



Chair - Councillor E G R Jones

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

Councillors:

F Beatty	B McKeown
A G Cooper	M Phillips
A D Hobbs	A Nixon
J Hood	G P K Pardesi
P W Jones	C V Trowbridge

Also present:- Councillors R A James and A M Loughran

Officers in attendance:-

Mr J Holmes	- Development Manager
Mrs D Templeton	- Senior Planning Officer
Mr S Turner	- Legal Services Manager
Mr J Dean	- Democratic Services Officer

PC43 Declarations of Members Interests/Lobbying

Councillor A D Hobbs declared a personal interest in respect of planning application No 21/35369/HOU.

Councillor C V Trowbridge declared a personal interest in respect of planning application No 22/35957/FUL.

PC44 Application No 21/35369/HOU - Gorsty Hill Farm, Yarnfield Lane, Yarnfield

(Recommend approval, subject to conditions).

*Having declared a personal interest in this application
Councillor A D Hobbs left the table but remained in the room during
consideration of the matter.*

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

Following his presentation the Development Manager confirmed that the property in question was not designated as a listed building, and that the associated garage/car-port was not part of the application as set out in the report.

Public speaking on the proposal was as follows:-

Mrs S Hughes raised the following points and displayed a number of slides during her objections to the application:-

- Was speaking in a personal capacity, not as representative of Yarnfield and Cold Meece Parish Council
- Property was a heritage asset in the historic village of Yarnfield
- Quoted from Historic England definition
- Plans included demolition of buildings and construction of a large extension
- Quoted Councils Conservation Officer
- Original heritage statement had been rejected
- Quoted from Planning Policy N9
- Why were objections being ignored?
- Render would obscure original features and change the character of the building
- Plans would destroy the historic nature of the building
- Was opposed to the proposal which was not sympathetic to its surroundings

Mr T Wardle raised the following points during their support for the proposal:-

- Property in question was a farmstead
- Neighbouring property was built in adjoining plot of land
- Nearby flats had been built in yard
- Hoped to see farmstead bought up to date and include facilities for disabled occupants
- Rendering would be 100mm thick to provide insulation
- Disputed property would look worse following development
- Poor quality brickwork would benefit from being rendered

Councillor R A James, Swynnerton and Oulton Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Quoted sources re Historic importance of such buildings
- Historic statement assessed the buildings history and significance
- Design statement was of poor quality and had little regard for local context
- Plans proposed would see removal of the garden at the property
- Quoted from Planning Policy N1
- Demolition of historic perimeter wall would have a negative impact on the locality
- Focus should be on retention of historic features
- Quoted from Planning Policy N9
- Local Parish Council had expressed concern
- Was no support from neighbours

- Such buildings should be protected
- Recommended that the application be refused
- Development would lead to 'architectural vandalism'

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

- Details of proposed rendering
- Internal/external insulation
- Parking provision
- Proposed increase in floor area
- Installation of front porch
- Reduction in size of dormer windows

It was subsequently moved by Councillor E G R Jones and seconded by Councillor A Nixon that the application be approved, subject to conditions as set out in the report.

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

RESOLVED:- that planning application No 21/35026/FUL be approved, subject to conditions as set out in the report of the Head of Development.

Councillor A D Hobbs returned to her seat at the table at this point.

PC45 Application No 21/35026/FUL - 26 Avon Drive, Kingston Hill, Stafford

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

Councillors A Nixon and G P K Pardesi indicated that they would remain at the table during consideration of this matter but would not participate in the resulting vote.

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

Prior to her presentation, the Senior Planning Officer reported receipt of further neighbour representations regarding the application.

Public speaking on the proposal was as follows:-

Mrs A Harris raised the following points and displayed a number of slides during her objections to the application:-

- Thanked the Chairman for the opportunity to speak
- Was speaking on behalf of local residents
- Application should be refused
- Details of visual splay were not provided
- Total loss of hedgerow was unacceptable

- Had serious highways concerns
- Quoted from NPPF
- Minimum number of car parking spaces proposed
- Scale/massing would be disproportionate
- Were numerous discrepancies in the report
- 3 minutes were not enough to detail the flaws in the report
- Showed a flagrant disregard for planning policies
- Implored Committee to reconsider the application - should be refused
- Proposal was contrary to the NPPF
- Was not in keeping with SBC Local Plan
- Executors of estate were taking advantage of Government Policy
- Nearby electrical sub station was far too close to site

Councillor A Nixon, Littleworth Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Had been lobbied by local residents
- Proposal crammed into a small space
- Plans don't lend themselves to the local area
- Quoted from page 29 of the agenda and the NPPF
- Plan 6 appeared to show level ground, was not the case
- Image 1 demonstrated how much the land in question sloped
- Quoted from pages 32, 34 and 35 of the agenda
- Quoted from HSE documents relating to buildings in close proximity to electrical sub stations
- Noted associated Government guidelines
- Asked the Committee to consider the application in terms of distance to sub station, massing and loss of amenity
- Suggest a site visit be undertaken to assess the site

Following his representations Councillor Nixon left the speakers table and took a seat in the public gallery.

