

Chairman - 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

Officers in attendance:-

Mr M Shrigley	-	Development Lead
Mrs S Wright	-	Senior Planning Officer
Miss L Collingridge	-	Contracts Solicitor
Mr A Bailey	-	Scrutiny Officer

PC64 Minutes

Minutes of the previous meetings held on 6 and 12 November 2019 were submitted and signed.

PC65 Apologies

Apologies for absence were received from Councillors A D Hobbs and M Phillips.

PC66 Declarations of Members Interests/Lobbying

Councillor M G Dodson indicated that he would be speaking on behalf of the Barlaston Ward Member in respect of Application Number 18/28215/FUL.

Councillor M G Dodson left the table and sat in the public gallery during consideration of the following application.

PC67 Application No 18/28215/FUL - Proposed demolition of existing garage blocks, local convenience shop, and bungalow; and the creation of 13 new bungalows and local convenience shop - Land at Ivyhouse Drive, Barlaston, Stoke on Trent

(Recommendation approve, subject to conditions and a Section 106 Agreement).

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

Public speaking on the matter was as follows:-

Mr S Ord raised the following points during his objection to the proposal:-

- Resident of 21 Flaxman Close
- There was already minimal car parking in the area
- The double parking in the area had resulted in a single track road
- Concern over the disruption caused by the building works
- Concern over the lack of amenities in the area
- There were no transportation links
- Queried the access on to Ivyhouse Drive

At the invitation of the Chairman, Councillor M G Dodson, who was representing the Barlaston Ward Member, addressed the Committee and raised the following issues:-

- Spoke on behalf of the Ward Member
- Had recently visited the site
- Car parking was difficult in the area
- The road was effectively a single track access
- The sole objection by Barlaston Parish Council had been addressed by conditions
- There was a local demand for the houses
- Stafford and Rural Homes had developed plans that included extended car parking
- The Highways Authority had raised no objections

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

- The application had already been approved
- The only aspect that the Committee should consider was the removal of the £11,902.46 financial contribution towards off-site open space
- Barlaston Parish Council had supported the application
- There were no highway objections
- Concern that Barlaston Parish Council's support was dependent upon the financial contribution towards off-site open space
- Clarification over the District Valuation Service's assessment
- The proposed bungalows would be a welcome addition to the area
- Clarification that to dispute the District Valuation Service's assessment could lead to an appeal

It was subsequently moved by Councillor A S Harp and seconded by Councillor A P Edgeller that Application No 18/28215/FUL be approved, subject to a Section 106 Agreement 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 18/28215/FUL be approved, subject to a Section 106 Agreement and the conditions as set out in the report of the Head of Development.

Councillor M G Dodson re-joined his seat at the table.

PC68 **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
19/30637/COU Delegated Refusal	Land North Of Fairbanks Cottage The Green Chebsey	Change of use of agricultural building to residential with minor alterations, formation of a domestic curtilage with erection of fence and hedge-planting, formation of a parking area, plus demolition of pole barn.

(b) Appeal Decisions

App No	Location	Proposal
18/29636/COU Appeal Dismissed	Outbuilding At Bridge Lane Stowe By Chartley	Change of use of agricultural building to dwelling (C3) (revised scheme).

CHAIRMAN