</b>	<b>Proposal</b>
<b>18/28748/OUT</b> Appeal Allowed	96 Grindley Lane Meir Heath Stoke On Trent	Demolish buildings; residential development (outline) with details of access for approval.
<b>19/30552/ADV</b> Appeal Dismissed	Queensville Retail Park Silkmore Lane Stafford	Erection of a digital advertising display, display of illuminated static images on a 10 second sequential rotation. No special effects including animation, flashing, or fading. Illumination: Display will monitor and adjust to ambient light levels. Day max 600 candela/sqm. Night max 300 candela/sqm.

PC74 **WKS2/00035/EN19 - Bungalow known as Dalsarf, Stone Road, Meaford, Stone, Staffordshire, ST15 0QT**

Considered the report of the Head of Development and the Head of Law and Administration in relation to the use of the land, originally part of the garden curtilage of the bungalow known as Dalsarf subsequently incorporated as a vehicle parking area in conjunction with the commercial business operating adjacent to the bungalow, together with the erection of fencing without the benefit of planning permission.

It was subsequently moved by Councillor A S Harp, seconded by Councillor F Beatty 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 use, removal of the unauthorised commercial vehicles parked within the domestic curtilage of the bungalow known as Dalsarf, together with the fencing, and return the land to its original condition.

**PC75 COND2/00240/EN19 - Land at Penfold Farm, Trentham Road, Stoke on Trent, Staffordshire ST13 3DS**

Considered the report of the Head of Development and the Head of Law and Administration in relation to the unlawful development comprising of ground works and the erection of a steel framed structure, and associated works to create a dwelling without the benefit of planning permission.

It was subsequently moved by Councillor A S Harp, seconded by Councillor W J Kemp 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 removal of the structure, together with levelling and landscaping the ground.

**PC76 WKS3/00163/EN16 - Hillside, Milford Road, Walton On The Hill**

Considered the report of the Head of Development and the Head of Law and Administration in relation to providing the Committee with the opportunity to review its resolution of 28 March 2018; namely, that it was considered expedient not to take enforcement action with regard to the construction of the retaining wall (i.e. plinth) and storage room associated with the unauthorised erection of a conservatory to the rear elevation of a rear extension at Hillside, Milford Road, Stafford.

It was subsequently moved by Councillor W J Kemp, 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 removal of the unauthorised substructure (including the storage room), stairs and fencing.

CHAIRMAN