



Chair - Councillor R M Sutherland

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

Councillors:

B M Cross	A D Hobbs
M G Dodson	W J Kemp
A P Edgeller	A Nixon
A S Harp	M Phillips

Also in attendance:- Councillor A M Loughran

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr S Turner	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

PC120 **Application 20/32255/FUL - Proposed development of three dwellings (bungalows)- Former Garages at Trent Close, Mossnit, Stafford, ST17 9EP**

(Recommendation approve, subject to conditions).

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

The Development Manager reported upon the following:-

- An amendment to the plan
- An amendment to the report Conclusions
- A further letter of objection received from a neighbour
- The need to revise the Plan Numbers in Conditions 2 and 4

At the invitation of the Chairman, Councillor A M Loughran, Manor Ward Member, addressed the Committee and raised the following issues:-

- The “former” garages were currently still being used
- If the proposal was approved there would be properties in Blythe Road that would be unable to park
- Referred to five photographs that showed the numbers of car parking spaces could potentially be lost
- Residents had been told that no garages were available in the area
- Expressed concern over access for waste refuse vehicles

- Requested the Committee to refer the application back to Stafford and Rural Homes for reconsideration over the loss of amenity to the residents in Blythe Road

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

- Clarification of the distance of the nearest alternative garages
- Concern that the proposal would affect the character and appearance of the area in terms of additional on-street car parking
- The need for accessible dwellings suitable for tenants with physical disabilities outweighed the loss of parking provision
- Clarification on the internal measurements of the proposed garages
- Clarification that additional parking could not be conditioned and would need to be referred back to the applicant to consider this
- Clarification of vacant garages

A motion was moved by Councillor M Phillips and seconded by Councillor A S Harp that Application Number 20/32255/FUL be approved, subject to the Conditions as set out in the report of the Head of Development, together with amended Conditions 2 and 4.

An amendment to the motion was subsequently moved by Councillor M G Dodson and seconded by Councillor W J Kemp, that Application Number 20/32255/FUL be referred back to the applicant for further consideration of alternative on-street parking facilities for residents in Blythe Road.

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

RESOLVED:- that planning Application Number 20/32255/FUL be referred back to the applicant for further consideration of alternative on-street parking facilities for residents in Blythe Road.

PC121 **Planning Appeals**

Considered the report of the Head of Development (V1 14/9/20).

Notification of the following appeal decision had been received:-

App No	Location	Proposal
19/30627/PAR Appeal Allowed	Land to the North Westley House Marston Lane	Change of use of agricultural building into two residential dwellings

CHAIR