

Chair - Councillor A Nixon (Vice Chairman)

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

Councillors:

B M Cross

F D J James

E G R Jones

P W Jones

R Kenney

D M McNaughton

M Phillips

J S Powell

J P Read

S N Spencer

Also present:- Councillors K M Aspin, F Beatty and R A James

Officers in attendance:-

J Holmes - Development Manager

E Hanley - Senior Planning Officer

L Collingridge - Principal Solicitor

J Dean - Democratic Services Officer

**PC31 Apologies**

Apologies for absence were received from Councillor B McKeown (substituted by Councillor J S Powell).

**PC32 Application No 22/36661/HOU - The Manor House, Kibbleston Road, Stone**

(Recommend approval, subject to conditions).

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

The Senior Planning Officer clarified the proposal as set out on page 4 of the agenda.

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 sought clarification regarding the consultation carried out in respect of the proposal.

Councillor F D J James 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 to approved the application was declared to be carried.

RESOLVED:- that planning application 22/36661/HOU be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

**PC33 Application No 22/36723/HOU - 2 The Old Farmhouses, Beaconside, Stafford**

(Recommend approval, subject to conditions).

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

The Development Manager detailed an amendment the plans received since publication of the agenda resulting in a change to Condition 2.

Public speaking on the matter was as follows:-

R Harrison spoke in objection to the proposal.

At the invitation of the Chairman, Councillor F Beatty, Milwich Ward Member, addressed the Committee.

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

- Height of proposed building
- Siting of the development within the site

Councillor M Phillips proposed that consideration of the application be deferred, pending a site visit by Members of the Committee to assess the site in question. The proposal was seconded by Councillor F D J James.

On being put to the vote the proposal to undertake a site visit was declared to have fallen.

Councillor B M Cross subsequently moved and Councillor E G R Jones seconded that the application be refused as the proposal by reason of its scale and siting would appear as an incongruous addition and a visually intrusive feature within the setting of the Old Farmhouse resulting in harm to visual amenity which would detract away from the character and appearance of the surrounding area, and would result in loss of light and outlook to neighbouring properties and is therefore considered to harm the amenities of the neighbouring occupiers, contrary to Policy N1 of The Plan for Stafford Borough, paragraph 130 of the National Planning Policy Framework 2021 and the Council's Supplementary Planning Document for Design 2018.

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

RESOLVED:- that planning application 22/36723/HOU be refused as the proposal by reason of its scale and siting would appear as an incongruous addition and a visually intrusive feature within the setting of the Old Farmhouse resulting in harm to visual amenity which would detract away from the character and appearance of the surrounding area, and would result in loss of light and outlook to neighbouring properties and is therefore considered to harm the amenities of the neighbouring occupiers, contrary to Policy N1 of The Plan for Stafford Borough, paragraph 130 of the National Planning Policy Framework 2021 and the Council's Supplementary Planning Document for Design 2018.

### PC34 Planning Appeals

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

Notification of the following appeals had been received:-

#### Decided Appeals

Application Reference	Location	Proposal
<b>22/35873/HOU Appeal and cost claim dismissed</b>	19 Winton Vale Stafford	Retrospective planning permission for the erection of a 2m high fence
<b>21/34104/HOU Appeal Allowed</b>	32 The Parkway Trentham	Structure with glass elevations and roof on garden patio
<b>22/36212/ADV Appeal Dismissed</b>	Land Adjacent To 5 Wolverhampton Road Stafford	Replacement of existing externally illuminated poster advertisement display with internally illuminated D-poster
<b>COND/00277/EN16 Enforcement notice upheld</b>	Stables Outwoods Bank	Caravan being used for residential purposes

### PC35 Draft Planning Application Validation Criteria

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

The Senior Planning Officer introduced the report and detailed the content of paragraph 3.

Councillor R Kenney subsequently moved and Councillor D M McNaughton seconded that the recommendation as set out in paragraph 2 of the report be agreed.

Upon being put to the vote the proposal to approved the recommendation was declared to be unanimously carried.

RESOLVED:- that the draft Planning Application Validation Criteria be agreed for consultation.

CHAIR