



Chair - Councillor E G R Jones

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

Councillors:

F Beatty	B McKeown
A G Cooper	A Nixon
A P Edgeller	G P K Pardesi
A D Hobbs	C V Trowbridge
R A James	

Also present:- Councillors B M Cross and J K Price

Officers in attendance:-

Mr J Homes	-	Development Manager
Miss L Collingridge	-	Principal Solicitor
Mr J Dean	-	Democratic Services Officer

**PC38 Minutes**

The Minutes of the meetings held on 17 August and 7 September 2022 were submitted and received, subject to the inclusion of apologies from Councillor C V Trowbridge

**PC39 Apologies**

Apologies for absence were received from Councillors J Hood and P W Jones (substituted by Councillor R A James).

**PC40 Application No 21/34965/HOU - 11 Trinity Gorse, Trinity Fields, Stafford**

(Recommend approval, subject to conditions).

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

Public speaking on the proposal was as follows:-

Mr Peter Bond raised the following points during his objections:-

- Was speaking on behalf of local residents

- Was objecting on 2 counts; existing chimney and impact on homes to the rear
- Recommendation to approve would set precedent in the street
- Noted large wooden structure built around the associated shipping counter
- Enforcement Team's decision was the container required planning permission, any removal from the site would be difficult
- Requested Committee visit the site to assess the street scene
- Suggest the application be held in abeyance until a decision was reached regarding the additional wooden structure

Mr Nik Hodgkinson raised the following points during his support for the proposal:-

- Was trying to add bedrooms to the property for children to use
- Shipping container held furniture in storage until extension could be built, would then be removed (did not need planning permission as it was a temporary structure)
- Chimney was built under permitted development rights as had not been completed
- Could not understand objections arising from neighbours behind the property as there was little detrimental impact to them
- Noted recommendation of approval

At the invitation of the Chairman, Councillors J K Price and B M Cross, Holmcroft Ward Members, addressed the Committee and raised the following issues and displayed a photograph of the site:-

- Thanked Chair for the opportunity to speak
- Container was a temporary structure, but linked to the application at hand, was out of keeping with the street scene and would be very difficult to remove from the site
- Had visited concerned local residents
- Chimney had been constructed retrospectively
- Had no issue with people trying to improve their properties, but did have a problem with work carried out without planning permission
- Asked for a Committee Site Visit prior to any decision being reached

- Queried the definition of 'temporary'
- Container had been on site for some time, with a substantial wooden surround installed following the removal of the boundary hedge
- Rain poured from the structure roof into neighbours gardens
- All development on the site should be covered by 1 planning application
- Quoted from page 5 of the agenda - principle of development

It was subsequently moved by Councillor A P Edgeller and seconded by Councillor A G Cooper that the application be deferred, pending a site visit by Members of the Committee.

At the request of Members, the proposer and seconder withdrew their motion to allow debate on application to continue.

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

- Committee could only consider the application published on the agenda
- Definition of 'on-balance' was subjective
- Sought clarification for the construction of the chimney
- Queried use of enforcement powers regarding the container and surround

It was then moved by Councillor F Beatty and seconded by Councillor C V Trowbridge that the application be approved, subject to the conditions as set out in the report.

A further motion to defer consideration of the application pending a site visit by the Committee was moved by Councillor A P Edgeller and seconded by Councillor R A James.

On being put to the vote the proposal to visit the site was declared to be tied and was subsequently carried upon use of the Chairman's casting vote.

**RESOLVED:-** that planning application No 21/34965/HOU be deferred, pending a site visit by the Committee to enable Members to assess the location in question.

## PC41 Planning Appeals

Considered the report of the Head of Development (V1 19/09/22).

Notification of the following appeals had been received:-

### (a) Notified Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
21/34793/FUL Delegated Refusal	Jodiwell Church Lane Croxtan	Proposed replacement of existing two bay implement, equipment and hay barn store with a new three bay implement, equipment and hay barn store building.
21/34220/OUT Delegated Refusal	Land Adjacent The Cottage Church Eaton Road Haughton	Outline Permission sought for the principle of a constructing a new dwelling with all matters reserved

### (b) Decided Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
21/35006/HOU Appeal Dismissed	Waterstone Barn, Lower Heamies Farm	Aluminium veranda with glass roof panels (11m wide x 3.5m deep) attach to side of house
21/34026/HOU Appeal Allowed	23 Burton Manor Road Stafford ST17 9QJ	Upgrade of conservatory using existing base
21/34152/ANX Appeal Dismissed	Grange Barn Broad Hill Beffcote	Demolish existing timber double garage, replace with new double garage and granny annexe
21/35123/HOU Appeal Dismissed	55 Porlock Avenue Weeping Cross Stafford	Proposed two storey side and single storey rear domestic extension with extended dropped kerb.

**PC42 COND/00184/EN21 - Location of Slurry Lagoon, Land Between Ponds, Newport Road, Swan Pit**

Considered the joint report of the Head of Development and the Head of Law and Administration (V1 16/09/22) considering the expediency of enforcement action against the slurry lagoon not constructed in accordance with the planning permission granted on land between ponds, Newport Road, Swan Pit.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A P Edgeller that the recommendation as set out in the report be approved.

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

RESOLVED:- that it was not expedient to take enforcement action and no further action be taken in respect of the matter.

CHAIR