



Chair - Councillor B McKeown

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

Councillors:

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

Also present:- Councillors J Hood, A R McNaughton, L Nixon, J M Pert, J S Powell and A F Reid

Officers in attendance:-

J Holmes	-	Development Manager
S Wright	-	Development Lead
S Owen	-	Planning Officer
L Collingridge	-	Solicitor
J Dean	-	Democratic Services Officer

**PC1 Apologies**

Apologies for absence were received from Councillors B M Cross (substituted by Councillor R A James) and P W Jones (substituted by Councillor F Beatty).

**PC2 Application No 20/32644/FUL - Units 5-7, Diamond Way Business Park, Diamond Way, Stone**

(Recommend approval, subject to conditions).

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

Public speaking on the matter was as follows:-

Mrs C Carlin spoke in objection to the proposal.

Ms C Mills spoke in support of the proposal.

At the invitation of the Chairman, Councillor J Hood, Walton Ward Member, addressed the Committee.

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

- Levels of business activity on the site in question
- Accuracy of associated noise report
- Occupancy levels of other units on the estate

Councillor R Kenney moved and Councillor A Nixon seconded that the application be refused on the grounds of the impact on neighbours arising from noise resulting from the proposed extended hours of operation.

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

RESOLVED:- that planning application No 20/32644/FUL be refused as the additional opening hours proposed for units 5, 6 and 7 would result in unacceptable noise and disturbance to the residents of Brooms Park which, is an established residential park home development situated close to the boundary of the application site. The proposal is therefore contrary to Policy N1 (e) of the Plan for Stafford Borough.

**PC3 Application No 22/36245/REM - Land Off Lichfield Road, Stafford**

(Recommend approval, subject to conditions).

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

Public speaking on the matter was as follows:-

Mrs E Lovett spoke in support of the proposal.

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

- Provision of affordable housing
- Net gain in biodiversity
- Ground levels of the site in question
- Provision of electrical charging points, solar panels etc
- Access/egress to the site
- Proposed tree planting scheme
- Lack of secondary school provision
- Garden size(s) and associated design guidance

Councillor F Beatty moved and Councillor F D J James seconded that the application be approved, subject to the conditions as set out in the report and inclusion of an additional condition to provide vehicle charging points for associated all properties.

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

RESOLVED:- that planning application No 222/36235/REM be approved, subject to the conditions as set out in the report of the Head of Development and the following additional condition:-

“No dwelling hereby approved shall be occupied until a scheme for the fitting of domestic electric vehicle charging points to all properties has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed in accordance with the approved details and the works shall be retained for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority”

**PC4 Application No 22/35672/FUL - Drumble House, School Lane, Chebsey**

(Recommend approval, subject to conditions).

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

Public speaking on the matter was as follows:-

Mr M Askew spoke in support of the proposal.

At the invitation of the Chairman, Councillor J M Pert, Eccleshall Ward Member, addressed the Committee.

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

- Provision of hedgerow instead of boundary fencing
- Lack of screening of the site
- Proximity of nearest house to the development

Councillor F D J James moved that Committee undertake a site visit to allow Members to assess the site in question. The proposal was not seconded.

Councillor F Beatty subsequently moved and Councillor M Phillips seconded that the application be approved, subject to the conditions as set out in the report and inclusion of a further condition to provide native hedge screening along the proposed new boundary edge.

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

RESOLVED:- that planning application No 22/35672/FUL be approved, subject to the conditions as set out in the report of the Head of Development and the following additional condition:-

“Alongside the new post and rail fence hereby approved, a hedgerow shall be planted using locally native species within the next planting season, and shall be retained and maintained unless otherwise agreed in writing by the local planning authority”

*Councillor Pert left the meeting at this point.*

**PC5 Application No 22/35824/FUL - Bank Farm, Back Lane, Croxton, Stafford**

(Recommend approval, subject to conditions).

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

During his presentation the Development Manager recommended that condition 2 be amended to read:-

‘1823-PL3-003-REV F - Proposed Site Layout-A1’

The Council’s Solicitor read a written statement as submitted by the applicant, Councillor J M Pert, serving Member for the Eccleshall Ward.

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

- Concerns re nesting birds in the locality

Councillor R A James moved and Councillor F D J James seconded that the application be approved, subject to the conditions as set out in the report (including the amended condition 2) and inclusion of an additional condition to provide bird boxes on site.

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

RESOLVED:- that planning application No 222/36235/REM be approved, subject to the conditions as set out in the report of the Head of Development (including the amended condition 2) and the following additional condition:-

“Prior to the first use of the approved new access, 2x Schwegler 1B bird boxes shall be installed on site and shall be maintained as such thereafter”.

**PC6 Planning Appeals**

Considered the report of the Head of Development.

Notification of the following appeals had been received:-

### Notified Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>21/34960/OUT</b> <b>Delegated Refusal</b>	Land At 9 Verwood Close Kingston Hill Stafford	Outline Application - All Matters Reserved - Single detached two storey dwelling within the existing garden area of 9 Verwood Close
<b>22/36276/FUL</b> <b>Non determination</b>	Farm Buildings Northwest of Summerhill Milwich	Demolition of farm buildings and re-construction to form a single dwelling.
<b>21/35143/HOU</b> <b>Delegated Refusal</b>	8 Grindley Lane Meir Heath Stoke on Trent	Raising of existing roof to create larger first floor and extension/reconfiguration to existing ground floor.
<b>21/35243/HOU</b> <b>Delegated Refusal</b>	30 St Michaels Mount Stone	Demolition of existing garage. New single and two-storey side and rear extension with internal alterations.

### Decided Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>22/35689/HOU</b> <b>Appeal Allowed</b> <b>(Delegated)</b>	The Parlour Bishton Farm Lane Wolseley Bridge	Proposed replacement windows and doors; removal of two kitchen windows and replacement with one full height glazed timber window.
<b>22/35563/HOU</b> <b>Appeal Allowed</b> <b>(Delegated)</b>	White House Lane Cottage Whitehouse Lane Hollywood	Link extension to connect dwellinghouse to existing single storey outbuilding, including incorporation of part of outbuilding into main dwellinghouse.
<b>22/36904/HOU</b> <b>Appeal Dismissed</b> <b>(Delegated)</b>	231 Doxey Stafford	Single storey rear extension.

**PC7 COND2/00095/EN21 - Holmlea, Marston Lane, Marston**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 09/05/23) considering the erection of an extension to the property without the benefit of planning permission.

It was moved by Councillor F D J James and seconded by Councillor R A James that the recommendation as set out in the report be approved.

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

RESOLVED:- that subject to legal consultation, appropriate action be authorised to include all steps including the instigation of court proceedings and any work required to secure compliance.

**PC8 WKS2/00223/EN21 - 11 Trinity Gorse, Trinity Fields, Stafford**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 09/05/23) considering the erection of a structure surrounding a temporary container and fences in the back garden that are above two metres in height without the benefit of planning permission.

It was moved by Councillor M Phillips and seconded by Councillor E G R Jones that the recommendation as set out in the report be approved.

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

RESOLVED:- that subject to legal consultation, appropriate action be authorised as expedient to include the instigation of court proceedings and any work required to secure compliance.

CHAIR