



Minutes of the Planning Committee held at the Civic Centre, Riverside, Stafford, on Wednesday 2 August 2017

Chairman - Councillor A S Harp

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

Councillors:

C A Baron	P W Jones
G R Collier	S Learoyd
I E Davies	A J Perkins
M G Dodson	J K Price
R J Draper	G O Rowlands
E G R Jones	

Also in present:-

Councillor J M Pert

Officers in attendance:-

Mr R Wood	-	Development Lead
Mr M Alford	-	Principal Development Officer
Mr S Turner	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

PC44 Minutes

The Minutes of the previous meetings of the Committee held on 3 July and 19 July 2017 were submitted and signed.

PC45 Apologies

Apologies for absence were received from Councillors R M Sutherland (Substitute S Learoyd) and C V Trowbridge.

PC46 Declarations of Members Interests/Lobbying

Member	Application No	Interest
Councillor A S Harp	17/26061/FUL	Personal as the Council's Representative of the Sow and Penk Drainage Board

Member	Application No	Interest
Councillor A J Perkins	17/26061/FUL	Personal as the Council's Representative of the Sow and Penk Drainage Board
Councillor G O Rowlands	17/26061/FUL	Personal as the Council's Representative of the Sow and Penk Drainage Board

Councillor A J Perkins indicated that he would be speaking as a Ward Member in respect of Application Number 17/26509/FUL.

PC47

Application No 17/26061/FUL - Proposed Erection of 74 dwellings, including affordable housing, new vehicular access, new pedestrian links, green infrastructure, drainage and associated landscaping - Playing Field, South Of Mansell Close, Stafford

(Recommendation approve, subject to a Section 106 Agreement and conditions).

Considered the report of the Head of Economic Development and Planning regarding this matter. The Development Lead reported upon an additional representation received in respect of the proposal.

Public speaking on the matter was as follows:-

Mr H Lufton raised the following points during his objection to the proposal:-

- Spoke as a local resident
- Had been contacted by the Local Residents Association
- Requested the Committee to refuse the application
- Referred to seven potential grounds for refusal
- Did not understand the conclusions referred to in the report
- Objectors were mostly concerned about the over intensification of the site
- The proposal was not required
- There was already a five year housing supply
- The application was for a strategic/mixed use

Mr N Cox raised the following points during his support for the proposal:-

- The Officers report was comprehensive
- This was a sustainable development
- There was proposed a new Rugby Club which addressed the lack of play facilities
- The proposal increased playing capacity
- This was part of the master plan framework for the Burley fields area
- It was green infrastructure

- There was currently no provision for open space
- This proposal provided open space provision
- Requested the Committee to approve the application

Councillor J M Pert, acting on behalf of Councillor C V Trowbridge, Rowley Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Spoke on behalf of Councillor C V Trowbridge who was unable to attend the meeting
- Requested the Committee to refer the application back to the applicant for reasons of layout and design
- There were no objections to the application in principle, subject to adequate open space provision via a Section 106 Agreement
- The key objection related to on site open space
- The area was a key thoroughfare
- The link road could be of a better design
- The proposed Destination Park was a long way away
- On site provision was very important
- The developer should do their very best
- 6% open space was unsatisfactory
- The attenuation pond needed sufficient space for maintenance
- It was dangerous to place open space near an attenuation pond
- There were a number of reasons for refusal
- Requested the Committee to refer the proposal back to the applicant for further consideration

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

- A lack of open space and play area
- Maintenance of the play area
- A lack of car parking
- A lack of health provision
- Concern that one-third of the properties breached of Space About Dwellings Guidelines
- Not all of the elevations had been presented to the Committee
- The play area was not sufficient for 40 children
- The frontages were too close to each other

In response the Development Lead explained that normally a management company would maintain the proposed play area. Continuing, he explained that the shortfall of car parking was only marginal and that the Highways Authority had not expressed any reservations. In addition, the Clinical Commissioning Group would only comment on proposals containing in excess of 500 houses.

It was then moved by Councillor C A Baron and seconded by Councillor M G Dodson that the application be referred back to the applicant for

further consideration due to the breaches of Space About Dwellings Guidelines, public open space provision, insufficient green space and over intensification of the site.

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

RESOLVED:- that planning application No 17/26061/FUL be referred back to the applicant for further consideration due to the breaches of Space About Dwellings Guidelines, public open space provision, insufficient green space and over intensification of the site..

Councillor A J Perkins left the meeting at this point and attended as a Ward Member.

PC48 Application No 17/26509/FUL - Proposed retention of existing car park with landscaping- Land off Pasturefields Lane, Pasturefields, Stafford, Staffordshire

(Recommendation refuse).

Considered the report of the Head of Economic Development and Planning regarding this matter.

Public speaking on the matter was as follows:-

Mr M Kelly raised the following points during his objection to the proposal:-

- Spoke on behalf of Hixon Parish Council who welcomed the recommendation
- The land was not industrial
- The proposal was three-quarters of the size of a football field
- There was no justification for a car park as there was sufficient parking elsewhere
- Bri-Store had extended their car parking
- The development was inappropriate
- The proposal was outside of the adopted boundary of the Pasturefields Recognised Industrial Estate as set out in the Plan for Stafford Borough: Part 2
- The proposal was also situated outside of the adopted settlement boundary of Hixon
- Supported the recommendation for refusal

Mr M Pope raised the following points during his support for the proposal:-

- The area was not remote as usually 40 vehicles occupied it
- Bri-Store had been paying the rent on the land for a number of years
- The consent had not been implemented and the conditions had not been discharged

- Network Rail had previously used the site
- Requested a site visit

In response the Principal Development Officer explained that there was no evidence in support of the proposal and no justification for the need for a car park.

Councillor A J Perkins, Haywood and Hixon Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- The area was surrounded by industrial buildings and land locked
- Bri-Store needed the land for parking
- The land had been used by many staff for car parking
- Vehicles were already parked on the road
- There was a justification for the need for a car park
- The area of land was relatively small
- The only complaints were from Hixon Parish Council
- Requested the Committee to approve the application

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

- There was no evidence for the need for a car park
- Committee had already resolved to pursue enforcement proceedings
- It was important that this proposal was outside of the adopted settlement for the boundary of Hixon
- Clarification that enforcement would continue if the proposal was refused

It was then moved by Councillor M G Dodson and seconded by Councillor E G R Jones that the application be refused for the reason as set out in the report of the Head of Economic Development and Planning.

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

RESOLVED:- that planning application No 17/26509/FUL be refused for the reason as set out in the report of the Head of Economic Development and Planning.

Councillor A J Perkins re-joined his seat at the table.

PC49 **Planning Appeals**

Considered the report of the Head of Economic Development and Planning (V1 24/7/17).

Notification of the following new appeal had been received:-

App No	Location	Proposal
USE/06273/EN14 Enforcement Notice	Heathcroft Paddock Ingestre	Unauthorised Use

PC50 **S & D Valeting Centre, Regent Centre, Sandon Road, Meir Heath**

Considered the report of the Head of Economic Development and Planning and the Head of Law and Administration (V2 25/7/17) in relation to the change of use of a room used for valeting to tyre fitting without the benefit of planning permission and the display of one sign without the benefit of advertisement consent.

It was subsequently moved by Councillor J K Price, seconded by Councillor E G R Jones that the report be approved.

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

RESOLVED:- that it was not expedient to pursue enforcement action and no further action be taken.

CHAIRMAN