



Chair - Councillor B McKeown

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

Councillors:

B M Cross	D McNaughton
F D J James	A Nixon
E G R Jones	J P Read
B McKeown	

Officers in attendance:-

L Collingridge	-	Principal Solicitor
J Holmes	-	Development Manager
E Handley	-	Senior Planning Officer
J Allen	-	Democratic Services Officer

**PC50 Apologies**

Apologies for absence were received from Councillors R Kenney, P W Jones, M Phillips and S N Spencer.

**PC51 Declaration of Member's Interests/Lobbying**

Councillor F D J James stated he had been lobbied by Councillor S N Spencer.

**PC52 Application 23/37948/HOU - Rose Cottage, Cresswell Road, Hilderstone**

Planning application 23/37948/HOU was considered by Planning Committee at the meeting on 1 November 2023 with a recommendation to refuse for the following reason:-

*By virtue of the excessive scale and inappropriate position, the proposed two-storey front extension would appear as a prominent and incongruous addition, which would dominate the front elevation of the property. The extension would, cumulatively, also result in a substantial dwellinghouse which would be unacceptable in the countryside. The proposal would result in the wholesale change of the dwelling's appearance, resulting in undue impact to the architectural character of the application property. The proposal would therefore represent unsustainable development and cause undue harm to the character of the countryside, failing to accord with Section 12 of the National Planning Policy Framework, Policies N1 and C5 of The Plan for Stafford Borough and Section 8 of the Stafford Design SPD.*

However, the Committee resolved that planning application 23/37948/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.

The Committee are required to recommend which conditions to apply to the approval of the planning application 23/37948/HOU and the appropriate reasons for those conditions.

Members noted a typographical error within the report on page 4 of the document relating to the application number.

H Heath spoke in support of the application and the Planning Officers suggested conditions within the report.

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

Councillor B M Cross requested conditions be applied to the application regarding landscaping, including the planting of trees, and a condition regarding the hours of work.

Councillor F D J James proposed and Councillor E G R Jones seconded that the recommended conditions as set out in the report, along with the recommendations of Councillor B M Cross be approved.

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

RESOLVED: that the following conditions be applied to application 23/37948/HOU:

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.
- 2 This permission related to the originally submitted details and specification and to the following drawings, except where indicated otherwise or by a condition attached to this consent, in which case the condition shall take precedence:- 21S50P01 - Planning Proposals Rev B
- 3 The external materials to be used in the construction of external walls and roof of the extension hereby permitted shall match the existing dwelling in regard to their size, texture and colour.

- 4 Within 8 months of the development being brought into use the site shall be landscaped in accordance with details which shall first have been submitted to, and approved in writing by, the Local Planning Authority. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
- 5 All construction works, including demolition and associated deliveries to the site shall only take place between the hours of 8.00am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.

CHAIR