

Chairman - Councillor R M Sutherland

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

Councillors:

B M Cross

M G Dodson

A P Edgeller

A S Harp

W J Kemp

A Nixon

A N Pearce

M Phillips

Also present – Councillors J K Price and M J Winnington

Officers in attendance:-

Mr S Turner

Mr M Alford

Mr A Robinson

Mr J Dean

- Legal Services Manager
- Principal Development Officer
- Environmental Health Officer
- Democratic Services Officer

#### **PC79 Apologies**

Apologies for absence were received from Councillors A D Hobbs and J Hood.

#### **PC80 Application No 19/31030/FUL – Land North of Seighford Airfield, Clanford Road, Seighford**

(Recommend approval, subject to conditions).

The Committee arrived on site at 09:50 and viewed the proposal from:-

- Northern portion of the site – from Clanford Road
- Proposed site entrance off Clanford Road
- Bend on Clanford Road
- Bunns Bank – Woodside Cottage/Drive Me
- Waterfall Cottage

Members departed at 10:05 and reconvened at the Civic Centre at 10:30.

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

During his presentation the Principal Development Officer reported receipt of a further neighbour representation objecting to the proposal.

Public speaking on the proposal was as follows:-

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

- Was the Managing Agent for Seighford Estates
- Was in attendance to clarify the application
- Proposal was for 4 distinct buildings to accommodate 4 flocks of birds
- Free range chickens required 80 acres of land
- Divisional fencing was required to be highest closest to the buildings
- Height of fencing would reduce dramatically away from the structures
- General agriculture would continue on the rest of the site
- Application would have no effect on the agricultural management of the remainder of the site
- Clarified site area in question – was 0.758 hectares
- Footpath in question would require a separate application – however it did not lead anywhere and didn't extend past the site
- Questioned the need for archaeological investigations on the site
- Confirmed the whole site in question would be dedicated to ground nesting birds and would remain in agricultural use – a very large portion of the site would remain untouched by the development
- Was happy to agree to conditions relating to tree planting/landscaping
- Noted proposed condition relating to periods of works undertaken – would be advantageous to complete development during the nesting season

The Principal Development Officer responded to points raised by the speaker regarding the conditions in respect of archaeological investigations and ground nesting birds.

Councillor M J Winnington, Seighford and Church Eaton Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Had called in the application in terms of scale and potential environmental impact
- Had been asked to speak at Committee by the local Parish Council and local residents whom expressed concerns
- Asked Members to take note of the scale of the proposals – particularly the height of the associated silos
- Was pleased that applicants agent had confirmed the area of the site
- Noted the nearby Drive Me business and confirmed that the area in question was very flat in appearance
- Was very important that any landscaping at the site was done 'right', and asked that every effort be made to maintain said trees
- Raised concern in regards of surface water run off from the site, and any adverse effects on Doxey Marshes

- Quoted from the Plan for Stafford Borough in terms of rural sustainability
- Suggested loss of said footpath would raise local concern
- Asked that the design of the proposed perimeter fence be revisited and be made more sympathetic to the area

Arising from the comments of the Ward Member, the Principal Development Officer provided clarification in terms of Conditions 4, 9 and 19 and confirmed that the associated footpath would require a diversion order as it was outside of the terms of the application.

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

- Design of boundary fencing
- Potential for odours emanating from the site
- Number of jobs to be created
- Requirement to protect the footpath as referred to
- Use of on-site renewable resources at the farm
- Animal welfare concerns
- Had concerns regarding the design of the boundary fencing
- Access/egress to the site

It was subsequently moved by Councillor B M Cross and seconded by Councillor A S Harp that the application be approved, subject to the conditions in the report and the proposed additional condition regarding the use of sustainable energy at the site and the requirement for a BREEAM rating to be assessed, submitted and approved, prior to any commencement of above ground construction on site.

*The Committee took a short recess during which time recording of the meeting was paused and re-started when Members re-took their seats*

The Legal Services Manager confirmed the following:-

- The substantive motion proposed and seconded was to approve the application as set out in the report, plus an additional condition to be added to address the use of renewable energy at the site;
- No further conditions had been proposed;
- The points raised regarding access/egress to the site would be communicated by the Principal Development Officer to Staffordshire County Council Highways Department;
- There would be no further amendments to the conditions following the communication with the Highways Department;

- It was for Members of the Committee to decide whether to approve the current proposal to permit the application, and if the motion was not carried, to move an alternative proposal if they felt that permission should not be granted.

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

RESOLVED:- that planning application No 19/31030/FUL be approved, subject to the conditions as set out in the report of the Head of Development, plus the following additional condition:-

No above ground construction shall commence unless and until a statement has been submitted to and approved in writing by the local planning authority detailing how the BREEAM and Zero Carbon Standard would be addressed by the development. If the excellent rating cannot be achieved due to unviability, and/or it is technically or environmentally impractical to produce renewable or low carbon energy on-site, evidence to support these situations should be provided in an independent viability assessment. Thereafter, the development shall be constructed and energy for the development shall be sourced as specified in the approved documents unless alternative means have been agreed in writing with the local planning authority.

Reason: To minimise any impact on climate change (Policy N2 of The Plan for Stafford Borough)

CHAIRMAN