



**Minutes of the Planning Committee held at  
the County Buildings, Martin Street,  
Stafford, on Wednesday 31 May 2017**

Chairman - Councillor A S Harp

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

Councillors:

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

Also in present:-

Councillors F Beatty, J W Farnham and W S J Taylor

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr R Wood	-	Development Lead
Miss M Smith	-	Business Improvement Manager
Mr I Curran	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

Also present:-

Mr S Hawe – Senior Engineer, Staffordshire County Council

**PC1 Minutes**

The Minutes of the previous meetings of the Committee held on 8 and 10 May 2017 were submitted and signed.

**PC2 Apologies**

An Apology for absence was received from Councillor P W Jones (Substitute Councillor A P Edgeller).

PC3 **Declarations of Members Interests/Lobbying**

Councillor J K Price indicated that he would be speaking as a Ward Member in respect of Application Number 16/25385/FUL.

Councillor G O Rowlands indicated that he would be speaking as a Ward Member in respect of Application Number 17/26012/FUL.

Councillor C V Trowbridge indicated that she had been lobbied in respect of Application No 17/26012/FUL.

All of the Committee indicated that they had been lobbied in respect of Application No 17/25759/OUT.

PC4 **Application No 14/20816/OUT - Proposed redevelopment of site to form up to 120 dwellings including formation of new vehicular access on to Sandon Road. All other matters reserved - Land between Beaconside and B5066 Sandon Road, Hopton**

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

Considered the report of the Head of Economic Development and Planning regarding this matter. The Development Manager reported upon the receipt of further representation received in respect of this application.

Public speaking on the matter was as follows:-

Mr I Roscoe raised the following points during his objection to the proposal:-

- There were seven junctions within one mile of this site
- The proposal was in the wrong location
- It was dangerous
- There had been numerous accidents in the area
- The traffic movements far exceeded capacity
- The proposal would lead to deaths
- The trees were 4.48m from the fence line
- A roundabout on Tollgate drive was the best option
- Beaconside should be a dual carriage way
- Costs should not be an option
- The proposed junction was too tight for articulated lorries
- Two previous applications had been refused

Mr T Evans raised the following points during his support for the proposal:-

- This application had been previously considered by the Committee on 31 October 2016 and was referred back in order to consider alternative arrangements

- Had met with officers and the Highways Authority to discuss additional technical work, which the report described in detail
- The Highways Authority were satisfied with the road access
- Although the Tree Officer objected, information had been provided that there would be no harm, but was happy to accept conditions
- The proposals were in conformity with all policies
- The scheme would provide new homes and was a sustainable development
- There were no objections from statutory consultees
- There was a compelling case for approval of the application

Councillor F Beatty, Milwich Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Access to the development should be on Beaconside
- Needed to look to the long term future in this area
- The roundabout on Sandon Road was at the expense of this
- It was regrettable that this proposal was not part of the SDL Masterplan
- Only building for current needs and not future proof for the 10,000 proposed future dwellings in the wider area
- It was a dangerous access on to the main road

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

- Queried whether a roundabout would make the road safer
- Queried whether there were any proposed changes to the speed limits on Beaconside Road
- Requested the Council to adopt any open space requirement
- Concerned that the current infrastructure was insufficient for the numbers of future dwellings proposed
- The area had a track record of accidents and this proposal would make matters worse
- Queried whether this proposal would help to reduce the number of accidents

In response, the Development Manager advised the Committee to consider the application on its merits and that it was not the Council's policy to adopt open spaces which formed a sustainable drainage feature because of the liability.

In addition, the Senior Engineer from Staffordshire County Council Highways confirmed there were no proposed changes to the speed limits on Beaconside Road. He confirmed that this proposal had been the subject of a transportation plan and there had been 27 accidents over the last 5 years, the majority of which were due to driver error. The improvements, including the restricted refuges would assist in slowing traffic down in the area.

It was subsequently moved by Councillor G O Rowlands and seconded by Councillor C A Baron that the application be refused on the grounds of highway safety.

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

It was then moved by Councillor R M Sutherland and seconded by Councillor E G R Jones that the application be approved, subject to a Section 106 Agreement and 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 14/20816/OUT be approved, subject to a Section 106 Agreement to secure a travel plan monitoring fee, off site highway works, open space and sports provision, affordable housing, education and SAC contributions and subject to the conditions as set out in the report of the Head of Economic Development and Planning.

PC5 **Application No 17/25759/OUT - Proposed application for outline planning permission for up to 20 affordable dwellings - Land between Blackies Lane and Sadler Avenue, Aston lodge, Stone**

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

Considered the report of the Head of Economic Development and Planning regarding this matter. The Development Manager reported upon the receipt of further representation received in respect of this application.

