

Chair - Councillor B McKeown

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

Councillors:

F E Beatty	B McKeown
B M Cross	D McNaughton
I D Fordham	A Nixon
F D J James	J P Read
E G R Jones	S N Spencer
P W Jones	

Also present:- Councillor M J Winnington

Officers in attendance:-

L Collingridge	-	Principal Solicitor
J Holmes	-	Development Manager
S Wright	-	Development Lead
J Allen	-	Democratic Services Officer

**PC42 Apologies**

Apologies for absence were received from Councillor R Kenney (substituted by Councillor I D Fordham) and Councillor M Phillips (substituted by Councillor F E Beatty).

**PC43 Declaration of Member's Interests/Lobbying**

Councillor S Spencer stated that he had called in application 21/33898/FUL and had subsequently withdrawn the call-in.

**PC44 Application 21/35275/FUL - Land at Former 55-57 Sandon Road, Stafford**

(Recommend refusal)

The Development Manager reported that consultee responses do not relate to the latest plans submitted by the applicant. He therefore recommended that Members consider deferring the discussion on this item.

Councillor F D J James proposed that application 21/35275/FUL be deferred which was seconded by Councillor B M Cross and unanimously agreed.

RESOLVED:- that planning application 21/35275/FUL be deferred and considered at a future meeting.

**PC45 Application No 21/33898/FUL - Red Lion Inn, Newport Road, Sutton**

(Recommend refusal).

Councillor S Spencer withdrew his call-in for this application.

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

Public speaking on the proposal was as follows:-

D Frost spoke in objection to the application.

At the invitation of the Chairman, Councillor M Winnington, Gnosall and Woodseaves Ward Member addressed the Committee.

Councillor B M Cross proposed and Councillor F D J James seconded that the application be refused due to:

- 1 The proposed residential development would be situated within the open countryside outside of the Sustainable Settlement Hierarchy as defined by Spatial Principle 3 of the Plan for Stafford Borough. The applicant has failed to demonstrate that the proposed residential development cannot be accommodated within the settlement hierarchy or that it is required to meet a specific need identified through a Parish based Local Housing Needs Assessment. In the absence of such evidence the proposal represents an unsustainable form of development which would contribute towards a disproportionate amount of development taking place at a lower level of the sustainable settlement hierarchy. Consequently, the proposal conflicts with Policy C5A and undermines the spatial development strategy set out in Spatial Principles 3 and 7 of the Plan for Stafford Borough.
- 2 The proposals in their current form would cause less than substantial harm, to a degree of moderate harm, to the setting of the grade II listed Sutton House to the east and to the setting of Top Farm to the north-west (a non-designated heritage asset). The development is therefore contrary to Policies N1, N8 and N9 of the Plan for Stafford Borough, and paragraphs 200, 202 and 203 of the National Planning Policy Framework 2021.
- 3 The proposal by reason of its indicative layout, siting and massing would result in a development which would be cramped to the detriment of the amenities of future occupiers and at odds with the countryside character of the locality, as such the development would be contrary to policies N1 and N8 of the Plan for Stafford.

- 4 The proposed development would present risks of flooding on-site and of offsite by reason of inadequate drainage strategy for surface water runoff. As such the development would be contrary to policy N2 of the Plan for Stafford.
- 5 Objection by County Highways.
- 6 In recognition of the listing as an Asset of Community Value.

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

RESOLVED:- that planning application 21/33898/FUL be refused due to

- 1 The proposed residential development would be situated within the open countryside outside of the Sustainable Settlement Hierarchy as defined by Spatial Principle 3 of the Plan for Stafford Borough. The applicant has failed to demonstrate that the proposed residential development cannot be accommodated within the settlement hierarchy or that it is required to meet a specific need identified through a Parish based Local Housing Needs Assessment. In the absence of such evidence the proposal represents an unsustainable form of development which would contribute towards a disproportionate amount of development taking place at a lower level of the sustainable settlement hierarchy. Consequently, the proposal conflicts with Policy C5A and undermines the spatial development strategy set out in Spatial Principles 3 and 7 of the Plan for Stafford Borough.
- 2 The proposals in their current form would cause less than substantial harm, to a degree of moderate harm, to the setting of the grade II listed Sutton House to the east and to the setting of Top Farm to the north-west (a non-designated heritage asset). The development is therefore contrary to Policies N1, N8 and N9 of the Plan for Stafford Borough, and paragraphs 200, 202 and 203 of the National Planning Policy Framework 2021.
- 3 The proposal by reason of its indicative layout, siting and massing would result in a development which would be cramped to the detriment of the amenities of future occupiers and at odds with the countryside character of the locality, as such the development would be contrary to policies N1 and N8 of the Plan for Stafford.

