

Chairman - Councillor B M Cross

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

Councillors:

A G Cooper	P W Jones
A P Edgeller	W J Kemp
A D Hobbs	B McKeown
J Hood	G P K Pardesi
E G R Jones	M Phillips

Also in attendance - Councillors C A Baron and J K Price.

Officers in attendance:-

Mr J Homes	-	Development Manager
Mrs V Blake	-	Senior Planning Officer
Mr J Long	-	Staffordshire County Council Highways
Miss L Collingridge	-	Solicitor
Mr A Bailey	-	Scrutiny Officer

**PC54 Application 20/32041/OUT - Proposed Outline application for ground remodelling, drainage infrastructure, and development of up to 365 dwellings with landscaping, access and associated works (outline, all matters reserved save for means of access to the site) - Land off Lichfield Road, Stafford, Staffordshire**

(Recommendation approve, subject to conditions and a Section 106 Agreement).

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

The Committee viewed the proposal from inside the site adjacent to the Ranshaw Drive access point, the perimeter of the site, including the North East corner of the site and the land adjacent to the Eastern boundary of the site.

The Committee arrived at the site at 9.40 am, departed at 10.05 am and reconvened at the Civic Centre at 10.30 am.

The Senior Planning Officer reported upon the following:-

- An additional neighbour representation

- Amendments to Condition Numbers 3, 10,11,12 and 16
- An additional Condition No 27
- An amendment to the Section 106 Agreement to include the on-site provision of public open space

Public speaking on the matter was as follows:-

Mr R Barnes raised the following points during his support for the proposal:-

- Represented the applicant
- Eager for a decision as the developer was working in conjunction with a development partner
- If approved, would swiftly move to the pre-application process
- The detailed design in the proposal was crucial
- The site was readily capable of accessing all properties
- The site was located with an urban brownfield and was of a high quality design
- The report was straight forward and positive with no concerns or difficulties
- There was a history of employment use on the land
- The land was appropriate to use for housing following remediation
- The proposal was an attractive, well designed and landscaped scheme
- The scheme would provide 10% over and above the zero level of Affordable House Provision as recommended by an independent valuation
- The proposal had been subjected to a full ecology, travel plan, education and affording housing assessments
- The location was highly sustainable
- Agreed with the Officer's recommendation

At the invitation of the Chairman, Councillor C A Baron, Forebridge Ward Member, addressed the Committee and raised the following issues:-

- Queried the consultation process for the proposals
- The nearest schools, St. Paul's and St. Augustine's were currently full to capacity
- The proposed Section 106 Agreement did not mention any health provision
- There were no Community centres in the Forebridge Ward, which the area needed
- The previous factory on the site had a car park that was now filled in
- The access for traffic to the site was not ideal
- Both Riverway and Lichfield Road regularly flooded
- There was insufficient public transport in the area
- Queried the environmental measures for the additional traffic

- It would be preferable to see all of the plans for the various stages submitted at the same time
- Demolition on the site was already taking place
- Queries the impact of HS2 on the site

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

- Clarification that the Clinical Commissioning Group were only consulted on developments in excess of 500 dwellings, however the medical provision for the area had been discussed with them on a strategic level
- Confirmation that the proposed Section 106 Agreement did not include provision for a community centre as there was not a policy requirement for one
- Confirmation that Lichfield Road was a frequently used route for public transportation
- Concerns over the lack of medical provision
- Referred to Policy SP7 of The Local Plan for Stafford Borough in relation to flooding
- Concern that cycling in the area was unsafe
- Referred to National Planning Policy Framework Paragraph 28 in relation to the lack of provision of leisure facilities
- Referred to National Planning Policy Framework Paragraph 30 in relation to the lack of sustainable transportation
- Clarification that flooding on the Meadows was a distance away from the proposals
- Clarification that the Lead Local Flood Authority had not raised any objections to the proposals
- A better alternative use for the site would be for local amenities
- Clarification over the viability of the area for employment purposes
- Concern over additional traffic generated in the area
- Concern over the lack of education facilities
- Concern over the lack of Affordable Housing
- Clarification that the proposal would create up to 160 traffic movements and the capacity of the junction was 600 traffic movements
- Concern over the density of the proposals
- Concern that a Traffic Impact Assessment had not been undertaken
- Concern that the properties would be crammed into the site
- Clarification of split between Affordable and Social Housing
- Concern over the backflow of sewerage particularly during the Winter months
- Clarification that the viability for the scheme was undertaken during 2020

- Confirmation that Staffordshire County Council's decision to close St. Leonard's School was made after the report was published
- An explanation of the need to constantly maintain a 5 year supply of housing land
- An explanation that the Affordable housing provision could be less if the proposal was granted on appeal
- Confirmation that the proposals would be up to 365 houses
- This was a brownfield site that would be left empty if not developed
- The need for a second entrance into the site
- The site had been used by a large factory in the past
- An explanation of what Reserved Matters would be part of this scheme

It was subsequently moved by Councillor M Phillips and seconded by Councillor A P Edgeller, that Planning Application Number 20/32041/OUT be refused on the grounds of deficiencies in facilities such as schools in accordance with Policy I1 of The Plan for Stafford Borough.

