

Councillor R M Sutherland (Chairman)

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

Councillors:

B M Cross	P W Jones
A P Edgeller	W J Kemp
A S Harp	A Nixon
A D Hobbs	A N Pearce
J Hood	

Also present - Councillors R J Barron and C V Trowbridge

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr M Alford	-	Principal Development Officer
Mr S Turner	-	Interim Legal Services Manager
Miss L Collingridge	-	Contracts Solicitor
Mr J Dean	-	Democratic Services Officer

PC18 Minutes

Minutes of the meetings held on 12 and 24 June 2019 were submitted and signed.

PC19 Apologies

Apologies for absence were received from Councillors M G Dodson (substitute Councillor P W Jones) and M Phillips.

PC20 Declarations of Members Interests/Lobbying

Councillor A P Edgeller declared a personal interest in Application No 19/30362/FUL.

PC21 Application No 19/30348/HOU - Almondbury, Puddle Hill, Hixon, Stafford

(Recommend refusal).

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

The Development Manager referred Members to the revised version of the report, as circulated, and the associated amended red-edged plan. Details of a further neighbour letter received in support of the application were also provided.

Public speaking on the proposal was as follows:-

Mr J Ahearn raised the following points during his support for the proposal:-

- Thanked Chairman for the opportunity to speak
- Members were aware of the details of the application
- Requested that the matter be deferred to allow for a site visit
- Newly constructed houses dwarfed the property in question
- New builds had taken away all amenity to Almondbury
- Original planning report had recommended approval
- Quoted from report in relation to impact on neighbours
- Had been no further contact from Planning Officers, report was contradictory
- Were no objections raised
- Urged Committee to visit the site
- Guidance as referred to was highly subjective
- Had been an error of judgement to approve the nearby properties

It was subsequently moved by Councillor W J Kemp and seconded by Councillor A N Pearce that the application be deferred, pending a site visit by the Committee.

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

RESOLVED:- that planning application No 19/30348/HOU be deferred, pending a site visit by the Committee.

Councillor A P Edgeller left the room during consideration of the following application.

PC22 Application No 19/30362/FUL – Former Police HQ, Cannock Road, Stafford

(Recommend approval, subject to conditions and the completion of a Deed of Variation).

Councillor R J Barron, Weeping Cross and Wildwood Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Was not the intention to refuse the application
- Site was in a unique position in terms of infrastructure
- Noted previously granted permission relating to traffic safety

- Had campaigned vigorously for road safety conditions
- Developer had previously agreed no dwellings would be occupied prior to conditions being met
- Asking for Committee to refuse the application until road safety commitments had been met
- Noted heavy traffic in the area
- Highlighted importance of provision of road safety measures before any more houses were occupied
- Noted nearby schools and the associated need for safe crossing points
- Situation would be repeated if permission granted

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

- Concerns regarding delays to installation of traffic safety measures
- Details of associated Section 278 agreement
- Require SCC Highways to provide further information

It was subsequently moved by Councillor A S Harp that the application be approved, subject to the conditions as set out in the report.

The motion was not seconded.

On continuation of the debate it was moved by Councillor A Nixon and seconded by Councillor A N Pearce that the application be refused.

Following further discussions, Councillors Nixon and Pearce agreed to withdraw their motion and it was subsequently moved by Councillor W J Kemp and seconded by Councillor A N Pearce that the application be deferred to allow a senior Officer from Staffordshire County Council Highways Department to address the Committee in respect of the application.

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

RESOLVED:- that planning application No 19/30362/FUL be deferred to allow a senior Officer from Staffordshire County Council Highways Department to detail why the development should be allowed to continue in the absence of compliance with conditions and to explain the associated delays to the scheme.

Councillor A P Edgeller re-joined the meeting at this point.

PC23 **Application No 19/30501/HOU – 17 Tullis Close, Castlefields, Stafford**

(Recommend approval, subject to conditions).

The Principal Development Officer suggested a further condition to be added to the recommendation (should the application be approved) for the proposed side window to be obscurely glazed and non-opening. A further representation objecting to the proposal was also summarised.

Councillor C V Trowbridge, Rowley Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Plans did not comply with the Planning Officers comments
- Associated presentation images were incorrect
- Plan as provided was inaccurate
- Detailed reasons for calling in the application
- Rear garden of the property in question was small
- Development would have adverse affect on neighbouring garden
- Believed the scheme would result in an overbearing impact and a significant loss of light to neighbours

In response to the comments raised, the Principal Development Officer clarified the distances between the proposed development and the neighbouring properties.

It was subsequently moved by Councillor A N Pearce and seconded by Councillor W J Kemp that the application be deferred, pending a site visit by the Committee.

On being put to the vote the proposal was declared to be tied, and following the use of the Chairman's casting vote was declared to have fallen.

Councillor A S Harp moved and Councillor B M Cross seconded that the application be approved, subject to conditions, and the proposed extra condition.

On being put to the vote the proposal was declared to be tied, and following the use of the Chairman's casting vote was declared to be carried.

RESOLVED:- that planning application No 19/30501/HOU be approved, subject to the conditions as set out in the report of the Head of Development and the following additional condition:-

The extension hereby approved shall not be first occupied until the proposed bedroom window on the north-west facing side has been constructed with obscured glazing and no opening lights or casements. Thereafter, the window shall be retained as such.

Reason: To safeguard the amenities of the occupier of the adjoining property (Policy N1 of The Plan for Stafford Borough).

PC24 Planning Appeals

Considered the report of the Head of Development (V1 24/06/19).

Notification of the following appeals had been received:-

(a) New Appeals

Application Reference	Location	Proposal
18/29523/HOU Delegated Refusal	5 Parkfields Farm Rowan Barn Tittensor Road	Retrospective planning application for new door.
19/29860/HOU Delegated Refusal	131 Cannock Road Stafford ST17 0QL	Garage extension & conversion with extension over to create new bedroom.

(b) Appeal Decisions

Application Reference	Location	Proposal
18/29369/HOU Appeal dismissed	113 Northwood Lane Northwood Newcastle Under Lyme	First floor extension to front elevation, two storey side/rear extension and single-storey rear extension.
18/29641/HOU Appeal dismissed	Red Lion Cottage Biddles Lane Cranberry	Proposed single storey orangery extension to rear of detached house.
17/27754/FUL Appeal Allowed	Public House Princess Royal 68 Sandon Road Stafford	Demolition of former public house and construction of six 3-storey houses.

CHAIRMAN