

Chair - Councillor B McKeown

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

Councillors:

B M Cross	A R McNaughton
A D Hobbs	A Nixon
R A James	M Phillips
E G R Jones	A J Sandiford
R Kenney	S N Spencer

Also present:- Councillors F Beatty and J Thorley (speaking as Ward Members).

Officers in attendance:-

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

PC16 Minutes

Minutes of the meetings held on 12 June 2024 and 10 July 2024, as previously circulated were approved as correct records.

PC17 Apologies

Apologies were received from Councillors I D Fordham (substituted by Councillor R Kenney) and P W Jones (substituted by R A James).

PC18 Declarations of Member's Interests/Lobbying

Councillor R Kenney declared a predetermination interest in application 24/39235/PDEM.

PC19 Application 24/38835/FUL - Land adjacent to Nebraska, Moss Lane, Moss Gate

(Recommend: refusal).

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

The Development Lead introduced the application and pointed out an inconsistency in the report, confirming that paragraph 6.19 of the report is correct as there is a brick building with a flat roof and a block garage on the site.

Public speaking on the proposal was as follows:

Ms Heather spoke in support of the application.

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

Councillor A Nixon proposed that the application is deferred to enable the applicant to address the reasons for refusal. This was seconded by Councillor S N Spencer.

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

RESOLVED:- that planning application 24/38835/FUL be deferred to allow the applicant to address the reasons for refusal in the report:

1. The development constitutes inappropriate development which, by definition, is harmful to the North Staffordshire Green Belt and for which no very special circumstances have been demonstrated to outweigh such harm. The proposal involves the construction of one new dwelling, a single garage, driveway walling with large access gates. This results in a visual change to the area and cumulatively an unacceptable reduction in the openness of the North Staffordshire Green Belt from the significant increase in volume of the building. The development is therefore contrary to paragraphs 142, 143, 152 and 154g of the National Planning Policy Framework.
2. The proposal would result in an increase of 1x net additional dwelling with a single garage, driveway walling with high solid gates and would be situate outside of a designated settlement within the Sustainable Settlement Hierarchy as defined by Spatial Principle SP3. The proposal has failed to demonstrate that a single dwelling cannot be accommodated within the settlement hierarchy or that the house is required to meet a specific need identified through a Parish based needs assessment, contrary to Policy C5(A). Furthermore, the overall development would have a larger volume and massing when compared to the permanent existing structures. The proposal is therefore contrary to Spatial Principles SP3 and SP7 and Policy C5 of The Plan for Stafford Borough.
3. The proposed development does not constitute sustainable development in that it is entirely reliant on the private car and does not enable future residents to reasonably choose sustainable modes of transport to access the site as required by national and local planning policies, SP1 and SP7 of The Plan for Stafford Borough and Paragraphs' 108, 109, 110, 111 and 115 of the NPPF.

4. The proposed development would exacerbate the risk of conflict between vehicles, pedestrians and cyclists by reason of the lack of segregated pedestrian facilities and street lighting on comparatively narrow roads with restricted forward visibility and subject to the national speed limit and does not “minimize the scope for conflicts between pedestrians, cyclists and vehicles”. The proposal is therefore contrary to policy T2 of The Plan for Stafford Borough and Paragraph 111 of the NPPF.

Councillor R Kenney left the meeting for the following application.

PC20 Application 24/38235/PDEM - Former Co-op department Store, Gaolgate Street, Stafford

(Recommend: approval subject to conditions).

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

The Development Manager introduced the prior approval application and highlighted three updates since the report had been published:

- Archaeologist desk-based assessment - conclusions were generally supported by the County archaeologist.
- The agent has revised the Demolition Method Statement. Highways are happy except relating to HGV's needing to reverse. There is no possibility of vehicles turning within the site so reversing into the site will be necessary with a requirement for a banksman.
- Tree Officer has approved the detailed Tree Plan and Schedule.

At the invitation of the Chairman, Councillor J Thorley, Forebridge Ward Member, addressed the Committee.

Councillor R A James proposed that the prior approval application be approved subject to the conditions as set out in the report and the amendments the Development Manager read out. This was seconded by Councillor E G R Jones.

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

RESOLVED:- that planning application 24/38932/PDEM be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning with the following amendments:

Condition 2. The development shall be carried out in accordance with the following documents:-

- B046881 TTE 00 XX DR UD 01 A (Red line boundary)
- B046881 TTE 00 XX DR UD 06 A (Demolition plan)

- 784-B047195 v3 (Demolition Method Statement, dated August 2024, by Tetra Tech)

Condition 3. condition deleted

Condition 4. The demolition works shall be carried out in accordance with the tree protection plan (reference PRJ01 TTE ARB TPP V1 - 001 revision P01) and the associated BS5837:2012 tree schedule (reference 784-B047195).

Councillor R Kenney returned to the meeting.

PC21 23/37238/FUL - Shugborough Park, Lichfield Road, Shugborough

(Recommend: approval subject to conditions).

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

The Principal Solicitor explained that this application has been returned to assist with to ensure compliance with 2 planning conditions and not for the whole application. It is the rewording of Conditions 29 and 30 of the previously approved application only that is before the Committee.

Councillor R A James proposed that the application be approved subject to the conditions. This was seconded by Councillor R Kenney.

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

RESOLVED:- that planning application 23/37328/FUL be approved subject to the conditions as set out in the report.

PC22 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
24/38673/HOU Delegated Refusal	44 Mount Avenue, Stone	Two storey rear extension with a single storey rear and side extension, including internal alterations and dropped kerb/amended access

Application Reference	Location	Proposal
24/38984/HOU Delegated Refusal	18 Lapwing Place, Doxey, Stafford	Retrospective approval for garden frames for climbing plants

Decided Appeals

Application Reference	Location	Proposal
23/37580/FUL Delegated Refusal Appeal Allowed	Land to the South of Blackhole Lane, Derrington	Erection of new barn, construction of new hardstanding and new track from existing access
23/38083/OUT Delegated Refusal Appeal Dismissed	Land adjacent 3 Quarry Lane, Gnosall, Stafford	Outline application for a single dwelling within the garden area of 3 Quarry Lane (access only)
22/36569/COU Delegated Refusal Appeal Dismissed	Bank Farm Bungalow, Outwoods Bank, Outwoods	Change of use from agricultural land to garden
24/38643/LDC Delegated Decision Appeal Withdrawn	The Lock House, Trent Lane, Great Haywood	Lawful Development Certificate Existing - Confirmation that property has been in use as a single dwelling house since November 2017

CHAIR