

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 in Attendance - Councillor F Beatty

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs S Wright	-	Senior Planning Officer
Mrs A Nevin	-	Health and Housing Manager
Mr S Turner	-	Legal Services Manager
Mr S Hawe	-	Staffordshire County Council Highways
Mr C Archer	-	Staffordshire County Council Lead Local Flood Authority
Ms L Bird	-	Stafford and Surrounds Clinical Commissioning Group
Mr A Bailey	-	Scrutiny Officer

PC77 Declarations of Members Interests/Lobbying

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

PC78 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).

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

The Development Manager reported that this application had been considered by Planning Committee on 12 November 2019 (Minute No P62/19 refers) when it was resolved to defer consideration of the application in order that:-

- (a) The Staffordshire Highways Authority representative be invited to address the Committee's concerns in relation to highways matters, including the effect 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 Development Manager reported that following the Committee's deferral, the applicant had prepared a technical note on Flood Risk Mitigation and a Transport and Access Overview, which were available on the Council's website.

The Development Manager reported upon four additional representations received from neighbours and a statement from the Environment Agency who were unable to attend the meeting. The Development Manager also reported upon the need to amend Conditions 3 and 8 in order to reflect the latest plan 11021-15-5 Rev E (Plan 1).

Public speaking on the matter was as follows:-

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

- Stafford was built upon a flood plain
- The River Sow and the River Penk originated from the River Trent in Stoke-on-Trent
- The recent heavy rain had resulted in flooding in Stafford
- Balancing ponds would not alleviate the flooding in Stafford as demonstrated on Sandon Road
- Referred to the volume of rain water to be stored in the balancing ponds, which were inadequate
- The scheme would lead to future flooding misery for many people
- Expressed disappointment that the Environment Agency had not attended the meeting to address flooding concerns

Mr C May raised the following points during his support for the proposal:-

- Represented the applicant, Maximus Strategic Stafford LLP
- The scheme formed part of the Plan for Stafford Borough
- Elements of the scheme had already been granted approval
- The proposal included infrastructure including a secondary school
- The scheme was originally submitted in December 2016 and significant work had been undertaken to ensure that all elements were acceptable
- There were no technical objections to the proposals
- The proposals sought to identify a solution to flooding issues as part of the policy requirements for the application
- Confirmed that provision had been made for a site for health facilities as part of the Section 106 Agreement

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

- Clarification over the provision of healthcare facilities and concern that this was only temporary
- Concern over the potential for flooding in adjacent Wards
- Local flooding conditions were not being taken into consideration
- Clarification over the drainage modelling and provision for climate change
- Concern that the Environment Agency had not attended the meeting in order to address flooding concerns
- The need for the proposal to be carbon neutral
- Concern over the traffic implications from the scheme on Beaconside
- Clarification over the viability of the scheme and the reasons behind a 12% affordable housing provision
- Concern over the implications of building upon 143 acres of greenfield land
- Confirmation that this was an outline application with further details to follow

The representative from the Stafford and Surrounds Clinical Commissioning Group clarified that the capacity of the primary care provision in the area would be assessed and an additional healthcare facility would be offered if required.

The representative from the Lead Local Flood Authority confirmed that the proposed flood control measures would represent a 20% improvement in the area from the current situation. He explained how the scheme had been modelled and confirmed that it was sustainable and that climate change had been taken into account.

The representative from the Highways Authority outlined the improvements due to be made to Beaconside as part of the scheme in

order to mitigate the resulting increase in traffic. He confirmed that the highway improvements works methodology was tried, tested and sound and would deliver some improvements to the area.

The Development Manager also clarified the following:-

- The drainage measures would achieve a 20% reduction of existing water run-off
- Condition 12 specified the need for a detailed surface water drainage design
- Clarification that this scheme formed part of the Plan for Stafford Borough adopted in 2014 and therefore carbon neutrality could not be conditioned on this application
- An explanation that this proposal would deliver 240 affordable houses

It was subsequently moved by Councillor A S Harp and seconded by the Chairman, Councillor R M Sutherland that Application No 16/25450/OUT be approved, subject to the completion of a Section 106 Agreement, the conditions as set out in the report of the Head of Development and amended Conditions 3 and 8.

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

RESOLVED:- that planning application no 16/25450/OUT be approved, subject to the completion of a Section 106 Agreement and the conditions as set out in the report of the Head of Development and the following amended Conditions:-

3. Except insofar as may be otherwise required by other conditions to which this permission is subject the development shall be carried out in accordance with the following listed plans:

BIR.2908_38 (Site Location)
M.0408_30 Rev G (Site Plan)
BIR.2908_50 (Indicative Built Form Masterplan)
BIR.2908_47 Rev C (Phasing Plan)
BIR.2908_31 Rev B (Local Centre LC1)
Bir.2908_31 (Local Centre LC2)
BIR.2908_30 Sheet No3 Rev M (Land Use Parameter)
BIR.2908_44 Sheet 12 Rev N (Land Use Budget)
BIR.2908_30 Sheet No4 Rev P (Access and Movement Parameter)
BIR.2908_30 Sheet 13 Rev L (Building Heights Parameter)

BIR.2908_30 Sheet 12 Rev J (Indicative Green Infrastructure Parameter)
11021-15-3 (Beaconside/Common Road)
11021-15-4
11021-15-5 Rev E (Plan 1)
CDX/8645/W11/R00/01 (Rev P0)
CDX8645/W03/R00/02 (Rev P0)

8. Within three months of the date of this permission, a detailed scheme for off-site highway improvements to the junctions of;

- Beaconside with Common Road and new access into site as shown on drawing CDX8645/W03/R00/02 (Rev P0)
- Beaconside with Paton Drive and new access into the site as shown on drawing 11021-15-4
- Beaconside with Sandon Road (north) as shown on drawing 11021-15-5 Rev E (Plan 1)

shall be submitted to the Local Planning Authority. Once approved, this scheme shall be fully implemented, constructed and open prior to first occupation of any dwelling served from the relevant access. The highways improvement works at the junctions not approved first shall be approved, constructed and open prior to commencement of any dwelling on phase 3.

CHAIRMAN