

Chair - Councillor E G R Jones

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

Councillors:

F Beatty	J Hood
A G Cooper	R A James
A P Edgeller	A Nixon
A T A Godfrey	C V Trowbridge
A D Hobbs	

Officers in attendance:-

Mr S Manley	Interim Development Management Manager
Miss J Allsopp	Planning Officer
Mr S Turner -	Legal Services Manager
Mr J Dean -	Democratic Services Officer

PC67 Apologies

Apologies for absence were received from Councillors P W Jones (substituted by Councillor R A James), B McKeown and G P K Pardesi (substituted by Councillor A T A Godfrey).

PC68 Declarations of Interests/Lobbying

Councillor C V Trowbridge highlighted that she was the Council's Leisure Portfolio holder.

Councillor J Hood indicated that she had been lobbied in respect of the application in question.

PC69 Application No 22/36913/FUL - Westbridge Park, Stafford Street, Stone

(Recommend approval, subject to referral to the Secretary of State).

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

Prior to her presentation, the Planning Officer reported receipt of additional representations received from consultees since publication of the agenda, namely:-

- Staffordshire County Council Highways; raised no objection
- The Environment Agency; The Planning Officer confirmed there was new wording to replace the former condition 14:-

'If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason:-

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework. '

- Sport England; objections maintained
- Canoe Club requested amendment to Condition 6 to require construction works to cease 16:00 Monday - Friday - this would be for members to decide whether to change the finish time, currently set at 18:00
- Applicant requested the removal of Conditions 10 and 11. These conditions were not needed as the applicant had clarified that it had no intention to install CCTV or lighting within the application site. The Planning Officer stated that there were some crime prevention measures at paragraph 5.6 of the report that should be sufficient crime prevention measures without the need for CCTV and lighting to be provided

Public speaking on the matter was as follows:-

Mr A Osgathorpe raised the following points during his objections to the proposal:-

- Was making a statement on behalf of Stafford & Stone Canoe Club and the Football interests of Stone;
- Wished to draw the Committee's attention to the Sport England objection; the applicant's response was flawed, and request the application be referred to the Secretary of State for consideration;
- Sport England's application of Playing Field Policy was clear in its protection of playing field space, it is not just protecting the pitches. The applicant argued that as two pitches still fit so the policy was

satisfied, it was not. If there were any doubt on the effect of the loss of space look at the plans justifying the MUGA being turned around across the park and view. This is the only position that two, albeit smaller pitches can be squeezed onto the site given the loss of space;

- the MUGA would improve sporting facilities. The MUGA was mitigation for the loss of three tennis courts when the M&S development was approved. It was not an improvement; it was putting back what had already been lost and should not be used again for mitigation;
- The applicant tried to argue a lack of demand for football. There was no lack demand as clearly demonstrated by the response from Stone Old Alleynians. This season, Staffs FA recorded 46 teams for Stone, none of these played on council facilities.
- Rather than ignoring Sports England objections wouldn't it be better to provide mitigation with improved facilities elsewhere? Council strategy recognised the need for a new 3g football pitch in Stone.
- Stafford and Stone Canoe Club had trained numerous Olympians and Great Britain squad members over the years. It had a membership of around 200 with 10 to 25 new members per year being introduced to the sport. There were 75 junior paddler spaces in sessions per week.
- Police supported the application but subject to CCTV being installed for the MUGA and wheeled sports area, as parks attract antisocial behaviour. This was not a potential problem for the future, it is happening now. This was not only distressing for members, but sometimes stopped sessions early on safety grounds. The applicant's response was to rely on the existing canoe club CCTV cameras.
- Although the car park was not within this planning application, it was a part of the whole development and would negatively affect the club. The club ran several, annual national events with over 180 people attending from all over the country. The proposal would significantly reduce their ability to host these events.
- The club lease was clear that the Council had the right to build new leisure facilities on neighbouring land but it also provided them with protection. Would the committee please reconsider the details of the proposal, to honour the lease and ensure the new facilities do not damage an extremely successful club.
- Requested that the application be referred to the Secretary of State for consideration.

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

- The need for improved sporting provision in Stone
- Loss of associated football pitch(es)
- Removal/replacement of trees on the site
- Lighting and provision of CCTV cover

Councillor F Beatty moved and Councillor A P Edgeller seconded that the application be approved, subject to the suggested amended conditions and subsequent referral to the Secretary of State.

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

RESOLVED:- that planning application No 22/36913/FUL be approved, subject to the amended conditions below and referral to the Secretary of State:-

Removal of Conditions 10 and 11;

Condition 14 - new wording:-

'If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason:-

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework. '

The Interim Development Manager provided clarification of the procedure relating to the referral to the Secretary of State.

PC70 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeals had been received:-

Notified Appeals

Application Reference	Location	Proposal
22/35563/HOU Delegated Refusal	White House Lane Cottage Whitehouse Lane	Link extension to connect dwellinghouse to existing single storey outbuilding, including incorporation of part of outbuilding into main dwellinghouse.

Decided Appeals

Application Reference	Location	Proposal
21/34415/HOU Appeal Allowed	Thyon Bradley Lane Bradley	Increase in ridge height to existing dwelling to take dormer bungalow to a two-storey dwelling with two-storey side and front extensions.
21/35303/HOU Appeal Dismissed Partial Costs Awarded	Ben Rhydding Long Lane Derrington	Ground and first floor side extension and first floor rear dormer roof extension
19/31299/FUL Appeal and Costs Allowed	Woodfield Hilderstone Road Spot Acre	Removal of conditions 1 and 2 of permission APP/Y3425/W/15/3119166 in relation to site occupation

CHAIR