Minutes of the Planning Committee
held at the Civic Centre, Riverside,
Stafford on Wednesday 19 February
2020

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 present:- Councillors J K Price and M J Winnington

Officers in attendance:-

Mr J Holmes  - Development Manager
Mr N Lawrence  - Deputy Development Manager
Miss L Collingridge  - Contracts Solicitor
Mr A Bailey  - Scrutiny Officer

PC87  Minutes

Minutes of the previous meetings held on 18 December 2019,
20 January and 29 January 2020 were submitted and signed.

PC88  Declarations of Members Interests/Lobbying

Councillor J Hood had previously indicated that she would be speaking as
the Walton Ward Member in respect of Application Number 19/31091/FUL
and was seated in the public gallery for this part of the meeting.

The Chairman, Councillor R M Sutherland indicated that although he was
the Ward Member in respect of Application No 19/31489/FUL, he had not
pre-determined the proposal and would be speaking as a Member of the
Committee.

PC89  Application No 19/31091/FUL - Proposed Construction block work
and timber service workshop and open hand car wash facility with
jet washers including welfare shelter - Dans Motorcycle Showroom,
The Fillybrooks, Stone

(Recommendation refuse).

Considered the report of the Head of Development regarding this matter.
The Development Manager reported upon the receipt of additional representation from the Council’s Tree Officer.

Public speaking on the matter was as follows:-

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

- Spoke on behalf of the client
- The owner had operated on the site for the last 16 years
- The site was originally a petrol station
- There had already been development on the site
- There were three components that supported the application
- The economic component of the proposal was a work force issue that would allow a hydraulic ramp to be used instead of a mechanic’s creeper, which would create stable economic viability
- The environmental component of the proposal was the landscaping and the fact that vehicles could remain within the site
- The openness aspect was that the area was embedded within the Trent Wood and not readily visible from the road
- Requested the Committee to approve the application

At the invitation of the Chairman, Councillor J Hood, Walton Ward Member, addressed the Committee and raised the following issues:-

- Referred to the history of development on the site
- The proposed area was already being used for the parking of vehicles
- There were numerous access onto the A34 in the area
- The proposal would create local employment
- Quoted planning case law in respect of special circumstances
- The present topography resulted in the fact that hydraulic ramps could not be used
- The proposal would result in valeting being undertaken on site
- The opening hours were acceptable
- Referred to the Settlement Hierarchy in the Plan for Stafford Borough
- Explained that this proposal would not harm the area

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

- The proposal would not harm the Green Belt
- There was a duty to protect the Green Belt
- The principles of the development were not in accordance with the National Planning Policy Framework
- The proposal would create a safer working environment
- The visual impact of the proposal would be limited by the trees and not readily seen from the road
• Clarification of the planning history of the site
• Concern over the potential for contamination from the water run-off into the woodland

It was subsequently moved by Councillor A N Pearce and seconded by Councillor A S Harp that Application Number 19/31091/FUL be refused for the reason 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 19/31091/FUL be refused for the reason as set out in the report of the Head of Development.

Councillor J Hood took her seat at the table.

PC90 Application No 19/31489/FUL - Proposed HGV/trailer park with attenuation pond and landscaping - Land East of Stan Robinson Ltd, Lane by Ladfordfields Industrial Estate, Ladfordfields, Stafford

(Recommendation approve).

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

Public speaking on the matter was as follows:-

Mr N Brown raised the following points during his objection to the proposal:-

• Spoke on behalf of Seighford Parish Council
• Objected to the proposal on three grounds
• The proposal would lead to the generation of increased HGV traffic
• The proposal would lead to increased light pollution and requested additional condition for screening of the lights
• The development should be subject to Section 106 contributions in order to improve issues in the area

Mr B Edgecombe raised the following points during his support for the proposal:-

• The applicant was a long established company
• The proposal sought to reduce congestion on the site
• The proposal would help the site to operate efficiently and effectively
• There would be dedicated HGV parking
• There would be no additional storage created by this proposal
• Fully concurred with the report and the location was well removed from the streetscene
At the invitation of the Chairman, Councillor M J Winnington, Seighford and Church Eaton Ward Member, addressed the Committee and raised the following issues:-

- Was not requesting the Committee to refuse the application, but instead seeking clarification on behalf of local residents and Seighford Parish Council
- The site would see up to 100 vehicle movements each day
- Sought assurance that a comprehensive landscape plan would be implemented for the site
- Sought re-assurance that the proposed lighting would not be intrusive
- Queried whether a Section 106 Agreement could be implemented

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

- The Concluding Comments and Planning Balance section of the report provided an explanation as to why a section 106 Agreement could not be requested for this proposal
- Clarification as to why a tree needed to be removed as a result of the application
- Clarification as to the proposed lighting scheme for the site and the hours of operation
- Clarification of whether the use of recycle materials could be Conditioned for the HGV/Trailer park

In response the Deputy Development Manager clarified the reasons as to why a Section 106 Agreement could not be requested. He confirmed that the character and appearance of the site was well protected and would be screened. He also verified that the applicant was not intending to increase the intensity of vehicle movements by the proposal.

During the debate, the Deputy Development Manager highlighted the need for an amendment to Condition 6 and an additional Condition in respect of the lighting for the site.

It was subsequently moved by Councillor W J Kemp and seconded by Councillor A S Harp that Application Number 19/31489/FUL be approved, subject to the conditions as set out in the report of the Head of Development, including an amendment to Condition 6 and an additional Condition 7 in respect of the lighting for the site.

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

RESOLVED:- that planning Application Number 19/31489/FUL be approved, subject to the conditions as set out in the report of the Head of Development, together with an amended Condition No 6 and the following additional Condition 7:-
6. Prior to any part of the development hereby permitted is first brought into use a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

a. details of all hard surfacing;

b. details of all boundary treatments;

c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

7. Prior to any part of the development hereby permitted first being brought into use, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority; the submitted details shall include hours of operation of any lighting proposed and the methodology for operating the lighting. The lighting shall be installed in complete accordance with the agreed details and thereby retained as such.

PC91 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeal decisions had been received:-
<table>
<thead>
<tr>
<th>App No</th>
<th>Location</th>
<th>Proposal</th>
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<tbody>
<tr>
<td>18/28148/FUL</td>
<td>Land Rear Of Brampton The Butts Little Haywood</td>
<td>Erection of four bedroomed detached bungalow and detached garage.</td>
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<tr>
<td>Appeal Dismissed</td>
<td></td>
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<tr>
<td>18/28053/REM</td>
<td>Broughall Grange Woodside Road Gnosall</td>
<td>Reserved Matters application - Vehicular access, layout of the site, scale of the buildings, the appearance of the buildings including materials and landscaping.</td>
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<td>Appeal Allowed</td>
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<td>19/29964/HOU</td>
<td>Sternen Meadow Lane Little Haywood</td>
<td>Single storey extension to rear of dwelling and addition of trellis to existing fence increasing the overall height to 2.32m.</td>
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<td>WKS2/00142/EN18</td>
<td>Land At Former Bird In Hand Carpark Cresswell Road Hilderstone</td>
<td>Car Port for 3 x cars does not have consent nor does it benefit from Permitted Development as it was outside the domestic curtilage.</td>
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The Committee discussed the appeal decisions related to Broughall Grange, Woodside Road, Gnosall and Land at Former Bird In Hand Carpark Cresswell Road, Hilderstone.

CHAIR