Public speaking on the matter was as follows:-

Mr A Osgathorpe raised the following points during his objection to the proposal:-

- The recommendation of the Case officer was ground breaking
- There was already a 5 year supply of housing in Stone
- This proposal could lead to the expansion of adjoining sites and uncontrollable development
- The use of the rural exemption policy was wrong in this case
- The proposal was not supported by the Parish council
- Unconvinced that flooding could be managed in this development
- This was not a rural area
- The property at No 2 Sadler Avenue had previously been flooded
- Some property owners in the area had been refused insurance
- The area was of high ecological value with 10 species having been observed

Mr G Anderson raised the following points during his support for the proposal:-

- This application had been thoroughly addressed
- It concords with all policies
- There were no technical objections to the proposal
- Neither the Environment Agency or Severn Trent had raised any objection
- The Biodiversity Officer had raised no objection
- There was a shortfall of affordable housing and this application made a positive contribution
- The objections to the proposal were not sustainable
- The area was never proposed as open space
- The land was privately owned
- Any current use of the land was unauthorised
- The Town Council's suggestions were misplaced
- Requested the Committee to approve the application as it complied with all of the policies and there were no technical objections

Councillor J W Farnham, St Michaels and Stonefield Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- The proposal was a great cause of concern for local residents
- This represented serious over development of the area
- This would create 40 additional vehicles that would increase the gridlock around the site
- The proposal would lead to an increase in pedestrian activity, including school children
- The area was currently a huge community asset
- There was grave concern about flooding, which needed further investigation
- Quoted Policy C5 of the Plan for Stafford Borough
- Explained that the proposal was not fewer than 10 houses and would not benefit the community
- Requested the Committee to reject the application due to the strength of feeling against it

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

- Clarification that the site was greenfield
- Had Stone Neighbourhood Plan been completed, this application would not be possible
- Queried the local need for affordable houses on this site and who had identified it
- An outline application on this site was rightly refused in July 2016

- There were already 1000 houses already in Stone, 100 of which were affordable
- Concern over the prospect of flooding
- Concern that affordable housing should be recognised by Stone Town Council
- Concern that no evidence had been demonstrated that the proposal was in accordance with Policy C5 of the Plan for Stafford Borough

In response, the Development Manager clarified that there was no requirement to demonstrate a need for affordable housing and the outline application refused in July 2016 was for 10 market houses. He clarified the settlement boundary and the fact that the Neighbourhood Plan was not yet at the formal consultation stage. It was private land with no right of access and the proposal for 100% affordable housing was acceptable in policy terms. Continuing, he clarified that the Environment Agency had declared that the site was in Flood Zone 1 and the modelling produced suggested that the flood risk could be managed. He confirmed that the proposal was not contrary to Policy C5 of the Plan for Stafford Borough and that under the tenure of the Section 106 Agreement, a Registered Housing Provider would manage the affordable houses.

It was then moved by Councillor J K Price and seconded by Councillor G R Collier that the application be refused on the grounds of the need for the proposal had not been demonstrated, insufficient infrastructure, the proposal was on greenfield land and was outside of the settlement boundary.

On being put to the vote and following the Chairman's casting vote, the proposal was declared to be lost.

It was then moved by Councillor R J Draper and seconded by Councillor G O Rowlands that the application be approved subject to a Section 106 Agreement and 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 lost.

The Legal Services Manager reminded the Committee of the legal requirement to determine planning applications in accordance with the Development Plan unless other materials considerations indicate otherwise and of the Planning Officer's view that this application was in accordance with that plan.

The Development Manager clarified that this was an outline application and that further detail would be provided as part of the full planning application.

It was then moved by Councillor R J Draper and seconded by Councillor G O Rowlands that the application be approved subject to a Section 106

Agreement and 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 17/25759/OUT be approved, subject to the applicant first signing a Section 106 obligation within one month of the Committee resolution, or an alternative period otherwise first agreed in writing by the Local Planning Authority, to secure the provision of the dwellings as affordable housing with financial contributions towards the provision of open space off-site and education places and the conditions as set out in the report of the Head of Economic Development and Planning.

*Councillor C A Baron left the meeting at this point.*

*At this point the Committee took a short break and the recording of the meeting continued.*

*Councillor J K Price left the meeting at this point and attended as a Ward Member.*

PC6 **Application No 16/25385/FUL - Proposed demolition of houses; erection of 40 dwellings - Land at Woodlands Road, Stafford**

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

Considered the report of the Head of Economic Development and Planning regarding this matter. The Development Lead reported that following a survey, no bats had been found on the site.

Councillor J K Price, Holmcroft Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Supported the application
- The previous pre-cast bungalows were no longer fit for purpose
- Existing residents would be re-housed
- There was a shortage of social housing in the Borough
- This would provide residents with long term security
- The proposal involved the loss of a small play area
- Concerned about parking for the school in the morning
- Street sweeping was imperative
- Requested the closure of the alley way as soon as possible

It was subsequently moved by Councillor R M Sutherland and seconded by Councillor E G R Jones that the application be approved, subject to a Section 106 Agreement and 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 16/25385/FUL be approved, subject to the applicant first signing a Section 106 Obligation within one month of the Committee resolution or, an alternative period otherwise first agreed in writing by the Local Planning Authority, to secure the provision of the dwellings as affordable housing with financial contributions towards the SAC and subject to the conditions as set out in the report of the Head of Economic Development and Planning.

