



Chair - Councillor B McKeown

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

Councillors:

F Beatty	P W Jones
A P Edgeller	A J Sandiford
P C Edgeller	S N Spencer
J Hood	

Officers in attendance:-

R Wood	-	Development Lead
E Handley	-	Senior Planning Officer
L Taylor Grime	-	Principal Solicitor
J Dean	-	Democratic Services Officer

PC13 Apologies

Apologies for absence were received from Councillors B M Cross (substituted by Councillor F Beatty), A D Hobbs, R A James (substituted by Councillor A P Edgeller) and D M McNaughton.

PC14 Declaration of Member's Interests/Lobbying

Councillor S N Spencer declared that he was employed by Severn Trent Water but had no influence on planning application consultations.

Councillor P W Jones declared that he was local Ward Member for Eccleshall but had not pre-determined the application and would participate in the debate and voting thereon.

PC15 Application No 23/37149/FUL - Land East of Horsley Hall, Wincote Lane, Wootton

(Recommend approval, subject to conditions)

A site visit took place with Members arriving on site at 10:00. The site was viewed from on board the bus from the A519, Wootton Lane and Cash Lane. Members left the site at 10:29 and the meeting was convened at 11:30.

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

Prior to his presentation, the Senior Planning Officer summarised the content of 2 additional representations received objecting to the proposal.

Public speaking on the proposal was as follows:-

C Graham spoke in objection to the proposal.

L Chadwick spoke in support of the application.

On behalf of Councillor J M Pert, Eccleshall Ward Member who was not present at the meeting, the Senior Planning Officer read from a prepared statement detailing his comments on the application.

Arising from consideration of the application, Members raised the following points:-

- Comments of Conservation Officer
- Lack of glint/glare assessment relating to first floor windows of affected dwellings
- Loss of Best and Most Versatile agricultural land
- Potential for adverse effect on the landscape and character of the area
- Impact on drainage/flooding, siting/depth of attenuation ponds
- Highways concerns
- Disagreed with weight apportioned by Officers within the planning balance

Councillor S N Spencer subsequently moved and Councillor A J Sandiford seconded that application No 23/37149/FUL be refused, for the following reasons:-

- Harm to the setting of the designated heritage asset Grade II listed Johnson Hall
- Harm to the character and appearance of the local area with insufficient visual screening;
- Adverse impact on the amenity of the occupiers of the dwelling on Cash Lane and users of the local highway from glint and glare

Prior to the vote being taken, the Development Lead reminded Members that it was matter for their judgement to assess the planning balance of the scheme when proposing reasons for refusal.

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

RESOLVED:- that planning application No 23/37149/FUL be refused, as per the reasons detailed above.

CHAIR