

Chairman - Councillor E G R Jones

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

Councillors:

F Beatty	B McKeown
A G Cooper	A Nixon
A P Edgeller	G P K Pardesi
P W Jones	M Phillips

Officers in attendance:-

Mr J Homes	-	Development Manager
Mrs V Blake	-	Senior Planning Officer
Mr E Handley	-	Senior Planning Officer
Mr S Turner	-	Legal Services Manager
Mr A Bailey	-	Scrutiny Officer

PC6 Apologies

Apologies for absence were received from Councillor A D Hobbs, J Hood and C V Trowbridge (Substitute M Phillips).

PC7 Application 21/34752/COU - Proposed Change of use of part of the site for storage purposes (use class B8) - Land at Jasper Way, Walton, Stone, Staffordshire

(Recommendation approve, subject to conditions).

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

The Committee viewed the proposal from within the application site and from the lay-by on the A34 to the east of the site.

The Committee arrived at the site at 9.50am, departed at 10.15am and reconvened at the Civic Centre at 11.00am.

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

- Concern that there was some damage to the fence around the site
- The need for additional trees to be planted on the embankment
- Clarification that the fencing and tree planting was covered by conditions on the original application

- A suggestion that lighting pollution should be looked at on future applications

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor F Beatty, that Planning Application Number 21/34752/COU be approved, subject to the Conditions as set out in the report of the Head of Development

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

RESOLVED:- that Planning Application Number 21/34752/COU be approved, subject to the Conditions as set out in the report of the Head of Development.

PC8 Application 22/35554/FUL - Proposed variation of conditions 2 (plans), 19 (lighting), 22 (access roundabout), 23 (off-site highway works), 26 (travel plan), 27 (landscaping), 28 (enclosure) of permission 20/33137/FUL - Unit 1 Pets At Home, Stafford North Business Park, Stone Road, Redhill, Stafford

(Recommendation approve, subject to conditions and the applicant entering into a deed of variation to the s106 unilateral undertaking).

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

The Committee viewed the proposal from the construction compound to the east of the A34.

The Committee arrived at the site at 10.25am, departed at 10.30 am and reconvened at the Civic Centre at 11.00am.

The Senior Planning Officer reported upon the following:-

- The submission of two additional plans and elevational drawings
- The need to amend Conditions 2 and 18

Public speaking on the matter was as follows:-

Ms J Russell raised the following points during her support for the proposal:-

- The building was near completion and would be handed over to the applicant in July 2022, being operational by the end of November 2022
- The new building would require a functional access onto the A34
- It would therefore be necessary to vary Condition numbers 22 and 23 that were approved in January 2021
- Although the access and highway works were originally planning to be completed before the building became operational, they would not be concluded until late Summer 2023

- The Highway Authority and Local Planning Authority had agreed that a left only access onto the A34 was acceptable before the completion of the works
- Confirmation that the applicant had paid in full the cost of the highway works
- Confirmation that a Traffic Impact Assessment had been undertaken and all works were part of Section 278 works
- Clarification that bus routes and cycle paths would be in place by the end of 2022
- The variation of the Conditions would allow Pets at Home to move into the new premises when they left their previous site in Stoke on Trent

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

- Clarification that according to the Traffic Impact Assessment, approximately 9 vehicle movements per day from the site would need to loop around the A51 roundabout to travel southbound
- Concern over the implications of light pollution
- Clarification that that the Biodiversity Officer had raised no objections and confirmation there would be no lighting overspill
- Clarification that the lighting scheme for the proposal had already been approved
- Confirmation that compliance of the developer had been excellent
- The development would bring employment to the area
- Clarification of the landscaping scheme

It was subsequently moved by Councillor F Beatty and seconded by Councillor A P Edgeller, that Planning Application Number 22/35554/FUL be approved, subject to the applicant entering into a deed of variation to the s106 unilateral undertaking, the Conditions as set out in the report of the Head of Development and the amended Condition Numbers 2 and 18.

