

Chair – Councillor B M Cross

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

Councillors:

F Beatty	J Hood
A G Cooper	E G R Jones
A P Edgeller	W J Kemp
A T A Godfrey	B McKeown
A D Hobbs	C V Trowbridge

Also in attendance:- Councillors J K Price and M J Winnington

Officers in attendance:-

J Holmes	- Development Manager
D Templeton	- Senior Planning Officer
M Smith	- Economic Growth and Strategic Projects Manager
J McGoldrick	- Principal Solicitor
J Dean	- Democratic Services Officer

PC16 Apologies

Apologies for absence were received from Councillors P W Jones (substituted by Councillor F Beatty), G P K Pardesi (substituted by Councillor A T A Godfrey) and M Phillips (substituted by Councillor C V Trowbridge).

PC17 Declarations of Interests/Lobbying

All Members indicated that they had received email correspondence relating to Application No 20/33243/FUL;

Councillor C V Trowbridge declared a personal interest pertaining to Application No 20/33243/FUL;

Councillor F Beatty indicated that she was local Ward Member in respect of agenda item No 7(a).

Application No 20/33243/FUL – Brookside Rest Home, 159 Eccleshall Road, Stafford

(Recommendation refusal).

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

Prior to the presentation, the Development Manager referred to the recently updated National Planning Policy Framework which had been circulated to Members, as several pages in the meeting agenda referred to specific pages within said Framework document. Mr Holmes detailed the changes for Members, noting they did not make material changes to the report as published.

Public speaking on the matter was as follows:-

Speaking in support of the proposals, Mr M Khaira raised the following:-

- Thanked Councillor Price for calling in the application
- Business was a successful care home
- Noted shortage of such beds within Stafford
- improvements to facilities would lead to fuller lives for residents
- Growth of the business would mean no need to cut jobs
- Noted the amended plans as submitted, with neighbours support
- Noted other similar nearby developments
- Queried conclusion of Officers report
- Frontage of the building would remain, all new bedroom windows would be angled
- Seeking to make life more comfortable for residents
- Question suggested over massing – consultants were happy with the proposals

At the invitation of the Chairman, Councillor J K Price, Holmcroft Ward Member, addressed the Committee and raised the following issues:-

- Called In as the application deserved to be heard
- Main concern was impact on local residents
- New care homes were needed in the Borough
- Asked the Committee to carefully consider the application
- Care work at the home was outstanding in its quality
- Noted previous refusal at nearby care home, subsequently over turned by the Secretary of State

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

- Fall in height of land to the rear of the site
- '45 degree' rule relating to windows in question
- Parking provision, including for ambulances
- Loss of rear garden areas
- Additional conditions to be added relating to provision of obscured windows/ perimeter fencing

It was subsequently moved by Councillor E G R Jones and seconded by Councillor A P Edgeller that application number 20/33243/FUL be refused, as per the reasons as set out in the report of the Head of Development.

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

RESOLVED:- that planning application number 20/33243/FUL be refused as per the reasons as set out in the report of the Head of Development.

PC19 **Application No 21/33774/FUL – Land Adjacent to Rose Cottage, Alston Lane, Haughton**

(Recommendation approval, subject to conditions).

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

As previous prior to his presentation Mr Holmes detailed the relevant changes to the updated National Planning Framework for Members, noting they did not make material changes to the report as published.

Public speaking on the matter was as follows:-

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

- Was speaking as the applicant
- There were no objections raised by local residents
- Previous occupiers of the site operated 10+ HGVs
- Proposed business would be a one man operation
- 99% of business was in Stafford
- Was a short road journey to nearby A-roads
- Highways raised no objections to the proposal
- Addressed concerns raised by the Parish Council

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

- Did not want to prevent rural enterprises
- Noted growth of other businesses in the area
- Had been approached by local residents to raise concerns
- Road in question was a small rural lane
- Was there an upper limit on future usage of the site?
- Was waste transfer/burning covered by the conditions?
- Sought an appropriate travel plan

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

- Extent of the site in question
- Details of associated travel plan
- Use of remainder of the site

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor F Beatty that application number 21/33774 /FUL be approved, subject to the conditions as set out in the report of the Head of Development.

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

RESOLVED:- that planning application number 21/33774/FUL be approved, subject to the conditions as set out in the report of the Head of Development.

PC20 Planning Appeals

Considered the report of the Head of Development.

Notification of the following new appeals had been received:-

Application reference	Location	Proposal
20/33592/HOU Committee refusal	The Croft Church Lane Gayton	Alterations and extensions to a single storey dwelling to form a two storey dwelling (resubmission of withdrawn application 20/33176/HOU)

Notification of the following appeal decisions had been received:-

Application Reference	Location	Proposal
20/32775/OUT Appeal Dismissed	Land At Dell Close Trinity Fields	Outline planning permission for two new dwellings two storey high - all matters reserved
20/32605/FUL Appeal Dismissed	Redundant Cowshed Manor Farm Barns Well Lane	Change of use from storage building into single person retirement accommodation, and alterations to vehicular access.

Application Reference	Location	Proposal
20/33438/FUL Appeal Allowed	Green Gable Summerhill, Milwich	Retention of a single-storey implement store building

PC21 COND/00228/EN19 – The Orchard, Abbeylands, Weston

Considered the report of the Head of Development.

It was subsequently moved by Councillor E G R Jones and seconded by Councillor A P Edgeller that the recommendations as set out in the joint report of the Head of Development and the Head of Law and Administration be approved.

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

- RESOLVED:- that:-
- (a) it was not considered expedient to take enforcement action in respect of the failure to comply with condition 9 of planning permission 15/22092/FUL; consequently, no further action would be taken by the Council as the Local Planning Authority;
 - (b) with regard to the Section 106 Agreement dated 16/11/2018, in particular, the planning obligation which required the creation of the footpath link, this obligation would not be enforced;
 - (c) given that the development was not built out in accordance with planning permission 12/17152/FUL, as such, this permission was not lawfully implemented. Consequently, the 2013 agreement ceased to have effect and should be removed from the Council's Land Charges Register.

PC22 Enforcement Quarterly Report

Considered the report of the Head of Development.

RESOLVED:- that the report be noted.

CHAIR