

Chairman - Councillor R M Sutherland

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	M Phillips
J Hood	

Also in Attendance - Councillors F Beatty and J K Price

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs S Wright	-	Senior Planning Officer
Mr S Turner	-	Interim Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

PC60 Apologies

An Apology for absence was received from Councillor M G Dodson.

PC61 Declarations of Members Interests/Lobbying

Councillor W J Kemp declared that he had been lobbied in respect of Application No 16/25450/OUT.

PC62 Application No 16/25450/OUT - Outline planning application for mixed-use development, comprising of the demolition of existing buildings and structures, the erection of up to 2,000 dwellings (Use Class C3), 2 no. Local Centres to provide up to 4,500 sqm of GIA (Use Class A1- up to 1,100 sqm, Use Classes A2/A3/A5 - up to 2,800 sqm and Use Class A4- up to 600 sqm), 1 no. Health Centre (Use Class D1- up to 600 sqm), 1 no. (up to 60 bed) elderly Living Facility (Use Class C2), a two form entry Primary School (Use Class D1), a five form entry Secondary School (Use Class D1), together with supporting infrastructure including: green infrastructure, highways and associated works. All matters reserved with the exception of the principle means of access on to the existing highway west of Hopton Garage - Land North of Beaconside, Stafford

(Recommendation approve, subject to the completion of a S106 agreement and conditions).

The Committee viewed the proposal from Beaconside, New Buildings Farm and Hopton Lane.

The Committee arrived at the site at 9.55 am, departed at 10.23 am and reconvened at the Civic Centre at 11.30 am.

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

The Development Manager reported upon additional representations received from Hopton Parish Council and the Stafford and Surrounds Clinical Commissioning Group.

Public speaking on the matter was as follows:-

Mr I Roscoe raised the following points during his objection to the proposal:-

- Not adverse to the proposal in principle
- Expressed concern that the two large attenuation ponds that could hold up to 16 million litres of water, were less than 50 m from his house
- There had been many incidences of flooding in the area recently
- Expressed doubt that the flood attenuation measures would control flooding in the existing watercourses of Marston and Sandyford Brook
- The measures would not prevent flooding on Sandon Road
- Believed that there should be a greater proportion of affordable housing

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

- Fully support the recommendation
- The range of issues involved had been comprehensively addressed in the report
- The area formed part of the Strategic Local Development Location "North of Stafford" which would provide 20% of housing delivery
- The Master Plan document for the area had been agreed in November 2016
- Referred to Policy C2 of the Plan for Stafford Borough
- Provided an explanation of the facilities that the proposals would provide
- Drainage would be subject to a reserved matters application
- The proposal would provide 59 ha of green and blue infrastructure including a 7 ha Destination Park
- Referred to illustrative designs of rural edges and green spaces
- The proposed development would be of high quality
- Referred to the District Valuation Service Assessment

- Highways matters had been assessed using Staffordshire County Council's highways model
- Some car journeys would be made internally around the site
- The Highways Authority had made no objections
- The proposal would increase biodiversity in the area
- Explained that there would be significant flood storage areas
- The Drainage Scheme had been assessed by the Environment Agency and conditions recommended
- There had been extensive discussions in relation to HS2 and there were no objections in relation to this
- There were no technical objections to the proposals and therefore recommended the application for approval

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

- Thanked Officers for their hard work in bringing this scheme forward
- There had been huge changes to the scheme following approval of the Master Plan in 2016
- The proposals would provide excellent green infrastructure and road hierarchy
- Expressed concern over the risk of flooding and size of the attenuation ponds
- Access was a concern in these proposals due to a dangerous bend in the road
- Hopton Parish Council had suggested the installation of a roundabout
- The new estate could not access Stafford Town centre on foot
- The Environment Agency should address the Committee to address flooding concerns

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

- Concerned that representatives from the Environment Agency, the Lead Local Flood Authority and Staffordshire Highways Authority were not present at the meeting in order to address the Committee's concerns over flooding and highways matters
- Concern over the narrowness of the roads and potential to park on grass verges
- Health facilities were much needed and should be insisted upon
- Concern that Sandon Road was flooding on a regular basis and the Environment Agency did not appear to be maintaining Marston Brook
- Concern over the proposed 4 way junction which was in a dangerous place and should be moved
- Concern over the reduction in the provision of Affordable Housing to 12%
- Concern over the access to Sandon Road and the potential for future traffic problems
- The need to avoid segregation of the Affordable Housing provision

