



**Minutes of the Special Planning Committee  
(2) held at the County Buildings, Martin  
Street, Stafford, on Monday 12 June 2017**

Chairman - Councillor A S Harp

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

Councillors:

C A Baron	A P Edgeller
G R Collier	P W Jones
I E Davies	G O Rowlands
M G Dodson	C V Trowbridge
R J Draper	

Officers in attendance:-

Mr R Wood	-	Development Lead
Mrs S Wright	-	Senior Planning Officer
Mr J Holmes	-	Development Manager
Mr I Curran	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

**PC14 Apologies**

Apologies for absence were received from Councillors E G R Jones (Substitute A P Edgeller), A J Perkins, J K Price and R M Sutherland.

**PC15 Declarations of Members Interests/Lobbying**

Councillor C A Baron indicated that she would be speaking as a Ward Member in respect of Application Number 16/25189/FUL.

*Councillor C A Baron left the meeting at this point and attended as a Ward Member.*

**PC16 Application No 16/25189/FUL - Proposed Outline application for residential development with all matters reserved for future consideration (access, appearance, landscaping, layout and scale) and full application for 85 dwellings with details of access, landscaping, drainage and other associated infrastructure - Land off Fairway, Littleworth, Stafford**

(Recommendation approve).

Considered the report of the Head of Economic Development and Planning regarding this matter. The Senior Planning Officer reported upon the receipt of further representation received in respect of this application and the subsequent need to amend a number of conditions as well as include a Section 106 Agreement.

The Committee viewed the proposal from within the site.

The Committee arrived at the site at 10.10 am departed at 10.20 am and reconvened at the County Buildings at 11.45 am.

Public speaking on the matter was as follows:-

Mr J Tait raised the following points during his support for the proposal:-

- The Committee had seen the former Alstom site which was proposed to be revamped for housing
- It was a positive step that Alstom would remain in Stafford and just relocate therefore this site would become a residential area
- Following a public consultation in which 293 letters were sent out, only 1 negative comment was received
- The proposal would make a valuable contribution to the area including affordable housing
- Had worked closely with Planning Officers to develop this proposal
- There were no statutory objections
- A Transport Assessment was included in the application, which demonstrated a reduction in traffic movements
- Flooding had been carefully assessed
- Ecology and landscaping had been addressed and would make a positive contribution to the area
- This was a sustainable development and requested the Committee's support

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

- Not against the development, but had concerns
- There were no proposals at present to improve the highway networks
- Although there would be a reduction in peak traffic, there would be many vehicle movements during the day time
- St Leonards Avenue was very busy and parking in this area needed to be addressed
- There would be 280 properties in the area and the Highways Authority should be commenting on this proposal
- There were no comments by the Clinical Commissioning Group, yet the GP surgeries in the area were already over subscribed
- 60 additional Primary School places were required , yet St Leonards Primary school was full

- The infrastructure and facilities supporting this proposal needed further consideration

In response, the Senior Planning Officer confirmed that the Highways Authority had considered the entire site together with all of the supporting information.

The Development Lead also clarified that the Clinical Commissioning Group did not comment on proposals containing less than 500 dwellings.

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

- Concern over the major parking problems on Fairway
- Queried why this proposal delivered 6 short of the affordable housing requirement
- The northern part of Stafford had a Masterplan to strategically oversee the various housing developments and so why couldn't this area have the same?
- There had only been 1 objection from 293 consultations
- Concern that even with a blank canvass, the Space About dwellings Guidelines were not being met
- Queried whether there was a minimum parking provision for the area

In response, the Senior Planning Officer confirmed that Affordable Housing provision would be considered for the whole site and that the remaining 6 houses would be secured by a legal agreement. She went on to explain that that the majority of dwellings comprised of more than 1 parking space, although a maximum of two in order to promote sustainability.

The Development Lead drew attention to Paragraph 2 of the report which provided a breakdown of the 85 properties.

The Development Manager confirmed that this was a windfall site that was not predicted and therefore a Masterplan could not be required in this case.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A P Edgeller that the application be approved, subject to a proposed Section 106 Agreement and the conditions as set out in the report of the Head of Economic Development and Planning, including any amended conditions.

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

**RESOLVED:-** that planning application No 16/25189/FUL be approved, subject to a proposed Section 106 Agreement and the conditions as set out in the report of the Head of Economic

Development and Planning, including the following amended conditions:-

Section 106 Agreement to secure financial contributions towards education, open space and the Cannock SAC, and affordable housing provision

Amended conditions

- 5 This permission relates to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

drawing no: 15-503-003-P01C  
drawing no: 15-503-003-P02G  
drawing no: 15-503-003-PO3E  
drawing no: 15-503-003-P04  
drawing no: 15-503-003-P05A  
drawing no: 15311-SK146 B  
drawing no: 15311-SK241  
drawing no: 15311-SK240 B  
house type 2B-706-A  
house type 2B-637-A  
house type 2 BDQR-A  
house type 3B-791-A  
house type 3B-839-A  
house type 3B-920-A  
house type 3B-DQR-A  
house type 4B-1475-A  
house type 4B-1209-A  
house type 4B 1335-A  
house type 4B 1381-B  
house type 4B-DQR-A  
house type 5B-1516-A  
house type 5B-1665-A  
house type 938-A  
house type: plot 111,113,126-A  
house type 4B-1203-A (elevations and floorplans)  
house type 4B-1348-A (elevations and floorplans)  
drawing 1473-02 B

- 6 No phase of the development hereby permitted shall be occupied until the access, parking, servicing and turning areas serving that phase have been provided in accordance with the approved plans.
- 8 Before construction works of any kind are commenced on any phase, including site preparation works, a Construction Management Plan for that

phase shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted Construction Management Plan shall include the following details:-

- The routing and operational characteristics of construction vehicles to and from the site;
- Parking facilities for vehicles of site personnel, operatives and visitors;
- Arrangements for the loading and unloading of plant and materials;
- Areas of storage for plant and materials used during the construction of the proposed development;
- Measures to prevent the deposition of deleterious material on the public highway during the construction of the proposed development.

The Construction Management Plan shall be adhered to for the duration of the construction phase.

9 Before the proposed development commences in any phase details shall be submitted to and approved in writing by the local planning Authority indicating all road construction, street lighting and drainage for the phase which shall thereafter be constructed in accordance with the approved drawings.

17 No phase of the development approved by this planning permission shall take place until a remediation strategy for that phase that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:-

1. A preliminary risk assessment which has identified:-
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of

the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme for each phase shall be implemented as approved.

- 18 No occupation of any part of the permitted development phase shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation for that phase shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met for the phase. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
- 21 Prior to the commencement of any phase of the development, a written scheme of archaeological investigation ('the Scheme') for that phase shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the phase, including post-excavation reporting and appropriate publication and interpretation. The Scheme shall thereafter be

implemented for that phase in full in accordance with the approved details.

- 22 No phase of the development shall commence until drainage plans for the disposal of foul water flows for that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the phase of development is first occupied.
- 24 Before the development is commenced within the part of the development with the benefit of full planning permission in the area highlighted green on drawing 15-503-005-PO5 revision A, details of hard and soft landscaping, including plot boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

CHAIRMAN