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

It was then moved by Councillor E G R Jones and seconded by Councillor A D Hobbs, that Planning Application Number 20/32041/OUT be approved, subject to the following:-

- The conditions as set out in the report of the Head of Development
  - Amended Condition Numbers 3, 10,11,12 and 16
  - An additional Condition No 27
  - A Section 106 Legal Agreement under the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:-
1. Cannock Chase Special Area of Conservation
  2. Travel plan monitoring fee
  3. Off-site primary school education
  4. On-site affordable housing
  5. On-site provision of public open space

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

RESOLVED:- that Planning Application Number 20/32041/OUT be approved, subject to the following:-

- The conditions as set out in the report of the Head of Development
- Amended Condition Numbers 3, 10,11,12 and 16 as detailed below
- An additional Condition No 27 as detailed below
- A Section 106 Legal Agreement under the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:-

1. Cannock Chase Special Area of Conservation
2. Travel plan monitoring fee
3. Off-site primary school education
4. On-site affordable housing
5. On-site provision of public open space

Condition 3:

This is an outline planning permission and before the development is commenced details of the layout of the site (including the disposition of roads, buildings, parking and open spaces), the scale of the buildings, the appearance of the buildings (including materials to be used on all external surfaces), and the landscaping of the development (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Condition 10:

No development within any phase shall commence unless and until a final detailed surface water drainage design has been submitted to and approved in writing by the Local Planning Authority. The overall strategy shall be in accordance with the principles laid out within the 18560-RLL-20-XX-RP-C-001 Flood Risk Assessment, Dated January 2020, which includes under **APPENDIX F** the illustrative drainage strategy plans:

- 18560-RLL-20-00-DR-C-100 Storm and Foul Drainage Strategy Plan Sheet 1 of 3 - Revision P1 - Dated March 2020
- 18560-RLL-20-00-DR-C-101 Storm and Foul Drainage Strategy Plan Sheet 2 of 3 - Revision P1 - Dated March 2020
- 18560-RLL-20-00-DR-C-102 Storm and Foul Drainage Strategy Plan Sheet 3 of 3 - Revision P1 - Dated March 2020

The design shall demonstrate:

- Surface water drainage system(s) designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- SuDS design to provide adequate water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.
- Limiting the surface water run-off generated by the site to a maximum of 700 l/s so that it will not increase the risk of flooding off-site.
- Provision of surface water runoff attenuation storage to achieve the limited discharge.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations shall demonstrate the performance of the designed system for a range of return periods and storm durations.

- Evidence of permission to discharge where applicable.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system, including pump failure where applicable.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

The approved drainage system for each phase (including any shared components on which it relies) shall thereafter be provided before the first occupation of any dwelling within that phase and retained as such for the life of the development.

Condition 11:

No development within any phase shall commence unless and until full details of the proposed foul water drainage system for that phase have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system for each phase (including any shared components on which it relies) shall thereafter be provided before the first occupation of any dwelling within that phase and retained as such for the life of the development.

Condition 12:

The landscaping details to be submitted pursuant to condition 3 shall include a detailed landscape and planting scheme incorporating the retention of existing trees. The approved landscape and planting scheme for any phase shall thereafter be implemented within eight months of the development within that phase being first brought into use.

Condition 16:

Before the development is first occupied, the proposed site access, as illustrated in Drawing 73282-CUR-00-XX-DR-TP-75003-P07 shall be completed in accordance with further detailed design and engineering details which shall first have been submitted to and approved in writing by the Local Planning Authority, including the access crossing between the site and carriageway edge made redundant as a consequence of the development being permanently closed and the access crossing reinstated as verge/footway. The access shall thereafter be retained as such for the life of the development.

Additional condition 27:

In the event that the development is to be implemented in phases, and before submission of any reserved matters application, a phasing plan and site masterplan shall first be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing plan.

*Councillor B Mckeown left the meeting at this point.*

*The following matter had been deferred for consideration at this meeting from the Planning Committee held on 27 October 2021.*

**PC55 Application 20/33051/FUL - Proposed conversion of two barns with glazed link to form one dwelling including new septic tank and ground source heating systems - Bank Farm, Back Lane, Croxton, Stafford ST21 6PE**

(Recommendation approve).

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

The Development Manager reported and updated the Committee that the new access and parking off B5206 element of the proposal had subsequently been removed from the application.

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor M Phillips, that Planning Application Number 20/33051/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 carried.

RESOLVED:- that Planning Application Number 20/33051/FUL be approved, subject to the Conditions as set out in the report of the Head of Development.

CHAIRMAN