

Chair - Councillor E G R Jones

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

Councillors:

A G Cooper

A D Hobbs

J Hood

P W Jones

B McKeown

A Nixon

C V Trowbridge

Also present:- Councillors M Phillips and J K Price

Officers in attendance: -

Mr J Holmes - Development Manager

Mrs V Blake - Senior Planning Officer

Miss L Collingridge - Principal Solicitor

Mr J Dean - Democratic Services Officer

PC50 Apologies

Apologies for absence were received from Councillors F Beatty, A P Edgeller and G P K Pardesi.

PC51 Application No 21/34965/HOU - 11 Trinity Gorse, Trinity Fields, Stafford

(Recommend approval, subject to conditions).

The Committee arrived on site at 10:35 and viewed the proposal from within the site in question and the adjacent road, Members departed at 10:50 and reconvened at the Civic Centre at 12:20.

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

Prior to his presentation the Development Manager reported receipt of amended plans from the applicant relating to the associated dormer and removal of the projected canopy. It was also confirmed that the chimney in question would be clad in Scottish slate tiles, and that the extent of the rear projection of the extension was 4m.

Public speaking on the proposal was as follows:-

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

- Thanked the Chairman for the opportunity to speak.
- Had spoken to neighbours who were all in support.
- Had consulted at length with Planners.
- Intended to create a family home.
- Failed to see adverse impact on the street scene.
- Shipping container did not form part of the application and would be removed if approval granted.
- Fence in question was provided as a courtesy to neighbours and would be removed.
- Was happy to clarify extent of rear projection of the proposed extension.

Councillor J K Price, Holmcroft Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues: -

- Councillor B M Cross was unable to attend but shared same views.
- Concerned re impact on neighbours.
- Works had been carried out on site without permission.
- Had received several emails from neighbours expressing objections.
- Objections as detailed in the report should carry weight.
- Next door neighbours were considering moving out as a result of the proposals.
- Quoted from page 6 of the agenda 'Character and Appearance'.
- Asked Committee to support residents' concerns and refuse permission.
- Associated chimney would generate smoke and fumes.
- Approval would create a loss of outlook from the neighbouring properties.

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

- Details of proposed dormer.
- Side extension proximity to footpath.
- Proposed use of ground floor room.

It was subsequently moved by Councillor C V Trowbridge and seconded by Councillor A D Hobbs 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 No 21/34965/HOU be approved subject to the conditions as set out in the report of the Head of Development.

CHAIR