

Chair - Councillor B M Cross

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

Councillors:

A G Cooper

A P Edgeller

A D Hobbs

E G R Jones

J Hood

W J Kemp

R Kenney

G P K Pardesi

C V Trowbridge

Also in attendance:- Councillors B McKeown, R M Sutherland and
M J Winnington

Officers in attendance:-

Mr J Holmes

-

Development Manager

Mr N Lawrence

-

Deputy Development Manager

Mr S Turner

-

Legal Services Manager

Mr A Bailey

-

Scrutiny Officer

PC1 Apologies

Apologies for absence were received from Councillors P W Jones
(Substitute C V Trowbridge), B McKeown (Substitute R Kenney) and
M Phillips.

PC2 Declaration of Interests/Lobbying

The Chairman, Councillor B M Cross declared a Personal Interest in
respect of Application Number 20/32737/ADV as a former member of
Creswell Parish Council.

Councillor W J Kemp declared a Personal Interest in respect of Application
Number 20/32737/ADV as a current member of Creswell Parish Council.

**PC3 Application 20/32737/ADV - Proposed installation of a package of
advertisement signage for the purposes of announcement and
direction - Land South of Creswell Grove Adjoining M6, Creswell
Grove, Creswell, Stafford, ST18 9QP**

(Recommendation approve, subject to conditions).

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

Public speaking on the matter was as follows:-

Mr M Craney raised the following points during his objection to the proposal:-

- Neighbouring properties were opposed to the proposals
- Creswell was a rural location
- A 24 hour petrol filling station and coffee shop was not required in the rural location
- Expressed concern that the illumination would cause a statutory nuisance
- The applicant had an obligation to local people in the area
- Other signage in the area was much smaller
- Junction 14 of the M6 was on a blind bend and the proposed signage would add to the existing distractions
- The vegetation outlined in the report no longer existed

Mr P Blackmore raised the following points during his support for the proposal:-

- Clarified that the original application was for a 24 hour petrol filling station and coffee shop
- Explained that there were three other locations in the vicinity with large totems, all with housing nearby
- This application represented a significant reduction in the height of the totems
- The signage would be sideways on to the M6 and would not cause a distraction to motorists
- The proposals complied with the Plan for Stafford Borough and the National Planning Policy Framework

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

- Expressed pleasure in the reduction in the height of the totems
- Concerned over the luminance and effect on the local residents
- Sought clarification over the luminance figures expressed in the report
- This was a semi-rural location
- The nearby residential properties were located higher than the site
- Residents would have to live with the illuminated signage
- Requested that the time limit detailed in Condition 9 be reduced from 2300 hours to 2100 hours

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

- Confirmed that Creswell Parish Council had objected to the application
- The totems were excessive in their height
- Confirmed that nearby residential properties were located higher than the site
- Requested that the time limit detailed in Condition 9 be reduced to 2200 hours

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

- Clarification that this application should be judged on its own merits
- Clarification that the Highways authority were content with the proposals
- Confirmation that it was acceptable to reduce the time limit detailed in Condition 9 to 2200 hours
- Clarification that some of the residential properties were located higher than the site
- The current time limit of 2300 hours was not fair to local residents
- Clarification of the location of the signage around the perimeter of the site
- Clarification that only the faces of the signage were lit and not the sides
- Clarification of the landscaping around the site

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor E G R Jones, that Planning Application Number 20/32737/ADV be approved, subject to the Conditions as set out in the report of the Head of Development and the following amended Condition No 9:-

9. Notwithstanding any information submitted in this application, the proposed lighting shall be positioned so as not to cause light nuisance to the neighbouring residential dwellings and the lighting to the west and north elevations of the site fronting Creswell Grove shall not be operated between the hours of 22:00 and 07:00 daily.

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

RESOLVED:- that Planning Application Number 20/32737/ADV be approved, subject to the Conditions as set out in the report of the Head of Development and the following amended Condition No 9:-

9. Notwithstanding any information submitted in this application, the proposed lighting shall be positioned so as not to cause light nuisance to the neighbouring residential dwellings and the lighting to the west and north elevations of the site fronting Creswell Grove shall not be operated between the hours of 22:00 and 07:00 daily.

PC4 **Application 20/33559/FUL - Proposed retrospective application for retention of garage, subdivision of site and extension and conversion of garage to create separate dwelling house - Chase View Farm, Puddle Hill, Hixon, Stafford, Staffordshire**

(Recommendation approve, subject to conditions).

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

The Development Manager referred to additional representation received in favour of the application.

Public speaking on the matter was as follows:-

Mr J Martin raised the following points during his objection to the proposal:-

- Hixon was a key service village
- Explained the location of the buildings in the surrounding area
- The garage was originally constructed in 2013
- Queried why there was originally a double garage
- The proposed bungalow was uninspiring
- If passed, the proposals could set a precedent and would make the street scene cluttered and claustrophobic

Mr B Edgecombe raised the following points during his support for the proposal:-

- The report recommended approval
- The proposals were fully compliant
- Clarified that the footpath would not be affected
- Confirmed that there had been 5 representations in favour of the proposals
- The bungalow would be located within a generous plot
- The Hixon Neighbourhood Plan supported this proposal in principal
- The proposed bungalow would have minimal impact of the street scene
- The garage would be repurposed and was not covered by Permitted Development Rights
- Wheelwrights Cottage in Puddle Hill set a precedent

- Requested that as the proposals supported the Plan for Stafford Borough, Hixon Neighbourhood Plan and there were no Highway Authority Objections, that the application be approved

At the invitation of the Chairman, Councillor B McKeown, Haywood and Hixon Ward Member, addressed the Committee and raised the following issues:-

- Wheelwrights Cottage in Puddle Hill could not be compared to this proposal as it was a partial demolition
- Queries whether permission would be granted if this were a new build
- Numerous developments had occurred in the area around the curtilage of the site
- Queries why the garage was originally so large
- The present garage was unattractive and the roof line was wrong and no cosmetic detailing would alter this
- Other bungalows in the area were not as wide
- The report deflected from the density of the proposed development
- This proposal would send the wrong message of permitted development

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

- Clarification that harm must be demonstrated to justify refusal of the application
- Clarification that the property would be immune to enforcement after 4 years
- Clarification of the surrounding area and farm
- The garage looked at present like an industrial building
- Expressed uncertainty that if this were a new build it would be recommended for approval
- Clarification that the Committee had previously visited Wheelwrights Cottage in Puddle Hill

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor A D Hobbs, that Planning Application Number 20/33559/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 amended proposal was declared to be carried.

RESOLVED:- that Planning Application Number 20/33559/FUL be approved, subject to the Conditions as set out in the report of the Head of Development.

CHAIR