*Councillor J K Price re-joined his seat at the table.*

*Councillor G O Rowlands left the meeting at this point and attended as a Ward Member.*

PC7 **Application No 17/26012/FUL - Proposed minor material amendment on planning permission 14/21092/FUL - Revised parking and access ramp and rear boundary fence - 3A Hunters Ride, Moss Pit, Stafford, ST17 9HU**

(Recommendation approve).

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

Public speaking on the matter was as follows:-

Councillor G O Rowlands, Manor Ward Member attended the Committee and at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Local residents were concerned about this proposal
- A previous application on this site had been refused, but allowed on appeal
- Expressed concern that the developer had flaunted the planning conditions
- Conditions 4, 5 and 6 were all within a month, which he doubted that the developer could meet
- Requested the Committee to either refuse the application or enforce the time limit on the applications

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

- Queried whether the Committee could reduce the time limit on the conditions to two weeks

- Concerned that the developer would not adhere to the conditions
- Believed that the fence should be removed

In response, the Development Lead confirmed that the Local planning Authority must demonstrate that it was reasonable and one month to comply with the conditions was believed to be reasonable in this case.

It was then moved by Councillor E G R Jones and seconded by Councillor G R Collier 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 17/26012/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

*Councillor G O Rowlands re-joined his seat at the table.*

PC8 **Application No 17/26020/HOU - Proposed alterations and single storey extension to the rear of a dwelling - 28 Knowle Road, Stafford, Staffordshire, ST17 0DN**

(Recommendation approve).

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

It was moved by Councillor A P Edgeller and seconded by Councillor C V Trowbridge 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 17/26020/HOU be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

PC9 **Application No 15/23140/FUL - Proposed demolition of existing commercial units (marked 2 and 3 on survey drawing), change of use of existing 2 storey building (marked 4 on survey drawing) and build additional 4 x one bed apartments and 6 x two bed apartments- Elms Business centre, Main Road, Great Haywood**

(Recommendation approve, subject to amended Section 106 Agreement).

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

The Committee discussed the recommendation to amend the s106 requirements on the application and raised a number of points, including:-

- Colwich had already exceed its 5 year land supply
- There was a need for affordable housing in the area
- The scheme should have originally been more accurately costed
- The requested amendment to the Committee’s original resolution should be refused

In response, the Development Lead clarified the position in the Section 106 Agreement and advised the Committee of the risks of not approving the proposal. In addition, the Development Manager explained that the scheme would be unviable if further works were required.

It was subsequently moved by Councillor E G R Jones and seconded by Councillor R M Sutherland that the application be approved, subject to a Section 106 Agreement and 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 14/20816/OUT be approved, subject to the applicant first entering into a Section 106 Agreement to secure financial contributions of £14,298.30 towards leisure provision and £2,544 for the Cannock Chase Special Area of Conservation, and subject to the conditions as set out in the report of the Head of Economic Development and Planning.

**PC10 Planning Appeals**

Considered the report of the Head of Economic Development and Planning (V1 19/5/17).

Notification of the following appeals had been received:-

(a) Notification of New Appeals

<b>App No</b>	<b>Location</b>	<b>Proposal</b>
16/24503/COU  <b>Delegated Decision</b>  <b>Appeal Against Conditions</b>	Second Floor 1A Stafford Street	Change of use of second floor B1 office space to D2 use class, trading as a Dance School and Arts Venue

<b>App No</b>	<b>Location</b>	<b>Proposal</b>
16/24619/PTEL  <b>Committee Decision</b>  <b>Refusal</b>	Adjacent Bus Shelter Baswich Lane	Telecommunications installation upgrade and associated works

(b) Appeal Decisions

<b>App No</b>	<b>Location</b>	<b>Proposal</b>
15/23372/FUL & 15/23373/LBC  <b>Appeals Dismissed</b> <b>Costs claim refused</b>	Stallington Hall Stallington Road Stoke-on-Trent	Conversion and extension of existing building to form 26 apartments together with 3 townhouses and associated parking
16/25122/HOU  <b>Appeals Allowed</b>	The Lodge Orchard Lane	Two storey Rear Extension
16/25366/HOU  <b>Appeal Dismissed</b>	33 Claremont Road Stafford	Fist floor side extension

PC11 **Land at Pasturefields Lane, Hixon**

Considered the report of the Head of Economic Development and Planning and the Head of Law and Administration (V1 19/5/17) in relation to the parking of vehicles and the laying of hardstanding on agricultural land without the benefit of planning permission.

It was subsequently moved by Councillor R M Sutherland, seconded by Councillor J K Price that the report be approved.

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

RESOLVED:- that appropriate enforcement action be authorised to include all steps including the issue and service of any appropriate notice and instigation of court proceedings, together with any other associated works as required to secure the cessation of the unauthorised use and the removal of the vehicles and hardstanding.

CHAIRMAN