



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

Councillors:

F Beatty

A G Cooper

A P Edgeller

A T A Godfrey

J Hood

A Nixon

C V Trowbridge

Also present:- Councillor R Kenney

Officers in attendance:-

Mr J Holmes

-

Development Manager

Mrs V Blake

-

Senior Planning Officer

Mrs R Hurst

-

Principal Solicitor

Mr A Bailey

-

Scrutiny Officer

PC28 Appointment of Chair

It was moved by Councillor F Beatty and seconded by Councillor A P Edgeller that Councillor A G Cooper be appointed as Chair for the meeting.

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

RESOLVED:- that Councillor A G Cooper be appointed as Chair for the meeting.

Chair - Councillor A G Cooper - *In the Chair*

PC29 Apologies

Apologies for absence were received from Councillors E G R Jones, P W Jones B McKeown, G P K Pardesi and M Phillips.

PC30 Declarations of Interest/Lobbying

All of the Committee declared that they had been lobbied in respect of Application Number 22/35606/FUL.

PC31 Application No 22/35606/FUL - Proposed erection of 1.6m high black powder coated steel railings (part replacement of existing fence) - 6 Mill Farm Barns, Mill Street, Stone, Staffordshire, ST15 8BA

(Recommendation Approve, subject to conditions).

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

The Development Manager reported upon a minor amendment to the report and the receipt of three additional representations received in respect of the proposal.

The Committee viewed the proposal from within the site and Redhill Road.

The Committee arrived at the site at 10.20 am, departed at 10.40 am and reconvened at the Civic Centre at 12.00 pm.

Public speaking on the matter was as follows:-

Mr R Large raised the following points during his objection to the proposal:-

- Represented the residents of Redhill Road
- The proposed railings would create a lack of pedestrian visibility
- The proposal would create potential for flooding
- One particular house had been flooded three times
- The site was within a Conservation Area
- The fence would be unsightly and not in keeping with the local area
- The lack of visibility was for the Highways Authority to deal with
- There had been four flooding events since April 2019
- A Flood Risk Assessment was essential for this proposal
- There were obstructions behind the fence that was exacerbating the flooding in the area

At the invitation of the Chairman, Councillor R Kenney, Walton Ward Member, addressed the Committee and raised the following issues:-

- Explained how the area was in a high flood risk area
- The original applicant had originally believed that a Flood Risk Assessment was not required
- The area was designated as a Zone 1 flood risk
- Showed through a series of plans how the area was susceptible to flooding and surface water
- Explained that a water course was set out by statute and quoted the Local Drainage Act 1991
- Defined a water course
- Showed various photos of flooding in the Redhill Road area

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

- An explanation that the activity on the site together with the blockage of the water course, was causing the area to flood
- There were substantial amounts of debris in the water when it was flooded
- The area was located within the Moddershall Valley Conservation Area
- The local residents in the area were being failed and there should be a Flood risk Assessment
- Clarification that the area was designated as Flood Zone 1
- Clarification that the proposal was for 1.6 m open railings
- Clarification as to the shrubs and trees planted on the site
- Confirmation that tree roots were above the pavement along the site
- Concern that something had changed on the site to cause the flooding in the area
- Clarification of the Lead Local Authority's comments on the proposal
- The proposed railings were better than a brick wall and would not affect flooding in the area
- It was important to undertake a Flood Risk Assessment in the area, particularly due to the effects of climate change

It was then subsequently moved by Councillor C V Trowbridge and seconded by Councillor F Beatty that Planning Application Number 22/35606/FUL be approved, subject to the Conditions as set out in the report of the Head of Development.

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

RESOLVED:- that Planning Application Number 22/35606/FUL be approved, subject to the Conditions as set out in the report of the Head of Development.

CHAIR