

Chairman - Councillor A S Harp

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

Councillors:

B M Cross	W J Kemp
A T A Godfrey	A N Pearce
J Hood	M Phillips

Also in Attendance - Councillors P M M Farrington and J K Price

Officers in attendance:-

Mr N Lawrence	-	Deputy Development Manager
Mr E Handley	-	Senior Planning Officer
Miss L Collingridge	-	Contracts Solicitor
Mr A Bailey	-	Scrutiny Officer

PC54 Minutes

Minutes of the previous meetings held on 16 and 28 October 2019 were submitted and signed.

PC55 Apologies

Apologies for absence were received from Councillors M G Dodson, A P Edgeller, A Nixon (Sub A T A Godfrey) and R M Sutherland.

PC56 Application No 19/30264/FUL - Proposed conversion of building to day room and change of use of land to gypsy and traveller caravan site - Former telephone exchange building, Badnall Wharf, Cold Meece

(Recommendation approve, subject to conditions).

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

Public speaking on the matter was as follows:-

Ms T Higginbottom raised the following points during her objection to the proposal:-

- Objected on the grounds of highways issues
- The proposal would reduce the size of the turning circle
- Network Rail would be compromised by the proposal
- The Highway Authority had failed to address resident's concerns
- Referred to biodiversity and water treatment concerns
- There was insufficient space for the proposals

- The foul water treatment proposals would not conform to building regulations
- No site assessment had been undertaken
- There was no provision for parking
- The site was too small

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

- Welcomed the recommendation for approval
- The highway safety issue had been fully addressed
- There was adequate room on the site
- The client was intending to use a motor mover for the caravans
- The site had already been granted planning permission

At the invitation of the Chairman, the Scrutiny Officer read a statement from Councillor P W Jones, Eccleshall Ward Member, which was summarised as follows:-

- Apologies for not being present at the meeting
- Familiar with the location and the highways department's original view that it would be a dangerous entrance and exit for one or two caravans being towed
- The site was located next to a hump back bridge on a national speed limit road of 60 miles per hour
- The prospect of other vehicles entering and leaving the site and the parking of additional vehicles on the site posed a greater risk than would usually be acceptable
- Reason 8 and 9 on the report were the same
- Pleased that an acceptable method of dealing with foul water had been added to the application
- The people of the parish of Eccleshall went to considerable trouble to create a Neighbourhood Plan
- This site was well outside of the Settlement Boundary
- Eleven neighbours had lodged objections to this site and listed ten material issues as shown on the documents
- The neighbouring business community had expressed deep concerns about the application
- If approved, it was hoped that all of the conditions were adhered to and enforced
- Permission to convert the former telephone exchange building to a dwelling house was approved but never implemented
- Suggested a site visit

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

- There appeared to be no grounds on which to refuse the application
- Confirmation that the proposal was compliant with building regulations

It was subsequently moved by Councillor W J Kemp and seconded by Councillor J Hood that Application No 19/30264/FUL be approved, subject to 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 19/30264/FUL be approved, subject to conditions as set out in the report of the Head of Development.

PC57 **Application No 19/31008/COU - Proposed refurbishment and change of use of existing outbuilding to form livery stabling and dog grooming salon (not kennels). Change of use of land in connection with equestrian use - Coton Farm, Newport Road, Gnosall**

(Recommendation approve, subject to conditions).

Considered the report of the Head of Development regarding this matter. The Senior Planning Officer reported upon the receipt of an additional neighbour representation.

Public speaking on the matter was as follows:-

Mr A Payne raised the following points during his objection to the proposal:-

- Objected to the proposal on the grounds of highway safety
- Referred to the nature of Cotton Banks Lanes and the quantity of traffic using them
- The roads were poor, narrow and with blind bends often used by cyclists and walkers
- Challenged the report that referred to "Natural Passing Places"
- Vehicles would be required to reverse down the narrow lane if confronted by on-coming traffic
- There could be at least 12 additional vehicle movements if the proposal was approved
- Believed the nature and volume of traffic had been under estimated

Mr S Bratt raised the following points during his support for the proposal:-

- Represented the applicant
- Had lived in Gnosall for 10 years
- Applicant had always been surrounded by dogs and had an aptitude for dog walking and dog grooming
- The applicant has had extensive training in this area
- The applicant had also a long association with horses
- The application has been recommended for approval following consultation
- Would be keen to accommodate any amendments
- There was no intension to use the buildings for dog kennels
- There would be no signage for the dog grooming business and advertising would be on-line only

- Hoped that all concerns had been alleviated

At the invitation of the Chairman, Councillor P M M Farrington, Gnosall and Woodseaves Ward Member addressed the Committee and raised the following issues:-

- Referred to photos supplied as part of address
- Cotton Banks Lane was 305m in length and was very narrow
- The photographs demonstrated that it was a single track access with a lack of passing places
- Expressed concern that that the existing passing places were deemed wide enough to accommodate the additional traffic
- Private driveways should not be classed as passing places
- Drew attention to the objection raised by Gnosall Parish Council
- It was a false premise that there were appropriate passing places on Cotton Banks Lane

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

- Clarification over the Highway Authority's classification of natural passing places
- Clarification of details of proposed external lighting
- The previous use was a farm yard that would have more odour and noise than this proposal
- Concern that the proposed passing places were on private land
- Although some Members disagreed with the Highways Authority's comments, they were none the less the experts and the applicant would win on appeal of refused on highway grounds
- Clarification that the Highways authority would be fully aware of all of the issues associated with the use of Cotton Banks Lane

It was subsequently moved by Councillor W J Kemp and seconded by Councillor J Hood that Application No 19/31008/COU be approved, subject to 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 19/31008/COU be approved, subject to conditions as set out in the report of the Head of Development.

Councillor A T A Godfrey left the meeting at this point.

PC58 **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
WKS3/00163/EN16	Hillside, Milford Road	Erection of Conservatory
WKS2/00142/EN18	Former Bird and Hand Pub, Hilderstone	Erection of car port/garage
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
19/30516/FUL Appeal Dismissed	The Orchard Abbeylands Weston	Removal of condition 11 on application 15/22092/FUL
19/30278/HOU Appeal Allowed	18 Oakridge Way Weeping Cross Stafford	Proposed rear first floor extension, rear single storey extension and side two storey extension to dwelling
19/30114/HOU Appeal Allowed	The Dale Fairoak Bank Fairoak	Two storey front, side and rear extension.
19/30516/FUL Appeal Dismissed	The Orchard Abbeylands Weston	Removal of condition 11 on application 15/22092/FUL

PC59 **Ongoing Authorised Enforcement Cases**

Considered the report of the Head of Development (V1 28/10/2019) setting out ongoing enforcement cases.

The Committee considered the cases as set out with the Deputy Development Manager providing updates in respect of:-

- USE/00065/EN08 - Hilderstone Road, Spot Acre
- WKS2/00086/EN18 - 64 Foregate Street, Stafford
- CND2/00098/EN15 - Stafford Castle, Newport Road

RESOLVED:- that the report be noted.

CHAIRMAN