



Chair - Councillor B McKeown

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

Councillors:

R A James

A Nixon

E G R Jones

J P Read

P W Jones

S N Spencer

R Kenney

Also present:- Councillors A F Reid and L White-Nixon

Officers in attendance:-

S Turner - Legal Services Manager

S Wright - Development Lead

J Allsopp - Planning Officer

J Dean - Democratic Services Officer

**PC15 Minutes**

Minutes of the meetings held on 22 June 2023, as previously circulated were approved as a correct record.

**PC16 Apologies**

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

**PC17 Declarations of Member's Interests/Lobbying**

Councillor P W Jones reported that he had been lobbied in respect of Planning Application No 21/35138/REM.

Councillor R A James indicated that he would be speaking as local Ward Members in respect of Planning Application No 23/37093/OUT.

**PC18 Application No 23/37093/OUT - Labour in Vain Inn, Yarnfield Lane, Yarnfield, Stone, Staffordshire, ST15 0NJ**

(Recommend approval, subject to conditions).

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

The Development Lead reported receipt of 4 additional representations objecting to the proposals.

Public speaking on the matter was as follows:-

J Fraser spoke in objection to the proposal.

At the invitation of the Chairman, Councillor R A James, Swynnerton and Oulton Ward Member, addressed the Committee.

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

- Provision of car parking spaces
- Commercial viability of the public house in question
- Classification of said site as employment land

Councillor S N Spencer subsequently moved and Councillor J P Read seconded that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application 23/37093/OUT be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

**PC19 Application No 21/35138/REM - Former Eagle Inn Car Park, Newport Road, Eccleshall, Stafford**

(Recommend approval, subject to conditions).

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

Public speaking on the matter was as follows:-

K Dowden spoke in objection to the proposal.

S Darcy spoke in support of the proposal.

Councillor R Kenney subsequently moved and Councillor R A James seconded that consideration of the application be deferred, pending receipt of updated plans.

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

RESOLVED:- that planning application 21/35138/REM be deferred, pending receipt of updated plans.

**PC20 Application No 22/36889/HOU - 14 Byron Close, Stafford, ST16 3NY**

(Recommend refusal).

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

Public speaking on the matter was as follows:-

V Dascalescu spoke in support of the proposal.

At the invitation of the Chairman, Mr J Kemp, former Coton Ward Member, addressed the Committee.

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

- Date of erection of said structure
- Potential provision of mitigation measures
- The need to demonstrate harm
- Lack of neighbour objections

Councillor R A James subsequently moved and Councillor P W Jones seconded that the application be approved, subject to the addition of conditions relating to the colour scheme of the structure and the provision of appropriate landscaping.

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

RESOLVED:- that planning application 22/36889/HOU be approved, subject to the addition of the following extra conditions:-

- (i) Notwithstanding any description, details and specifications submitted, details of the colour finish to the external walls of the outbuilding hereby approved shall be submitted to the Local Planning Authority within 1 month of the decision date. The agreed colour finish shall thereafter be implemented within 5 months from the date of this decision and retained as such thereafter;
- (ii) A landscaping scheme to screen the outbuilding hereby approved shall be submitted to the Local Planning Authority within 1 month of the decision date. The approved scheme shall thereafter be implemented during the next available planting season. 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.

## PC21 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
<b>22/35873/HOU + Cost Claim Delegated refusal</b>	19 Winton Vale Stafford	Retrospective planning permission for the erection of a 2m high fence
<b>22/36288/OUT Non determination</b>	Land At Burston Lane Burston	Outline application with all matters reserved - development of two self build dwellings
<b>22/35600/HOU Non Determination</b>	Wolseley House Orchard Lane Wolseley Bridge	Form two storey and single storey extensions and elevations alterations to existing dwelling
<b>21/34104/HOU Delegated refusal</b>	32 The Parkway Trentham	Structure with glass elevations and roof on garden patio
<b>22/36212/ADV Delegated Refusal</b>	Land Adjacent To 5 Wolverhampton Road Stafford	Replacement of existing externally illuminated poster advertisement display with internally illuminated D-poster

### Decided Appeals

Application Reference	Location	Proposal
<b>22/35765/FUL Appeal Allowed Committee Refusal</b>	Former University Halls Of Residence Stafford Education And Enterprise Park Weston Road	Change of use from student accommodation to asylum seeker accommodation
<b>21/34623/FUL Appeal Allowed Delegated Refusal Call in WD</b>	Darlaston Inn Darlaston Roundabout At Junction With A51 North	Demolition of existing Public House and Children's Indoor Play warehouse with redevelopment of the site to provide 24hr petrol filling station accessed from A34 comprising new forecourt with canopy (3 starter gate for car), underground tanks, 4 no car

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
		jetwash bays, 1 no car wash, 1 no vac/air bay, parking (15 customer car spaces & 4 cycle), 8no covered EVC bays (with solar PV to roof), landscaping / picnic area and sales building (total 465 GEA sqm / 421 sqm GIA) including store, office, wc and convenience store with ancillary food counter together with ATM.
<b>21/33668/COU Appeal Allowed Delegated Refusal Call in Withdrawn</b>	Land Adjacent Bower Lane Etchinghill Rugeley	Change of use from agricultural land to a dog exercise area, with associated access track and parking area
<b>21/34512/FUL Appeal Dismissed Delegated Refusal</b>	Land At 53 Adamthwaite Drive Blythe Bridge	The construction of a 3 bedroom single storey dwelling. Complete with driveway.
<b>22/35853/HOU Appeal Allowed Delegated Refusal</b>	The Byre Meretown Lane Forton	Erection of a single storey side extension
<b>21/35143/HOU Appeal Dismissed 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.

CHAIR