

Chairman - Councillor B McKeown

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

Councillors:

B M Cross	A R McNaughton
I D Fordham	A Nixon
A D Hobbs	A J Sandiford
E G R Jones	S N Spencer
P W Jones	

Also present:- Councillors J Hood and P A Leason

Officers in attendance:-

J Holmes	-	Development Manager
R Wood	-	Development Lead
L Taylor-Grime	-	Principal Solicitor Contentious Litigation
J Dean	-	Democratic Services Officer

PC33 Minutes

Minutes of the meeting held on 25 September 2024, as previously circulated were approved as a correct record

PC34 Declarations of Members Interests/Lobbying

Councillor I D Fordham declared that he had been lobbied in respect of application no 22/36231, but had not pre-determined the application.

PC35 Application No 22/36231/OUT - Stonefield Works, Oulton Road, Stone

(Recommend approval, subject to conditions and completion of a Section 106 agreement).

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

Public speaking on the proposal was as follows:-

S Robinson spoke in objection to the proposal.

T Evans spoke in support of the proposal.

At the invitation of the Chairman, Councillor P A Leason, St Michael's and Stonefield Ward Member, addressed the Committee.

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

- Building was a heritage asset of local historic value
- The front elevation (central portion) should be retained
- Local residents parking in front of the associated railings
- Suitable provision of landscaping/screening of the site
- Existing flooding issues in the locality
- Section 106 obligations relating to local leisure needs

Councillor S N Spencer subsequently moved and Councillor E G R Jones seconded that the application be deferred, until all of the concerns of Members had been addressed.

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

RESOLVED:- that planning application No 22/36231/OUT be deferred for the following reasons:-

- Proposal did not fully meet policy N9. Further clarification required of the evidence in the submitted Options Analysis and Retention Strategy for the potential retention of the central portion of the main building facing Longton Road as a non-designated heritage asset;
- Deficiencies for sports provision in Stone not reflected in the Officer report. Reconsult to query the absence of any identified sites or schemes, and question whether there is a scheme at Alleyne's School which formed part of the dual use of the site which may comply with NPPF paragraph 57 and CIL Regulation 122(2);
- Re-consultation required with Seven Trent Water in relation to the proposed drainage strategy, and in particular seek confirmation from Seven Trent Water that the drainage system below Cross Street can accommodate any additional run off.

PC36 Application No 21/34683/FUL - Land West of Redgrave Drive, Stafford

(Recommend approval, subject to conditions and the applicant entering into a Deed of Variation to the Section 106 Agreement).

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

Councillor B M Cross subsequently moved and Councillor A J Sandiford seconded that the application be approved, subject to the conditions as set out in the report and the applicant entering into a Deed of Variation to the Section 106 Agreement

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

RESOLVED:- that planning application No 21/34683/FUL be approved, subject to conditions as set out in the report of the Head of Economic Development and Planning and the applicant entering into a Deed of Variation to the Section 106 Agreement).

PC37 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
24/38748/FUL Delegated Refusal	Land East Of Brookside Gregory Lane Loynton	Agricultural storage building to store agricultural machinery, agricultural implements and tools and general hay and feed store.
23/37756/LDCPP Advised not PD	Darlaston Wood Farm Jervis Lane Meaford	The change of use of the agricultural building in question (the Barn) to a single dwelling house and for the establishment works that are necessary for the conversion of the existing barn into a dwelling

Decided Appeals

Application Reference	Location	Proposal
23/38551/HOU Appeal Dismissed	The Green Church Lane Aston By Stone	Extensions to front, rear and sides of dwelling, with side extension to detached garage and games room above.

Application Reference	Location	Proposal
23/37534/FUL Appeal Dismissed	Land North West Of Model Farm Chase Lane Tittensor	To build a residential property with integral double garage.
23/37560/PAR Appeal Allowed and Costs Awarded	Burston Cottage Farm Lichfield Road Burston	Change of use of agricultural building to a single dwellinghouse (Class C3).
23/37689/LDCPP Planning permission required	Downside Garshall Green Stafford	Increase from 1 mobile home to 3 mobile homes.

CHAIR