- 4 The proposed development would present risks of flooding on-site and of offsite by reason of inadequate drainage strategy for surface water runoff. As such the development would be contrary to policy N2 of the Plan for Stafford.
- 5 Objection by County Highways.
- 6 In recognition of the listing as an Asset of Community Value.

**PC46 Application No 23/33948/HOU - Rose Cottage, Cresswell Road, Hilderstone**

(Recommend refusal).

*Councillor F E Beatty sat in the public gallery for this item and did not take part in the discussion or vote, other than speaking as a Ward Member.*

Considered the report of the Head of Economic Development and Planning.

This item had been called in by Councillor F E Beatty.

Public speaking on the proposal was as follows:-

H Heath spoke in support of the application.

At the invitation of the Chairman, Councillor F Beatty, Milwich Ward Member addressed the Committee.

Councillor F D J James proposed and Councillor A Nixon seconded that the application be approved due to it being proportionate to the type and character of the existing dwelling and surrounding area as it is within a spacious plot and away from neighbouring properties, therefore considered acceptable in terms of residential amenity.

Councillor S Spencer proposed that the application be refused due to its unsympathetic and incongruous design. This motion was not seconded.

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

RESOLVED:- that planning application 23/33948/HOU be approved due to it being proportionate to the type and character of the existing dwelling and surrounding area as it is within a spacious plot and away from neighbouring properties, therefore considered acceptable in terms of residential amenity.

## PC47 Planning Appeals

Considered the report of the Head of Economic Development and Planning.

Notification of the following appeals had been received:-

### Notified Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>21/33778/FUL Delegated refusal</b>	Hillside Nurseries Leadendale Lane Rough Close	Replacement of existing ancillary residential accommodation.
<b>22/35480/FUL Delegated refusal</b>	Land to the West of The Italian Gardens Tea Rooms Stone Road	The retention of five dining pods, a catering service unit and associated access and landscaping.
<b>WKS3/00223/EN21 Enforcement Notice issued</b>	11 Trinity Gorse Trinity Fields Stafford	Unauthorised operational development.
<b>23/37040/HOU Delegated refusal</b>	Chardry Ley Boat Lane Weston	Retrospective application for retention of unauthorised boundary wall
<b>22/36909/FUL Non determination</b>	Stables Brancote Farm Tixall Road	Variation of Condition 2 (Plans) of permission 20/32528/FUL: Conversion of redundant cowshed to provide a single dwelling with minimal landscaping, external works and fencing to delineate plot boundaries.
<b>23/37689/LDCPP Delegated refusal planning permission required</b>	Downside Garshall Green Stafford	Increase from 1 mobile home to 3 mobile homes
<b>23/37530/HOU Delegated refusal</b>	Holmlea Marston Lane	Retrospective approval for change of design and window placement from planning approval 20/33423/HOU granted in March 2021 and permission for additional storey to original property.

## Decided Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>22/36901/HOU Appeal Dismissed</b>	19 Berkeley Street Stone	Reinstate roof to existing garage structure, lift the roof eaves up to allow home office within roof space with rear dormer and rooflights to the front elevation.
<b>22/36288/OUT Appeal dismissed</b>	Land at Burston Lane Burston	Outline application with all matters reserved - development of two self-build dwellings
<b>23/36981/FUL Appeal allowed</b>	Stafford Rangers FC Astonfields Road Stafford	Installation of two rapid electric vehicle charging stations within the car park, three existing parking spaces will become EV charging bays, along with associated equipment. J Holmes reported that application 23/36981/FUL had been approved by the Council. The appeal was in relation to the refusal of advertisement consent on the same site.
<b>23/37124/HOU Appeal allowed</b>	Brockton View Slindon Road Slindon	Proposed single storey extension to garage
<b>22/36276/FUL Appeal dismissed</b>	Farm buildings Northwest of Summerhill Milwich	Demolition of farm buildings and re-construction to form a single dwelling.

CHAIR