



Chair - Councillor B McKeown

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

Councillors:

B M Cross

A Nixon

F D J James

M Phillips

P W Jones

J P Read

R Kenney

S N Spencer

D M McNaughton

Also present: - Councillors A P Edgeller and P A Leason

Officers in attendance:-

L Taylor-Grime - Principal Solicitor - Contentious Litigation

L Collingridge - Principal Solicitor

R Wood - Development Lead

S Wright - Development Lead

J Allen - Democratic Services Officer

**PC72 Minutes**

Minutes of the meeting held on 27 February 2024, as previously circulated were approved as a correct record.

**PC73 Declaration of Member's Interest/Lobbying**

Councillor M Phillips stated that the first application was in her Ward but she had not been contacted about it.

**PC74 Application 23/38196/HOU - 28 Widecombe Avenue, Stafford**

(Recommend approval, subject to conditions).

Members considered the report of the Head of Economic Development and Planning regarding the matter.

The Development Lead highlighted two discrepancies in the plan regarding boundaries.

Public speaking on the proposal was as follows:

G Shed spoke in objection to the application.

C Boston spoke in support of the application.

At the invitation of the Chairman, Councillor A P Edgeller, Baswich Ward Member addressed the Committee.

Councillor M Phillips proposed that a site visit take place to enable Members to see the property in context with the street scene. This was seconded by Councillor P W Jones. Following the vote, the proposal to undertake a site visit was not carried.

Councillor F D J James proposed that the application be deferred due to insufficient information being provided. This was seconded by Councillor B M Cross. On being put to the vote the proposal to defer the application, pending further information, was carried.

RESOLVED:- that planning application 23/38196/HOU be deferred due to insufficient information from the Ward Member, more photographs required regarding the context of the area from the case officer, applicant to address the discrepancies in the plans and for the applicant to have the opportunity to provide photographs.

**PC75 Application 23/38355/FUL - Land between 3 and 5, Park House Drive, Stone**

(Recommend approval, subject to conditions).

Members considered the report of the Head of Economic Development and Planning regarding the matter.

The application had been called in by two Ward Members. Councillor I D Fordham had since withdrawn his call-in.

The Development Lead highlighted a discrepancy with the red edge on the plan.

At the invitation of the Chairman, Councillor P A Leason, St Michael's and Stonefield Ward Member addressed the Committee.

Councillor B M Cross proposed that the application be approved. The proposal was seconded by Councillor A Nixon.

On being put to the vote the proposal to approve the application was carried.

RESOLVED:- that planning application 23/38355/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning

**PC76 Planning Appeals**

Considered the report of the Head of Economic Development and Planning.

Notification of the following appeals had been received:-

### Notified Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>23/36954/FUL Delegated Refusal</b>	Hawkswood Barn, Broad Hill, Beffcote	Retrospective application for the change of use of land to residential curtilage (class C3) and retention of boundary wall and detached garage
<b>21/34598/FUL Delegated Refusal</b>	Land at Puddle Hill, Hixon	Retrospective application for change of use of agricultural land into residential. Proposed erection of steel framed building onto existing concrete base.
<b>22/36569/COU Delegated Refusal</b>	Bank Farm Bungalow, Outwoods Bank, Outwoods	Change of use from agricultural land to garden

### Decided Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>22/35480/FUL Delegated Refusal Appeal Dismissed</b>	Land to the West of The Italian Gardens Tea Rooms, Stone Road	The retention of five dining pods, a catering service unit and associated access and landscaping
<b>22/36909/FUL Non Determination Appeal Allowed</b>	Stables, Brancote Farm, Tixall Road	Variation of Condition 2 (Plans) of permission 20/32528/FUL: Conversion of redundant cowshed to provide a single dwelling with minimal landscaping, external works and fencing to delineate plot boundaries
<b>22/36582/PTEL Delegated Refusal Appeal Allowed</b>	Telecommunication Mast, Eccleshall Road, Stafford	Installation of a new 20-metre-high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, the installation of 3 no. new equipment cabinets and ancillary development thereto.

CHAIR