



Chair - Councillor B McKeown

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

Councillors:

F D J James

A Nixon

P W Jones

M Phillips

R Kenney

J P Read

D M McNaughton

S N Spencer

Also present:- Councillors F Beatty, R A James

Officers in attendance:-

I Curran	-	Head of Law and Governance
S Wright	-	Development Lead
S Owen	-	Planning Officer
J Dean	-	Democratic Services Officer
J Allen	-	Democratic Services Officer

PC36 Apologies

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

PC37 Application No 23/35886/FUL - Land adjacent to 1 Brazenhill Lane, Haughton, Stafford

(Recommend approval, subject to conditions).

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

The application was deferred from the Planning Committee on 9 August 2023 (Minute Number PCC28), where clarification was requested regarding the ownership of the land. A land registry search had since taken place which confirmed that the applicant was the owner of the site.

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

- Potential for setting a precedent for similar proposals
- Loss of green spaces
- Classification of the land in question

Councillor F Beatty subsequently moved and Councillor F D J James seconded that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application 23/35886/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning

PC38 Application No 23/37324/FUL - Land adjacent to 26 St Peter's Gardens, Moss Pit, Stafford

(Recommend approval, subject to conditions and a planning obligation to provide a financial contribution for Cannock Chase SAC mitigation).

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

The Development Lead gave updates regarding the application which had occurred since the publication of the agenda. The number of responses received was 12, not 10 as stated in the report. The Council's Community Safety Team had an open case of anti-social behavior from a previously approved application for 8 units at the site. Page 29 of the agenda had an error regarding the access to a shed for 4 The Brandons.

Public speaking on the matter was as follows:-

T Wilde spoke in objection to the proposal on behalf of neighbouring residents.

At the invitation of the Chairman, Councillor R P Cooke, Penkside Ward Member addressed the Committee.

Councillor F D J James subsequently moved and Councillor A Nixon seconded that the application be deferred, pending a site visit to determine the proximity of the site to neighbouring properties.

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

RESOLVED:- that planning application 23/37324/FUL be deferred pending a site visit, date to be confirmed, to determine the proximity of the proposed development to existing residential properties.

PC39 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
21/34912/FUL Delegated refusal	Crossfields, 35 Cannock Road	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.
22/36901/HOU Delegated Refusal	19 Berkeley Street, Stone	Reinstate roof to existing garage structure, lift the roof eaves up to allow home office within roof space with rear dormer and rooflights to the front elevation.
23/36981/FUL Delegated Refusal	Stafford Rangers FC Astonfields Road	Freestanding digital advertising and information sign for the display of static information and advertisements for the football club
23/37454/HOU Delegated refusal	18 St Ives Close Stafford	Erection of a single storey extension to the rear elevation

Decided Appeals

Application Reference	Location	Proposal
22/35962/HOU Delegated Refusal Appeal Dismissed	Holly Barn, Moddershall Oaks	Construction of detached garage and associated hardstanding areas
22/35600/HOU Non Determination Appeal Allowed	Wolseley House, Orchard Lane	Form two storey and single storey extensions and elevations alterations to existing dwelling
21/35243/HOU Non Determination Appeal Dismissed	30 St Michael's Mount, Stone	Demolition of existing garage. New single and two-storey side and rear extension with internal alterations

CHAIR