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

- Proposal was on a dangerous bend in the road
- Was out of keeping with the surrounding area
- Strong concerns re proximity to existing sub-station

It was subsequently moved by Councillor A G Cooper and seconded by Councillor B McKeown that the application be refused based on advice from National Grid regarding proximity to the associated sub-station and scale/over-massing of the site.

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

RESOLVED:- that planning application No 21/35026/FUL be refused based on advice from National Grid regarding proximity to the associated sub-station and scale/over-massing of the site.

Councillor A Nixon returned to his seat at the table at this point.

PC46 Application No 22/35957/FUL - Highfields Social Club, Barnes Road, Stafford

(Recommend approval, subject to conditions and the applicant entering into a Section 106 agreement).

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

Public speaking on the proposal was as follows:-

Mr E Jones raised the following points during his objections to the application:-

- Lived in Manor Green, borders site to the South East
- Was not against development on the site
- Had concerns regarding massing and over-intensification
- Buildings would be 9m in height and close to nearby brook
- 2m high boundary fence would dominate adjoining gardens
- Site was in the conservation area and required close scrutiny of the smallest details
- Local views would be impacted
- Proposal would have a detrimental impact on the conservation area
- Argued that mitigation was not a material consideration
- Would lead to loss of habitat for wildlife
- Concerned gardens of Manor Green would become more water logged as a result of the development

Ms Stainton raised the following points during her support for the proposal:-

- Site was a former social club, was vacant and unattractive
- Was located in a sustainable location
- Proposal was exactly the type of development encouraged by Council policy
- Would deliver 18 homes, including bungalows - 100% affordable housing
- Would be constructed to a high standard
- Company had a strong track record for quality
- Council's Housing Manager shown strong support for proposals
- Layout and scale of development had been carefully considered
- Met all required standards for development
- Were no objections raised by the statutory consultees
- Applicant had agreed to enter into S106 agreement

- Quoted from Officer conclusion to approve application
- Asked Members for their support in granting approval

Councillor A M Loughran, Manor Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Was not opposed to development on the site
- Supported plans for provision of affordable housing
- Felt proposal saw over intensification of the site
- Main concerns related to 3 story block
- Was an improvement over previous applications to develop the site
- Unsure of location of proposed balconies
- Juliette balconies were not needed and could lead to noise pollution
- Required further detail re provision and storage of bins
- Noted flooding concerns in area; quoted from pages 40, 41, 50, 54 and 55 of the agenda
- Noted objections raised by the Environment Agency
- Nearby homes had been built in the 1920s

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

- Provision of affordable housing and associated bin stores
- Flood mitigation
- Car park provision

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A P Edgeller that the application be approved, subject to conditions and the applicant entering into a Section 106 agreement.

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

RESOLVED:- that planning application No 22/35957/FUL be approved, subject to conditions as set out in the report of the Head of Development and the applicant entering into a Section 106 agreement.

PC47 Planning Appeals

Considered the report of the Head of Development.

Notification of the following appeal had been received:-

Application Reference	Location	Proposal
19/30484/DCON Delegated Refusal	Land At Silkmore Lane Stafford	Discharge of conditions 4, 6, 10, 11, 16, 17 on application 15/23463/FUL
21/34892/FUL Delegated Refusal	Land Adj Fielden House Stowe Lane Stowe By Chartley	Proposed steel framed agricultural type (timber clad) storage unit.
20/32290/FUL Delegated Refusal	Land Opposite Keepers Cottage Hilcote Lane Chebsey	Use of land for the siting of a caravan for tourism use
22/35688/LDC Non determination	Lock House Restaurant Trent Lane Great Haywood	Lawful Development Certificate - To confirm the use of former tea rooms as single residential unit in connection with existing dwelling.

Notification of the following appeal decisions had been received:-

Application Reference	Location	Proposal
20/33078/OUT Appeal Dismissed Costs also dismissed	Land Adjacent To Acorn Cottage Drointon Lane Stowe By Chartley	Erection of residential dwelling, detached garage and new access

Application Reference	Location	Proposal
21/34099/POR Appeal Dismissed	Victoria Park House 2 - 9 Victoria Road Stafford	Prior Approval - Change of use from Offices (B1a) to Dwellinghouse (C3).
21/34279/POTH Appeal Dismissed	Victoria Park House 2 - 9 Victoria Road Stafford	Proposed extension of the existing building by way of a vertical extension to create one additional floor containing multiple residential apartments
20/33247/FUL Appeal Dismissed	Land At Unit 5B Grindley Business Village Uttoxeter Road	Expansion to provide additional office accommodation
21/34107/PAR Appeal Allowed	Barn At Kents Farm Church Lane Gayton	Conversion of redundant agricultural building to a dwelling house

CHAIRMAN