



Chair - B McKeown

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

Councillors:

F Beatty	P W Jones
I D Fordham	A R McNaughton
A D Hobbs	A Nixon
R A James	A J Sandiford
E G R Jones	S N Spencer

Also present:- Councillors A T A Godfrey and P C Edgeller (speaking as Ward Members).

Officers in attendance:-

L Taylor-Grime-	Principal Solicitor, Contentious Litigation
S Wright -	Development Lead
H Cross -	Senior Planning Officer
J Allen -	Democratic Services Officer

PC46 Minutes

Minutes of the Planning Committee meeting held on 27 November 2024 and Special Planning Committee meeting held on 10 December 2024, as previously circulated were approved as correct records.

PC47 Apologies

Apologies were received from Councillors M Phillips (substituted by Councillor F Beatty) and B M Cross (substituted by Councillor R A James).

PC48 Declarations of Member's Interests/Lobbying

Councillors A Nixon, B McKeown and I Fordham had all been contacted by the objector of application 24/38959/FUL.

Councillor F Beatty declared an interest in the historic area of Sandon Road and Marston Road, but not specifically application 21/33706/COU.

PC49 Application 21/33706/COU - The Emerald Club, 31 Marston Road, Stafford

(Recommend: Approval, subject to conditions).

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

The Development Lead introduced the application. It was noted that there is a new version of the NPPF which has come into force since the report was written. Substantive matters were unchanged, it is mainly paragraph numbers which were changed in regards to this application.

It was also noted that the reasons to conditions 3, 4, 5, 6 and 7 should have reference to Staffordshire Extensive Urban Survey removed.

Public speaking on the proposal was as follows:

C Timothy spoke in support of the application.

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

Councillor A D Hobbs proposed that the construction hours be changed to 9am to 5pm Monday to Friday, and 9am to 2pm on Saturdays. This was seconded by Councillor R A James.

Following concerns raised regarding access for motorcycles it was suggested that a condition be added to ensure the access details for the bin and cycle store are submitted to the Local Authority prior to development.

Councillor F Beatty proposed that the application was approved subject to the inclusion of the additional condition (access) and amended condition (construction hours). This was seconded by Councillor A R McNaughton.

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

RESOLVED:- that planning application 21/33706/COU be approved subject to conditions;

that Condition 9 is amended so that construction and demolition work can only take place between 9am and 5pm on Mondays to Fridays, and 9am to 2pm on Saturdays;

that an additional condition is added:

“Before any part of the development hereby approved is first occupied, full details of means of access to the bin and cycle storage area, together with details of boundary treatments within and around the site's perimeter shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented.”

PC50 Application 24/38959/FUL - Former Car Showroom, Milford Road, Walton on the Hill, Stafford

(Recommend: Approval, subject to conditions).

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

The Senior Planning Officer introduced the application. It was again noted that the new NPPF came into force after the application report was written. It was also noted that additional neighbour representations had been received since the end of the consultation period.

Public speaking on the proposal was as follows:

H Barnes spoke in objection to the application.

R Robinson spoke in support of the application.

At the invitation of the Chairman, Councillor P C Edgeller, Milford Ward Member, addressed the Committee.

During the presentations from the public speakers, the possibility of fuel tanks being sited beneath the former car showroom was referred to. No reference to any such fuel tanks were made in the submission, and no land contamination report had been submitted.

Councillor R A James proposed that the application be approved subject to the conditions as set out in the report and the inclusion of an additional condition requiring a contamination study and for any required remedial works to be carried out. This was seconded by Councillor A Nixon.

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

RESOLVED:- that planning application 24/38959/FUL be approved, subject to the conditions as set out in the report;

that an additional condition be added for a contamination report to be submitted and approved prior to the commencement of development:

“Prior to any development taking place, a Phase I Desktop Report should be carried out to establish the extent of any land contamination from previous uses of the site and the survey report, together with recommendations, should be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the recommendations made in the report.”

CHAIR