

Chair - Councillor E G R Jones

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

Councillors:

A G Cooper	R A James
A P Edgeller	P W Jones
A T A Godfrey	A Nixon
A D Hobbs	C V Trowbridge
J Hood	

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs J McGoldrick	-	Principal Solicitor
Mr J Dean	-	Democratic Services Officer

PC1 Apologies

Apologies for absence were received from Councillors F Beatty (substituted by Councillor R A James), B McKeown and G P K Pardesi (substituted by Councillor A T A Godfrey).

PC2 Declarations of Members Interests/Lobbying

Councillor A G Cooper declared that he had 'Called In' application no 20/33151/FUL as local Ward Member, but had not predetermined his judgement in respect of this matter.

PC3 Application No 20/33151/FUL - Casa De Lune, 32 Pool Lane, Brocton

(Recommend approval, subject to conditions).

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

During his presentation, the Head of Development suggested the following additional condition be added to those listed in the report:-

"Before the development hereby approved is commenced, full details of the finished floor levels of the proposed building, including its relationship to the levels of the highway, existing development and existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority. The works shall subsequently be undertaken in accordance with these approved details."

Public speaking on the proposal was as follows:-

Mrs Georgina Thomson raised the following points during her objections:-

- Was speaking on behalf of Brocton Parish Council
- Parish Council had concerns of potential impact on the local area
- Concern raised regarding the external appearance and size of the dwelling
- Noted Officer comments as set out on page 9 of the agenda
- Amended plans meant the proposal was sited further back on the site
- Tree roots could be damaged potentially causing trees/branches to fall onto the highway
- Some nearby trees had already been removed
- Proposal was overbearing on the local street scene
- Application constituted a considerable change in the size of the building

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

- Inconsistent line of house frontages in the street
- Lack of objections raised by the Council's Tree Officer

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor A Nixon that the application be approved, subject to the conditions as set out in the report, and the following extra condition:-

“Before the development hereby approved is commenced, full details of the finished floor levels of the proposed building, including its relationship to the levels of the highway, existing development and existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority. The works shall subsequently be undertaken in accordance with these approved details.”

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

RESOLVED:- that planning application No 20/33151/FUL be approved, subject to the conditions as set out in the report of the Head of Development and the additional condition outlined above.

Councillor A P Edgeller left the meeting at this point.

PC4 Planning Appeals

Considered the report of the Head of Development (V1 16/05/22).

Notification of the following appeals had been received:-

(a) New Appeals

Application reference	Location	Proposal
21/33764/COU Delegated Refusal	Osborne House 190B Main Road Milford	The change of use of land from agricultural to purposes incidental to the enjoyment of a dwellinghouse (domestic garden).
21/33736/FUL Committee Refusal	Middleton Livery Yard and Riding Tuition Old Road Barlaston	Erection of equine workers dwelling
21/34107/PAR Delegated Refusal	Barn At Kents Farm Church Lane Gayton	Conversion of redundant agricultural building to a dwelling house
20/33247/FUL Committee Refusal	Land At Unit 5B Grindley Business Village Uttoxeter Road Grindley	Expansion to provide additional office accommodation
21/34099/POR Delegated Refusal	Victoria Park House 2 - 9 Victoria Road Stafford	Prior Approval - Change of use from Offices (B1a) to Dwellinghouse (C3)
21/34279/POTH Committee Refusal	Victoria Park House 2 - 9 Victoria Road Stafford	Proposed extension of the existing building by way of a vertical extension to create one additional floor containing multiple residential apartments
21/35006/HOU Delegated Refusal	Waterstone Barn Lower Heamies Farm Lower Heamies Lane	Aluminium veranda with glass roof panels (11m wide x 3.5m deep) attach to side of house

(b) Appeal Decisions

Application Reference	Location	Proposal
20/32217/LDC Appeal Dismissed	Land South of Shirleywich London Road Pasturefields	Lawful Development Certificate - Commencement of Condition 1 on 15/22518/FUL
21/34182/HOU Appeal Dismissed	15 Balaams Lane Moss Gate Stone	Erection of wooden bike store on current hardstanding driveway to the front
20/32128/FUL Appeal Allowed	Rowley House Nursing Home 26 Rowley Avenue Stafford	Extension over existing wing

PC5 WKS3/00143/EN21 - The Studio, Wootton Lane, ST21 6JF

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 16/05/22) considering the erection of a grain bin gazebo approximately 3.2m high freestanding structure.

During his presentation the Development Manager outlined the content of an email received following publication of the agenda objecting to the proposal, which had subsequently been considered in conversation with the case Enforcement Officer.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor R A James that the recommendation as set out in the report be approved.

On being put to the vote the motion was declared to be tied, but on use of the Chairman's casting vote the proposal was duly carried.

RESOLVED:- that it was not expedient to take enforcement action in respect of the matter.

CHAIR