

Chair - Councillor E G R Jones

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

Councillors:

F Beatty	J Hood
A G Cooper	P W Jones
A P Edgeller	W J Kemp
A T A Godfrey	B McKeown
A D Hobbs	

Also present:- Councillors A M Loughran and J A Nixon.

Officers in attendance:-

Mr R Wood	-	Development Lead
Mrs V Blake	-	Senior Planning Officer
Miss L Collingridge	-	Solicitor
Mr A Bailey	-	Scrutiny Officer

PC32 Minutes

The Minutes of the last meeting held on 17 August 2022 were submitted and received.

PC33 Apologies

Apologies for absence were received from Councillors A P Edgeller (Substitute R A James), A Nixon (Substitute W J Kemp) and G P K Pardesi (Substitute A T A Godfrey).

PC34 Declarations of Interest/Lobbying

Councillor R A James declared that he would be speaking as the Local Ward Member in respect of Application Number 21/34623/FUL and would not be participating in the discussion and voting thereon.

Councillor R A James left his place at the table at this point and took his seat in the public gallery.

PC35 Application No 21/34623/FUL - Proposed demolition of existing Public House and Children's Indoor Play warehouse with redevelopment of the site to provide 24hr petrol filling station accessed from A34 comprising new forecourt with canopy (3 starter gate for car), underground tanks, 4 no car jetwash bays, 1 no car wash, 1 no vac/air bay, parking (15 customer car spaces and 4 cycle), 8 no covered EVC bays (with solar PV to roof), landscaping / picnic area and sales building (total 465 GEA sqm / 421 sqm GIA) including store, office, WC and convenience store with ancillary food counter together with ATM - Darlaston Inn, Darlaston, Roundabout at junction with A51 North, Darlaston, Stone, ST15 0PX

(Recommendation refuse).

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

The Senior Planning Officer reported upon the receipt of two additional representations in objection to the proposal.

Public speaking on the matter was as follows:-

Mr A Flatman raised the following points during his support for the proposal:-

- Expressed disappointment with the report recommendation
- Supported the reasons for calling in the application
- This proposal was materially different to previous proposals that were refused
- This was not a drive through restaurant
- There was a clear reduction in pedestrian movement
- There were more vehicle and pedestrian movements when the site was a pub, so this proposal was a betterment
- If the proposal was refused, there were grounds to appeal on highway matters
- Referred to Paragraph 40 of the National Planning Policy Framework
- The proposal would improve visual amenity, provide new jobs, was acceptable in design and would supplement biodiversity in the area
- In summary, the proposal would bring visual, economic and environmental benefits to the area

At the invitation of the Chairman, Councillor J A Nixon, Swynnerton and Oulton Ward Member, addressed the Committee and raised the following issues:-

- Queried what alternatives there were for this site
- The premises were currently empty and attracted anti social behaviour
- The site was previously a pub with poor footfall
- Should see this proposal in a positive light

- The proposal supported the green agenda through electrical vehicle charging points
- The site was close to Meaford Business Park
- The site had been vacant for 20 years and could be for another 20 years if rejected
- Referred to HS2 funding for a footpath across the site as mitigation

At the invitation of the Chairman, Councillor R A James, Swynnerton and Oulton Ward Member, addressed the Committee and raised the following issues:-

- Spoke against the proposal
- Referred to the background, proposal and conclusion contained within the report
- Nothing had changed with the site since the Appeal had been previously dismissed
- A further Appeal would yield the same results
- Local residents were concerned at this proposal
- There would inevitably be run-off from the site into the River Trent that would be detrimental to the environment
- Requested the Committee to refuse the proposal

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

- Two Saints Way was an existing footpath in the area
- The existing property was in a poor state of disrepair
- The local area needed a degree of environmental protection
- The HS2 funding for a footpath across the site was a good idea
- Concern that any run-off would end up in the River Trent
- The site was in a Flood Zone 3 area
- There were other suppliers of fuel in the local area
- Clarification that Greene King were the land owners
- Concern that the area was subjected to high speed traffic
- A new pub could be built in the site without any highway mitigation
- It would be too much of a risk to go against the advice of the Highway Authority and approve the application
- Drew attention to paragraph 5 in the report which highlighted the need to refuse the application

It was then subsequently moved by Councillor J Hood and seconded by Councillor A T A Godfrey that Planning Application Number 21/34623/FUL be refused for 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 21/34623/FUL be refused for the reasons as set out in the report of the Head of Development.

Councillor R A James re-took his place at the table at this point.

PC36 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeal had been received:-

Application Reference	Location	Proposal
21/34793/FUL Delegated Refusal	Jodiwell Church Lane Croxtan	Proposed replacement of existing two bay implement, equipment and hay barn store with a new three bay implement, equipment and hay barn store building.

Notification of the following appeal decisions had been received:-

Application Reference	Location	Proposal
21/35123/HOU Appeal Dismissed	55 Porlock Avenue Weeping Cross Stafford	Proposed two storey side and single storey rear domestic extension with extended dropped kerb.
21/34026/HOU Appeal Allowed Costs Dismissed	23 Burton Manor Road Stafford	Upgrade of conservatory using existing base
21/35006/HOU Appeal Dismissed	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
21/34152/ANX Appeal Dismissed	Grange Barn Broad Hill Beffcote	Demolish existing timber double garage, replace with new double garage and granny annexe

PC37 MON/00045/EN21 - GARAGES TO THE REAR OF 43 ROWLEY GROVE, STAFFORD

Considered the joint report of the Head of Development and Head of Law and Administration regarding enforcement action against the unauthorised use of garages to the rear of 43 Rowley Grove following the refusal of planning application 21/34626/COU - Retrospective application for change of use of triple garage to the rear to be used in connection with online motorcycle sales.

At the invitation of the Chairman, Councillor A M Loughran, Manor Ward Member, addressed the Committee and raised the following issues:-

- Welcomed the enforcement report
- There had been many complaints from neighbours about this business
- Enforcement had been instigated in 2020
- The business was an on-line motorcycle dealer and a lot of noise activity was undertaken at the site, particularly at the weekends
- Activity has continued at this site for a considerable time
- Requested the Committee to take enforcement action

It was subsequently moved by Councillor R A James and seconded by Councillor F Beatty that the recommendation as set out in the joint report be approved.

On being put to the vote the proposal was declared to be carried and the Committee requested that enforcement action at this site was expedited as urgently as possible.

RESOLVED:- that appropriate action be authorised to include all steps including the instigation of court proceedings and any work required to secure the cessation of business use from the garages to the rear of 43 Rowley Grove, Stafford.

CHAIR