



Minutes of the Planning Committee Site Visit (1) held at the Civic Centre, Riverside, Stafford, on Monday 14 August 2017

Chairman - Councillor A S Harp

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

Councillors:

G R Collier	A J Perkins
I E Davies	J K Price
R J Draper	R M Sutherland
E G R Jones	C V Trowbridge
P W Jones	

Also present - Councillor F A Finlay

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs E McCook	-	Development Lead
Mr S Turner	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer

PC51 Apologies

Apologies for absence were received from Councillors C A Baron, M G Dodson and G O Rowlands.

PC52 Application No 17/26109/FUL - Proposed New Dwelling - Land Behind 1 Oak Avenue, Walton On The Hill, Stafford, Staffordshire

(Recommendation approve).

Considered the report of the Head of Economic Development and Planning regarding this matter. The Development Manager reported upon the updates made to the report since its original consideration.

The Committee viewed the proposal from on the site.

The Committee arrived at the site at 9.40 am departed at 10.12 am and reconvened at the Civic Centre at 11.00 am.

Public speaking on the matter was as follows:-

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

- Under the National Planning Policy Framework, the Council now had the power to prevent garden grabbing
- The area was greenfield land
- A need for this proposal could not be demonstrated
- The Council would meet new build targets with an 11% over build
- The windfall did not involve gardens
- The proposal was not appropriate in terms of privacy and amenity
- The development was 12% wider, one-third deeper and 45% longer than the present property
- The development would be shoe-horned in to a pinch-point area
- Referred to an error on the plan that should be 9.2 m and not 10 m
- The proposal could not be constructed and did not comply with Space About Dwellings Guidelines
- Berkswich Village Design Statement should form a material consideration

Councillor F A Finlay, Milford Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- The objector had clearly set out the reasons to refuse this application
- The proposal did amount to garden grabbing
- It was inappropriate
- It would be impossible to build a house within that area
- Requested the Committee to reject the proposal

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

- Clarification of the distances to the nearest property on Old Croft Road
- Confirmation that if rejected, the decision could be over turned on appeal
- The site visit demonstrated that there was sufficient space for the proposal
- The proposal was in accordance with planning policies
- The concerns of the objectors were understood
- The developer had not built a house there originally as there was not the room
- Shared drive ways were often contentious
- Concerned that there was not enough space for the proposed dwelling
- The Borough had enough housing provision and there was not the need for this proposal

It was subsequently moved by Councillor R M Sutherland and seconded by Councillor E G R Jones that the application be approved, subject to the conditions 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 17/26109/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

CHAIRMAN