

Chair - Councillor E G R Jones

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

Councillors:

F Beatty	J Hood
A G Cooper	A Nixon
A P Edgeller	M Phillips
A T A Godfrey	C V Trowbridge

Also present:- Councillor R Kenney

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs V Blake	-	Senior Planning Officer
Mrs R Hurst	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

PC26 Apologies

Apologies for absence were received from Councillors P W Jones (Substitute M Phillips), B McKeown and G P K Pardesi (Substitute A T A Godfrey).

PC27 Application No 22/35631/FUL - Proposed full planning permission for the erection of a building for B2/B8 use with ancillary offices, hub office, gatehouse, service yards, parking and circulation routes, together with new access off Brooms Road, associated hardstanding, landscaping, substation, gas housing, ring main unit, smoking and cycle shelters, transformer and ancillary works - Data Centre, Stone Business Park, Brooms Road, Stone, Staffordshire ST15 0TE

(Recommendation Approve, subject to the applicant entering into a legal agreement to secure off-site biodiversity net gain and a travel plan monitoring fee and conditions).

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

The Committee viewed the proposal from the site access and Brooms Road.

The Committee arrived at the site at 9.50 am, departed at 10.10 am and reconvened at the Civic Centre at 11.15 am.

Public speaking on the matter was as follows:-

Mr J Warrington and Mr K Wilson raised the following points during their support for the proposal:-

- The proposal was for a full planning permission for the erection of a building for B2/B8 use
- The proposal was in a gateway location and had good access from the A34
- The proposal replaced a redundant centre and was 322,000 square feet with ancillary offices
- There would be a secure services yard and parking spaces
- The land was an allocated employment site and had the applicant had worked closely with statutory consultees
- There were no objections to the proposal
- PLP were a national developer that retained developments
- The company were keen to invest in Stafford
- The proposal would provide £50m investment, 116 net jobs and 515 net permanent jobs
- The proposal would provide £24,5m inward investment
- Outlined all of the benefits from the sustainable development of the site including electric vehicle charging points, cycling provision, solar panels and showering facilities

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

- Clarification of the secure cycle parking
- An explanation of the need for a Parking Strategy
- Clarification of the types of job opportunities that the proposal could provide
- Welcomed the BREEAM accreditation and biodiversity net gain
- Confirmation that solar panels would be fitted on the roof of the main building
- Clarification as to why the biodiversity would be provided off-site
- Concern over the potential for parking to be forced on to the adjacent trading estate
- Clarification that Brooms Road did have double yellow lines
- Clarification of the differences in height between the old and new building
- Confirmation that the proposal was of a speculative design
- Concern that the site could be blocked if there were problems on the M6

It was then subsequently moved by Councillor C V Trowbridge and seconded by Councillor F Beatty that Planning Application Number 22/35631/FUL be approved, subject to the applicant entering into a legal

agreement to secure off-site biodiversity net gain and a travel plan monitoring fee and 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 22/35631/FUL be approved, subject to the applicant entering into a legal agreement to secure off-site biodiversity net gain and a travel plan monitoring fee and the Conditions as set out in the report of the Head of Development.

CHAIR