



Chair - Councillor B McKeown

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

Councillors:

F Beatty	D M McNaughton
B M Cross	R Kenney
F D J James	A Nixon
R A James	J P Read
P W Jones	S N Spencer

Also present:- Councillors R P Cooke, L White-Nixon, A F Reid and M J Winnington

Officers in attendance:-

J Holmes	-	Development Manager
S Owen	-	Planning Officer
L Collingridge	-	Principal Solicitor
J Dean	-	Democratic Services Officer

PC22 Minutes

Minutes of the meeting held on 19 July 2023, as previously circulated were approved as a correct record.

PC23 Apologies

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

PC24 Declarations of Member's Interests/Lobbying

Councillors F Beatty, B M Cross and B McKeown reported that they had viewed the agent's representations relating to Planning Application No 20/31757/FUL.

Councillor B McKeown also noted that he would vacate the Chair during consideration of Planning Application No 23/37211/HOU.

Councillor P W Jones indicated that he would be speaking as local Ward Member in respect of Planning Application No 21/35138/REM.

PC25 Application No 20/31757/FUL - Land at Silkmore Lane, Stafford

(Recommend approval, subject to conditions).

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

The Development Manager summarised the content of Form X, received on Monday of this week. Mr Holmes also summarised the agent's response to said information.

Continuing, the Development Manager provided clarification regarding associated flooding matters, as contained on page 17 of the agenda, and recommended that the application be approved, subject to conditions and amended highways conditions.

Public speaking on the matter was as follows:-

P Downes spoke in support of the proposal.

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

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

- Area in question prone to flooding
- Height of proposed building

Councillor F Beatty subsequently moved and Councillor B M Cross seconded that the application be approved, subject to the conditions as set out in the report, and an amendment to highways conditions.

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

RESOLVED:- that planning application 20/31757/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning, and the following amended condition:-

Condition 10. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CEMP shall include details relating to construction access, hours of construction, routing of HGV's, delivery times and the location of the contractors' compounds, cabins, material storage areas and contractors parking and a scheme for the management and suppression of dust and mud from construction activities including the provision of a vehicle wheel wash. The approved CEMP shall be adhered to throughout the construction period.

Councillor J P Read joined the meeting at this point.

PC26 Application No 21/35329/FUL - Land Adjacent to 35 Trenchard Avenue, Stafford

(Recommend approval, subject to conditions and a S106 agreement to secure SAC contribution).

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

The Planning Officer noted use of a S111 agreement could be used to secure the associated SAC contribution.

Public speaking on the matter was as follows:-

S Gill spoke in objection to the proposal.

At the invitation of the Chairman, Councillor L White-Nixon, Coton Ward Member, addressed the Committee.

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

- Ownership of the land in question
- Underlying utility services at the location

Councillor F D J James proposed that consideration of the application be deferred, pending clarification regarding previous refusal of a planning application in the location and to establish if any utility services ran under the site.

The proposal to defer the application was not seconded.

Councillor F Beatty subsequently moved and Councillor R A 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 was declared to be carried.

RESOLVED:- that planning application 21/35329/FUL be approved, subject to conditions as set out in the report of the Head of Economic Development and Planning, and a S106 agreement to secure SAC contribution

Councillors F Beatty, B M Cross, F D J James and D M McNaughton left their seats at the Committee table and sat in the Public Gallery at this point.

PC27 Application No 21/35138/REM - Former Eagle Inn Car Park, Newport Road, Eccleshall, Stafford

(Recommend approval, subject to conditions).

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

The Development Manager recommended inclusion of a condition to provide obscured glazing where appropriate and to remove future permitted development rights.

Public speaking on the matter was as follows:-

K Dowden spoke in objection to the proposal.

D Woodfine spoke in support of the proposal.

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

- Concerns of Eccleshall Parish Council
- Size of associated gardens
- Potential loss of light to neighbouring properties
- Layout and scale of development

Councillor R A James subsequently moved that the application be approved, subject to the conditions as set out in the report.

The proposal to approve the application was not seconded.

Councillor S N Spencer subsequently moved that the application be refused as a result of its design and layout would result in loss of light to, and an increased amount of shadowing of, the neighbouring property no. 14 Spring Hollow and is therefore considered to harm the amenities of the neighbouring occupiers contrary to Policy N1 of The Plan for Stafford Borough 2011-2031 and the Council's Supplementary Planning Document for Design 2018. The proposal was seconded by Councillor R Kenney.

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

RESOLVED:- that planning application 21/35138/REM be refused as a result of its design and layout would result in loss of light to, and an increased amount of shadowing of, the neighbouring property no. 14 Spring Hollow and is therefore considered to harm the amenities of the neighbouring occupiers contrary to Policy N1 of The Plan for Stafford Borough 2011-2031 and the Council's Supplementary Planning Document for Design 2018.

The Committee took a short comfort break at this point, following which all Members of the Committee took their seats at the meeting table.

PC28 Application No 22/35886/FUL - Land Adjacent to 1 Brazenhill Lane, Haughton, Stafford

(Recommend approval, subject to conditions and subject to S106 or S111 to secure SAC contribution).

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

Public speaking on the matter was as follows:-

J Brumwell spoke in objection to the proposal.

At the invitation of the Chairman, Councillor M J Winnington, Gnosall and Woodseaves Ward Member, addressed the Committee.

The Committee subsequently discussed the application and raised a query regarding the ownership of the site in question.

Councillor F D J James proposed that the Committee undertake a site visit to address the site.

The proposal to undertake a site visit was not seconded.

Councillor R A James subsequently moved and Councillor P W Jones seconded that the application be deferred to clarify issues regarding the boundary to the site.

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

RESOLVED:- that planning application 22/35886/FUL be deferred, pending clarification regarding the boundary to the site.

Councillor B McKeown left his seat at the meeting table and sat in the public gallery during consideration of this application. Councillor F Beatty left the meeting at this point.

Councillor A Nixon - Vice Chairman in the Chair

PC29 Application No 23/37211/HOU - 45 Ridgeway, Hixon, Stafford

(Recommend approval, subject to conditions).

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

Public speaking on the matter was as follows:-

At the invitation of the Vice Chairman, Councillor B McKeown, Haywood and Hixon Ward Member, addressed the Committee.

The Committee subsequently discussed the application and sought clarification regarding the location of the associated public footpath.

Councillor B M Cross subsequently moved and Councillor R A 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 was declared to be carried.

RESOLVED:- that planning application 23/37211/HOU be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

Councillor B McKeown re-took his seat as Chairman of the Committee.

PC30 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
23/37124/HOU Delegated Refusal	Brockton View Slindon Road	Proposed single storey extension to garage
WKS3/00255/EN21 Enforcement Notice Served	Park House Park Lane Brocton	Unauthorised development Carport At Principal Elevation Of Property

Decided Appeals

Application Reference	Location	Proposal
21/34099/POR Appeal allowed on redetermination Costs dismissed	Victoria Park House 2 - 9 Victoria Road Stafford	Prior Approval - Change of use from Offices (B1a) to Dwellinghouse (C3).

CHAIR