

Councillor R M Sutherland (Chairman)

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

Councillors:

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

Also present - Councillor R J Barron

Officers in attendance:-

Mr J Holmes	-	Development Manager
Ms S Poxon	-	Development Lead
Miss L Collingridge	-	Contracts Solicitor
Mr J Dean	-	Democratic Services Officer

Also present:-

Mr D Arthur	-	Staffordshire County Council Highways Department
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**PC25 Apologies**

Apologies for absence were received from Councillors M G Dodson, J Hood and M Phillips.

**PC26 Declarations of Members Interests/Lobbying**

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

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

**PC27 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:-

- Noted presentation made at the previous meeting
- Thanked the Committee for deferral of the application
- Had viewed the site and stated 31 houses were occupied
- There was an obvious reason to refuse – safety of the public
- Believed all safety measures should be in place prior to any further occupation

At the request of the Committee, Mr D Arthur - Staffordshire County Council Highways Department attended the meeting and addressed Members queries relating to:-

- Provision of proposed crossing (based on mitigation of impact of the development)
- Detailed design and construction timeframe of said crossing
- Outlined footfall on site, and noted previous levels
- Traffic flows in the area were deemed to be safe
- Explained delays in providing safety measures
- Confirmed site had been re-assessed hence proposed amendments

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

- Footfall in area different to when site was Police HQ
- Queried number of children currently living on site
- Highways were the technical consultees and had raised no objections
- Committee needed to demonstrate harm if minded to refuse the application

The Development Manager and the Solicitor both advised Committee that if the application was to be refused the reason for refusal would need to demonstrate harm.

It was subsequently moved by Councillor W J Kemp and seconded by Councillor A N Pearce that the application be refused due to concerns regarding highway safety.

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

RESOLVED:- that planning application No 19/30362/FUL be refused due to concerns regarding increased occupation of the site prior to completion of road safety measures which could lead to highway safety issues.

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

PC28 **Application No 19/30348/HOU - Almondbury, Puddle Hill, Hixon, Stafford**

(Recommend refusal).

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

Public speaking on the proposal was as follows:-

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

- Thanked the Committee for visiting the site
- Quoted from correspondence from the residents of Honeybee Cottage
- Quoted from Planning Officers previous report recommending approval
- Use of the word 'dominant' to describe the proposal was factually incorrect and misleading
- Asked that consistency be applied when considering amenity of neighbours
- Would be a travesty of natural justice if the application was refused due to the 2<sup>nd</sup> version of the report
- Development would enhance the neighbourhood
- Asked for a 'fair crack of the whip'

The Committee noted that Hixon Parish Council raised no objection to the proposal.

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor W J Kemp that the application be approved.

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

RESOLVED:- that planning application No 19/30348/HOU be approved as there was no overbearing impact and would not have an adverse impact on neighbouring properties, and subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a

condition attached to this consent, in which case the condition shall take precedence:-

Location plan received 03.07.2019

Site block plan received 15.07.2019

Proposed ground floor plan and first floor plan received 05.04.2019

Proposed elevations received 27.06.2019

3. Before development commences details of the facing materials to the external walls and roofs of the dwellings shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details.
4. The rooflights to the walk-in-wardrobe on the south east side elevation shall be obscure glazed and thereafter retained as such.
5. All construction works including demolition and related deliveries shall only take place between the hours of 8.00am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or Bank Holidays.
6. Any equipment left running outside the allowed working hours for demolition and construction shall be inaudible at the boundary of occupied residential dwellings, and there shall be no burning on site during demolition and construction.

CHAIRMAN