

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
A D Hobbs	M Phillips

Also present:- - Councillor F Beatty

Officers in attendance:-

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

PC92 **Application No 20/31977/HOU - Proposed Alterations and extensions to a single storey dwelling to form a two storey dwelling - The Croft, Church Lane, Gayton, Stafford, Staffordshire, ST18 0HL**

(Recommendation refuse).

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

The Development Manager reported upon the receipt of a separate application for a lawful development certificate and an amendment to Quantum of development on page 6 of the report.

Public speaking on the matter was as follows:-

Mr M Stevens raised the following points during his support for the proposal:-

- The argument for refusal put forward in the report was that the proposal would be too big and fear of the creation of a precedent
- Weston and Gayton Parish Council raised no objection to the proposal
- The proposal did not create a flood risk
- There would be adequate parking
- The garden had been extended since 2003
- The site stood back from the road

- The present 1960's bungalow was of poor design and out of place with surrounding properties
- The proposed roof was of a pitched plain style
- The building would be painted white
- The house was required as a family home
- The building would be sustainable

At the invitation of the Chairman, Councillor F Beatty, Milwich Ward Member, addressed the Committee and raised the following issues:-

- Gayton is a historic village that had suffered a recent decline and shrinking workforce
- The area needed young families
- The Croft was at the centre of the 1 mile long lane
- The current small building was out of keeping with the surrounding area
- The current building did not meet modern standards
- This proposal was for a two storey home and office
- Quoted Paragraphs 55, 78, 122 and 127 from the National Planning Policy Framework in support of the proposal
- Quoted Paragraphs CF5 and SP7 of the Plan for Stafford Borough in support of the proposal
- The proposal met Government tests for regeneration and new ways of family working

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

- There was insufficient evidence to support the proposal
- The proposal was in contravention of Policy C5 of the Plan for Stafford Borough 2011 - 2031
- Concerns over the impact upon the original building
- Gayton Parish Council and neighbouring residents had raised no objections to the proposal
- The extension was within its curtilage and there were larger houses around the Borough
- Concern over the proposed increase in footprint
- Concern over the potential to burn fossil fuels as a result of additional wood burning stoves
- This proposal only represented a small percentage increase and would enhance the property if allowed
- The proposal would help to create a family home
- The current property was not derelict and was fit for purpose
- The current large properties in Gayton were in the residential zone
- There was no reference to sustainability in the proposal
- Planning policies should be adhered to

In response, the Development Manager confirmed that the Council did not build housing estates in the Green Belt and that Gayton was not a Key Service Village.

It was subsequently moved by Councillor A N Pearce and seconded by Councillor M Phillips that Application Number 20/31977/HOU 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 20/31977/HOU be refused for the reason as set out in the report of the Head of Development.

PC93 Planning Appeals

Considered the report of the Head of Development (V1 24/4/20).

Notification of the following appeals had been received:-

App No	Location	Proposal
19/31349/FUL Delegated Refusal	Land Rear Of Egremont Newport Road Stafford	Proposed new dwelling.
19/30866/COU Delegated Refusal	19 Avondale Circle Stafford	Change of use from garage to beauty room
19/30627/PAR Not PD	Land to the North Westley House Marston Lane	Change of use of agricultural building into two residential dwellings
19/31191/HOU Delegated Refusal	Victoria House Bromstead Common Lane Bromstead Heath	Detached Garage/Workshop with storage above

Notification of the following appeal decisions had been received:-

App No	Location	Proposal
19/30637/COU Appeal Dismissed	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

PC94 **COND/00228/EN19 – The Orchard, Abbeylands, Weston**

Considered the report of the Head of Development and the Head of Law and Administration in relation to the failure to comply with condition 11 on planning permission 15/22092/FUL to remove a gate within the southern boundary of the site and replace it with a solid non-opening panel(s), thereby blocking a pathway from the site onto Green Road.

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

RESOLVED:- that:-

- (i) It was not considered expedient to take enforcement action and no further action is undertaken by the Local Planning Authority;
- (ii) The Local Highway Authority is notified of the Council's position; thereby providing them with the opportunity to consider any such action as they deem appropriate.

PC95 **ART/400234/EN19 - Unauthorised development in respect of various properties in the Stone Article 4 Direction Area and Stone Conservation Area**

Considered the report of the Head of Development and the Head of Law and Administration in relation to the unauthorised development in respect of various properties in the Stone Article 4 Area / Stone Conservation Area undertaken without the benefit of planning permission.

During consideration of the report, the Committee clarified with the Development Manager the location of the various satellite dishes and the removal of Permitted Development rights under an Article 4 Direction.

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

RESOLVED:- that it is not considered expedient to take enforcement action and no further action is undertaken.

CHAIRMAN