

Chairman - Councillor R M Sutherland

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

Councillors:

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

Officers in attendance:-

Mrs S Wright	-	Senior Planning Officer
Miss S Borgars	-	Small scale Planning Officer
Mr I Curran	-	Interim Head of Law and Administration
Miss L Collingridge	-	Contracts Solicitor
Mr A Bailey	-	Scrutiny Officer

PC16 Apologies

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

PC17 Application No 18/29803/FUL - Proposed Detached split level dwelling - Land at Sunnyside Cottage, High Street, Hixon, Stafford

(Recommendation approve, subject to conditions).

Considered the report of the Head of Development regarding this matter. The Senior Planning Officer reported upon additional plans showing details of the boundary walls and a Method Statement received from the applicant, which required a subsequent amendment to condition numbers 2 and 4. The Senior Planning Officer also clarified that the maximum difference between the ground levels was 1.8m.

The Committee viewed the proposal from the garden area of Sunnyside Cottage and from Featherbed Lane, Hixon.

The Committee arrived at the site at 9.55 am, departed at 10.15 am and reconvened at the Civic Centre at 10.45 am.

Public speaking on the matter was as follows:-

Mr D Challoner raised the following points during his objection to the proposal:-

- A resident at Orchard Cottage
- Thanked the Committee for visiting the site
- The access to the property was very poor with limited views of the road
- Cars turn the corner and cannot see the access
- Previous applications for a smaller property on this site had been refused

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

- Concern that the Highways Authority had not objected to the proposal
- Clarification that the Highways Authority were a statutory consultee and substantial weight needed to be applied to their response
- Concerns at over looking the neighbouring property
- Clarification that the proposal would need to conform with building regulations in terms of energy conservation
- Concern that the proposal was not in keeping with the streetscene
- Concern that the proposed access was in the wrong place and would force neighbouring properties to also remove their hedges
- The removal and replanting of the hedge would improve the visibility in the area
- All issues raised had been addressed and the overall situation would be improved
- Clarification that the hedge would not obscure on-coming vehicles

It was subsequently moved by Councillor A S Harp and seconded by Councillor M G Dodson that Application No 18/29803/FUL be approved, subject to the conditions as set out in the report of the Head of Development and amended condition numbers 2 and 4.

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

RESOLVED:- that planning application no 18/29803/FUL be approved, subject to the conditions as set out in the report of the Head of Development and the following amended conditions:-

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 Scale 1:1250

Drawing No. 19/06/03 Rev B (Highway Visibility Splay)

Drawing No. 19/03/05 Rev B (Proposed Floor Plans and Elevations (Amended))

Drawing No. 19/03/06 Rev B (Street View from Featherbed Lane only)

Method Statement dated 23 June 2019

4. The development shall not be brought into use until the parking, turning areas and visibility splay have been provided in accordance with drawing 19/06/03 Rev B (Highway Visibility Splay (Amended) June 2019) and shall thereafter be retained as such for the lifetime of the development.

CHAIR