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

RESOLVED:- that Planning Application Number 22/35554/FUL be approved, subject to the applicant entering into a deed of variation to the s106 unilateral undertaking, the Conditions as set out in the report of the Head of Development and the following amended Conditions:-

2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

19-138-SGP-STE-00-DR-A-130000 C 'Location plan'
 19-138-SGP-STE-00-DR-A-131000 K 'Proposed site plan 670k unit'
 19-138-SGP-STE-00-DR-A-131001 L 'Proposed site plan 770k unit'
 19-138-SGP-STE-00-DR-A-131002 H 'Proposed fencing plan'
 19138-SGP-ZZ-ZZ-DR-A-131304-P2 'Warehouse elevations east' (670k unit)
 19138-SGP-ZZ-ZZ-DR-A-131305-P3 'Warehouse elevations north' (670k unit)
 19138-SGP-ZZ-ZZ-DR-A-131306-P3 'Warehouse elevations south' (670k unit)
 19138-SGP-ZZ-ZZ-DR-A-131307-P2 'Warehouse elevations west' (670k unit)
 19-138-SGP-B01-ZZ-DR-A-131301 K 'Proposed base 770k unit'
 19-138-001-SGP-ZZ-WH-DR-A-201100-P7 'Warehouse GA Plan' (670k unit)
 19-138-001-SGP-ZZ-OF-DR-A-201101-P10 'Office GA Plans (670k unit)
 19-138-SGP-B01-ZZ-DR-A-131102 A 'Proposed roof plan 670k unit'
 19-138-SGP-B01-ZZ-DR-A-131103 G 'Proposed warehouse GA plan 770k unit'
 19-138-SGP-B01-ZZ-DR-A-131104 C 'Proposed office GA plans 770k unit'
 19-138-SGP-B01-ZZ-DR-A-131105 A 'Proposed roof plan 770k unit'
 19-138-SGP-ZZ-ZZ-DR-A-131106 A 'Recycling and tote store'
 19-138-SGP-ZZ-ZZ-DR-A-131107 A 'Gatehouse'
 19-138-SGP-STE-00-DR-A-131200 A 'Proposed typical site sections'
 19-138-SGP-B01-ZZ-DR-A-131200 ' Proposed typical warehouse sections;
 19-138-SGP-ZZ-ZZ-IE-A-131700 B 'Proposed materials'
 1631-ESC-00-ZZ-DR-E-2100 T3 'External lighting layout 670k unit'
 1631-ESC-00-ZZ-DR-E-2101 P3 'External lighting layout roundabout'
 1631-ESC-00-ZZ-DR-E-2102 P4 'External lighting layout 770k unit'
 RP2-BWB-HGN-XX-SK-TR-0100 P5 'Proposed site access connection and context'
 RP2-BWB-HGN-XX-SK-TR_0102 P2 'Potential temporary construction access'
 136318/2011 E 'Proposed stormwater drainage'
 136318/2012 C 'Existing catchment plan'
 136318/2013 D 'Flood exceedance plan'

827-P06 C 'Detailed landscape scheme masterplan'
827-P01 C 'Detailed landscape scheme 1 of 5'
827-P02 C 'Detailed landscape scheme 2 of 5'
827-P03 C 'Detailed landscape scheme 3 of 5'
827-P04 C 'Detailed landscape scheme 4 of 5'
827-P05 C 'Detailed landscape scheme 5 of 5'
779-P11 D 'Landscape cross-sections A and B)
779-P12 D 'Landscape cross-sections (C and D)'
136318/2010 E 'Foul drainage plan'
M1529-FAI-00-XX-DRC-1304 C4 'cycle and footway general arrangement'

18. Unless otherwise approved in writing by the local planning authority the materials to be used in the construction of the external wall(s) and roof(s) of the buildings hereby permitted shall comply with the details approved under application 21/34424/DCON as follows:

- M1529-SGP-ZZ-GH-DR-A-201100-P4- Gatehouse Plan, Elevations and Sections
- M1529-SGP-ZZ-RT-DR-A-201100-P4-RRU and Tote Plans
- M1529-SGP-ZZ-RT-DR-A-201102-P4-RRU and Tote Elevations
- M1529-SGP-ZZ-ZZ-DR-A-131304-Warehouse Elevations East
- M1529-SGP-ZZ-ZZ-DR-A-131305-Warehouse Elevations North
- M1529-SGP-ZZ-ZZ-DR-A-131306-Warehouse Elevations South
- M1529-SGP-ZZ-ZZ-DR-A-131307-Warehouse Elevations West

Except where superseded by the following drawings:

19138-SGP-ZZ-ZZ-DR-A-131304-P2 'Warehouse elevations east' (670k unit)
19138-SGP-ZZ-ZZ-DR-A-131305-P3 'Warehouse elevations north' (670k unit)
19138-SGP-ZZ-ZZ-DR-A-131306-P3 'Warehouse elevations south' (670k unit)
19138-SGP-ZZ-ZZ-DR-A-131307-P2 'Warehouse elevations west' (670k unit)
19-138-SGP-B01-ZZ-DR-A-131301 K 'Proposed base 770k unit'

CHAIR