



Chair - Councillor B McKeown

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

Councillors:

B M Cross	D M McNaughton
F D J James	A Nixon
E G R Jones	M Phillips
P W Jones	J P Read
R Kenney	S N Spencer

Also present:- Councillors A T A Godfrey and A F Reid

Officers in attendance:-

J Holmes	-	Development Manager
S Wright	-	Development Lead
L Taylor-Grime	-	Principal Solicitor Contentious Litigation
L Collingridge	-	Principal Solicitor
J Dean	-	Democratic Services Officer

PC58 Minutes

Minutes of the meetings held on 20 December 2023, as previously circulated were approved as a correct record.

PC59 Declarations of Member's Interests/Lobbying

Councillor A Nixon declared a prejudicial interest in Planning Application No 23/38168/FUL.

Councillor B M Cross declared a personal interest in Planning Application No 21/34553/FUL.

Councillor P W Jones indicated that he would be speaking as local Ward Members in respect of Planning Application Nos 23/37150/FUL and 21/34553/FUL.

PC60 Application No 23/37150/FUL - Walton Bank, Stafford Road, Walton, Eccleshall

(Recommend approval, subject to conditions).

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

Prior to his presentation the Development Manager reported receipt of an additional neighbour representation, the content of which was summarised.

Continuing, Mr Holmes confirmed the wording of Condition 4 should read:-

“08:00 - 18:00 Monday to Friday inclusive;

08:00 - 14:00 on Saturdays”

with Condition 5 to read:-

“The roller shutter doors at Unit 5 shall remain in a closed position *when any work on cars is taking place*. No works shall be undertaken outside of this unit at any time.”

Public speaking on the matter was as follows:-

Dr A Morgan spoke in objection to the proposal.

J Holt spoke in support of the proposal.

At the invitation of the Chairman, Councillor P W Jones, Eccleshall Ward Member, addressed the Committee and remained at the table provided for public speakers during the resulting debate and subsequent vote.

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

- Farming community encouraged to diversify its businesses
- Proposal was in line with Planning Policy E2
- Queried if structures were build to correct safety standards

Councillor F D J James subsequently moved and Councillor B M Cross seconded that the application be approved, subject to the conditions as set out in the report and the amendments to conditions 4 and 5 as put forward.

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

RESOLVED:- that planning application 23/37150/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning and the amended conditions as detailed above.

PC61 Application No 21/34553/FUL - Izaak Walton Fisheries, School Lane, Chebsey

(Recommend refusal).

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

Public speaking on the matter was as follows:-

D Jefferson spoke in objection to the proposal.

T Taylor spoke in support of the proposal.

At the invitation of the Chairman, Councillor P W Jones, Eccleshall Ward Member, addressed the Committee and remained at the table provided for public speakers during the resulting debate and subsequent vote.

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

- Concerns regarding size of the proposed dwelling
- Lack of clarity regarding the financial viability of said business
- Proposal would require substantial build costs and resulting mortgage contributions
- Future of the site should the business close or its owners retire

Councillor F D J James proposed that the Committee undertook a site visit to assess the site in question; the proposal was not seconded.

Councillor M Phillips subsequently moved and Councillor E G R Jones seconded that the application be refused, as per the reasons as set out in the report.

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

RESOLVED:- that planning application 21/34553/FUL be refused as per the reasons as set out in the report of the Head of Economic Development and Planning.

Having declared a prejudicial interest in the following item, Councillor A Nixon left the room and took no part in the debate and voting thereon.

PC62 Application No 23/38168/FUL - 12 Sandon Road, Stafford

(Recommend approval, subject to conditions and S106 agreement).

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

At the invitation of the Chairman, Councillor A T A Godfrey, Common Ward Member, addressed the Committee.

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

- Concerns regarding the entrance to the site
- Ownership of the land in question
- Potential for noise disturbance to neighbours

Councillor E G R Jones subsequently moved and Councillor B M Cross seconded that the application be approved, subject to the conditions as set out in the report and Section 106 agreement.

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

RESOLVED:- that planning application 23/38168/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning and Section 106 agreement.

Councillor A Nixon re-joined the meeting at this point.

PC63 Planning Appeals

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

Notification of the following appeals had been received:-

Notified Appeals

Application Reference	Location	Proposal
21/35141/COU Delegated refusal	5 Prince Avenue Haughton Stafford	Retrospective application for change of use of ground floor to treatment centre. Residential use of first floor retained and create new access, driveway and permeable surfaced hard-standing for parking.

Decided Appeals

Application Reference	Location	Proposal
21/34912/FUL Delegated refusal Appeal Allowed	Crossfields 35 Cannock Road Stafford	Demolition of the existing structures and the construction of a 76 bedroom care home (Use Class C2) with associated access, parking, landscaping, plant and site infrastructure.

Before closing the meeting, the Chairman encouraged Members to respond to Officers in a timely manner concerning the 'calling-in' of Planning Applications in an effort to avoid any unnecessary extra burden on an already busy department.

CHAIR