

Chairman - Councillor R M Sutherland

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

Councillors:

B M Cross	P W Jones
A S Harp	A Nixon
A D Hobbs	M Phillips
J Hood	

Also present:- - Councillors J K Price and R M Smith

Officers in attendance:-

Mr N Lawrence	- Deputy Development Manager
Mr A Taylor	- Conservation Officer
Mr S Turner	- Legal Services Manager
Mr A Bailey	- Scrutiny Officer

**PC85 Apologies**

Apologies for absence were received from Councillors M G Dodson, A P Edgeller (Substitute P W Jones), W J Kemp and A N Pearce.

**PC86 Application Nos 19/31306/HOU and 19/31307/LBC - Proposed Removal of existing UPVC conservatory and replace with new traditional hardwood orangery - Loynton Hall, Newport Road, Loynton, ST20 0QA**

(Recommendation refuse).

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

The Committee viewed the proposal from the front elevation, the garden area, the kitchen, the dining room and the south east elevation.

The Committee arrived at the site at 9.56 am, departed at 10.17 am and reconvened at the Civic Centre at 11.00 am.

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

- Disagreed with the advice of the Conservation Officer
- The proposed orangery would be set back from the property
- The proposal would bring the property into the 21<sup>st</sup> Century
- The Committee should consider whether the proposals would harm the character of the building
- The existing orangery helped reduce heat loss through the French doors from the kitchen. This contribution to sustainability would be lost if the replacement orangery were to be set back as suggested by the officers
- Requested the Committee to approve the application

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

- The site visit was helpful in showing the current situation
- The French doors into the present conservatory did not appear secure enough to act as external doors if the conservatory were to be repositioned
- The proposed orangery represented a significant improvement and would enhance the property
- Queried whether the present white paint on the wall in the existing conservatory could be removed without damaging the brickwork
- The current Octagonal ended plan form of the house was not symmetrical and would not be harmed by the proposed extension
- There was no reason to suggest that the high standard of workmanship on the property would not continue with the proposed orangery

It was subsequently moved by Councillor J Hood and seconded by Councillor A S Harp that Application Numbers 19/31306/HOU and 19/31307/LBC be approved on the basis that the proposal would not cause harm to the character and significance of the grade II listed dwelling.

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

RESOLVED:- that planning Application Numbers 19/31306/HOU and 19/31307/LBC be approved on the basis that the proposal would not cause harm to the character and significance of the grade II listed dwelling.

CHAIRMAN