

Chair - Councillor E G R Jones

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

Councillors:

F Beatty	R A James
A G Cooper	P W Jones
A P Edgeller	A Nixon
A D Hobbs	G P K Pardesi
J Hood	

Also present:- Councillors M J Winnington

Officers in attendance:-

Mr S Manley	-	Development Management Support Officer
Ms J Allsop	-	Planning Officer
Miss L Collingridge	-	Solicitor
Mr A Bailey	-	Scrutiny Officer

**PC64 Apologies**

Apologies for absence were received from Councillors B McKeown and C V Trowbridge (Substitute R A James).

**PC65 Application No 22/36122/COU - Proposed Retrospective change of use from domestic curtilage ( C3 ) to private land for storage ( B8 ) - Land Adjacent 7 Goosemoor, Goosemoor Lane, Goosemoor, Church Eaton, Staffordshire, ST20 0BD**

(Recommendation Approve, subject to conditions).

Considered the report of the Head of Development regarding this matter.

Public speaking on the matter was as follows:-

Mr J Grew raised the following points during his objection to the proposal:-

- Represented the residents of Goosemoor
- Representations had been made to the Local Planning authority during February 2022 over concerns regarding nuisance from diggers and bonfires
- Concerns over the harm that the proposal would cause to the village of Goosemoor

- All of the current available garden spaces were taken by vehicles
- Believed that this proposal would be used for commercial use and showed complete contempt of the planning process
- The proposal would materially impact the local residents of Goosemoor
- The proposal was fraudulent and should be refused
- The proposal would create additional traffic and noise
- The proposal would harm the rural character of the area and would be used for business

At the invitation of the Chairman, Councillor M J Winnington, Seighford and Church Eaton Ward Member, addressed the Committee and raised the following issues:-

- All of the 17 residents of Goosemoor had objected to the proposal and were in attendance at the meeting
- The application was both complicated and inconsistent
- The street scene reflected a rural area and not an industrial estate
- There were currently a lot of vehicles on site which spoiled the character of the area
- The Environmental Health Officer had requested a restriction on the working hours, yet the proposal was for domestic use
- The additional parking that the proposal would create would be an issue in this rural area
- Doubted that the conditions would not prevent from the proposal being used for commercial use
- Expressed concern that there was not room for the hedge as the current fence went up to the edge of the road
- Requested the Committee to reject the proposal as it was not acceptable under the Plan for Stafford Borough or the supplementary Planning Document

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

- Confirmation that the fence was erected under General Permitted Development Rights
- Clarification that the application was conditioned against commercial use and any infringement could lead to enforcement action being taken
- Concern that the current fence was not 1m from the curtilage of the property and the affects that this would have on the consideration of this application
- Concern over the impact of this proposal on the rural area
- Confirmation that the applicant did run a similar business elsewhere
- Concern that this proposal would be used commercially
- The proposal was not in accordance with Policy N1 of the Plan for Stafford Borough as it was not of a high standard of design

It was then subsequently moved by Councillor F Beatty and seconded by Councillor A P Edgeller that Planning Application Number 22/36122/COU be refused on the grounds that the development, by reason of the proposed introduction of inappropriate storage on this site, would form an incongruous addition to the Goosemoor Lane Streetscene to the detriment of the visual appearance of the rural area and as such the proposal does not accord with Policy N1 (g) of The Plan for Stafford Borough..

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

RESOLVED:- that Planning Application Number 22/36122/COU be refused on the grounds that the development, by reason of the proposed introduction of inappropriate storage on this site, would form an incongruous addition to the Goosemoor Lane Streetscene to the detriment of the visual appearance of the rural area and as such the proposal does not accord with Policy N1 (g) of The Plan for Stafford Borough.

## PC66 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeals had been received:-

Application Reference	Location	Proposal
<b>22/35689/HOU</b> <b>Delegated refusal</b>	The Parlour Bishton Farm Lane	Proposed replacement windows and doors; removal of two kitchen windows and replacement with one full height glazed timber window.
<b>21/33668/COU</b> <b>Delegated Refusal</b>	Land Adjacent to Bower Lane Etchinghill Rugeley	Change of use from agricultural land to a dog exercise area, with associated access track and parking area
<b>21/34512/FUL</b> <b>Delegated refusal</b>	Land at 53 Adamthwaite Drive Blythe Bridge	The construction of a 3 bedroom single storey dwelling. Complete with driveway.
<b>22/35765/FUL</b> <b>Committee refusal</b>	Former University Halls of Residence Stafford Education and Enterprise Park Weston Road	Change of use from student accommodation to asylum seeker accommodation

Notification of the following appeal decisions had been received:-

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>22/35819/FUL Appeal Allowed</b>	Blacklake Farm 85 Hilderstone Road	Removal of condition 2 (pd rights) on 19/30024/FUL
<b>19/30484/DCON Appeal and Costs Allowed</b>	Land at Silkmore Lane Stafford	Discharge of conditions 4, 6, 10, 11, 16, 17 on application 15/23463/FUL
<b>21/34892/FUL Appeal Dismissed</b>	Land adjacent Fielden House Stowe Lane	Proposed steel framed agricultural type (timber clad) storage unit.
<b>21/34220/OUT Appeal Dismissed</b>	Land adjacent The Cottage Church Eaton Road	Outline Permission sought for the principle of a constructing a new dwelling with all matters reserved
<b>20/32290/FUL Appeal Dismissed</b>	Land opposite Keepers Cottage Hilcote Lane	Outline Permission sought for the principle of a constructing a new dwelling with all matters reserved
<b>21/34793/FUL Appeal Dismissed</b>	Jodiwell Church Lane	Proposed replacement of existing two bay implement, equipment and hay barn store with a new three bay implement, equipment and hay barn store building.

The Committee discussed the following appeal:-

- 19/30484/DCON - Appeal and Costs Allowed - Land at Silkmore Lane Stafford

CHAIR