- Concern that the premium paid for the land was not justification to reduce the proportion of Affordable Housing
- Healthcare provision could be located in the proposed community facilities
- The need for sustainable development
- The planting of trees would help to reduce potential flooding
- Suggested cycle bridges across Beaconside
- Concerns over the traffic disruption whilst works were taking place
- The application should be deferred to allow representatives from the Environment Agency, the Lead Local Flood Authority and Staffordshire Highways Authority to attend a future meeting in order to address the Committee's concerns over flooding and highways matters

In response, the Development Manager clarified the following:-

- The width of the roads would be considered under an application for reserved matters
- The Stafford and Surrounds Clinical Commissioning Group were the healthcare provider and the provision of additional healthcare facilities could not be conditioned
- The proposed flood storage areas were specifically designed to ease the flooding on Sandon Road and without these measures it would continue
- Other recent large developments had less than 12% Affordable Housing
- Clarification that the reason for reduced Affordable Housing was as a result of the large amount of policy compliant planning obligations sought (£31.2m)
- Clarification of the District Valuation Service Assessment
- Clarification that sustainable construction would be considered under an application for reserved matters
- Clarification of the number of social rent affordable houses that 12% affordable housing would provide
- Confirmation that the Section 106 Agreement would specify Affordable Housing clusters
- An estimation of the annual volume of build
- Clarification that HS2 plans showed the area required for construction in addition to the route of the line

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor A N Pearce that Application No 16/25450/OUT be deferred in order to:-

- Invite the Staffordshire Highways Authority to address the Committee's concerns in relation to highways matters, including the affect of the proposals on Sandon Road;

- Invite representatives from the Environment Agency and Lead Local Flood Authority to address the Committee's concerns in relation to flooding in the surrounding areas;
- Invite representatives from the Stafford and Surrounds Clinical Commissioning Group to address the Committee's concerns in relation to the provision of appropriate healthcare provision.

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

RESOLVED:- that planning application no 16/25450/OUT be deferred in order that:-

- (a) The Staffordshire Highways Authority representative be invited to address the Committee's concerns in relation to highways matters, including the affect of the proposals on Sandon Road;
- (b) Representatives from the Environment Agency and Lead Local Flood Authority be invited to address the Committee's concerns in relation to flooding in the surrounding areas;
- (c) Representatives from the Stafford and Surrounds Clinical Commissioning Group be invited to address the Committee's concerns in relation to the provision of appropriate healthcare provision.

The Committee took a 15 minute break at this point and the recording was paused.

Councillors A S Harp and A D Hobbs left the meeting at this point.

The Committee then reconvened and the recording was re-started.

PC63 **Application No 19/30444/FUL - Proposed retention of polytunnels for production of soft fruit - Land Between Woollaston Lane And Church Eaton Brook, Woollaston Lane, Church Eaton, Stafford**

(Recommendation approve, subject to conditions).

The Committee viewed the proposal from Woollaston Lane.

The Committee arrived at the site at 10.50 am, departed at 10.55 am and reconvened at the Civic Centre at 11.30 am

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

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

- Concern that the proposal should be for a maximum of 4 years

- Clarification of the location of Littlewood Farm
- Concerns over the increase in traffic and mud on the road
- The need to modify Condition No 5 in order to install wheel/cleaning washing facilities from 1 January 2020
- Clarification of leg row and interception swales
- Clarification of Reasonable Avoidance Measures
- Concern over the potential use of agrochemicals and the need to monitor their use

It was subsequently moved by Councillor B M Cross and seconded by Councillor A P Edgeller that Application No 19/30444/FUL be approved, subject to the conditions as set out in the report of the Head of Development together with an amended Condition number 5.

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

RESOLVED:- that planning application no 19/30444/FUL be approved, subject to conditions as set out in the report of the Head of Development and the following amended condition:-

5. Prior to 1st January 2020 wheel cleaning/washing facilities shall be installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be utilised by all vehicles for the full period of operation.

CHAIRMAN