

Chair - Councillor B McKeown

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

Councillors:

B M Cross	R Kenney
A D Hobbs	A R McNaughton
R A James	A J Sandiford
E G R Jones	S N Spencer
P W Jones	J Thorley

Also present:- Councillors K M Aspin, R P Cooke and A P Edgeller

Officers in attendance:-

L Taylor-Grime-	Principal Solicitor
L Collingridge -	Principal Solicitor
R Wood -	Development Lead
V Blake -	Senior Planning Officer
H Marshall -	Community Safety Lead
V Cooper -	Partnerships Manager
J Allen -	Democratic Services Officer

**PC1 Minutes**

Minutes of the meeting held on 1 May 2024, as previously circulated were approved as a correct record.

**PC2 Apologies**

Apologies were received from Councillors I D Fordham (substituted by Councillor R Kenney), A Nixon (substituted by Councillor J Thorley) and M Phillips (substituted by Councillor R A James).

**PC3 Application 23/38196/HOU - 28 Widcombe Avenue, Stafford**

(Recommend: approval subject to conditions).

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

At the invitation of the Chairman, Councillor A P Edgeller, Baswich Ward Member, addressed the Committee.

Councillor S N Spencer proposed that the application be approved subject to the conditions as set out in the report. 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 23/38196/HOU be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

**PC4 Application 23/38535/FUL - Land Adjacent 26 St. Peter's Gardens, Moss Pit**

(Recommend: approval subject to conditions and the applicant entering into a planning obligation to provide a financial contribution towards mitigation measures for impacts to the Cannock Chase SAC).

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

Public speaking on the proposal was as follows:

Mr Wilde spoke in objection to the application.

Mr Malkin spoke in support of the application.

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

H Marshall, Community Safety Lead, provided an update regarding anti-social behaviour for the adjacent site.

Councillor A R McNaughton proposed that the application be refused due to the impact on the local community. The proposal was seconded by Councillor R A James.

Councillor R Kenney added that the proposed development would result in an over intensification of the site by virtue of its inclusion with the adjacent established assisted living development, resulting in detrimental impacts to the amenity and wellbeing of neighbouring residents due to anti-social behaviour. The proposal was therefore contrary to Policy N1(e) and paragraph 135 of the National Planning Policy Framework.

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

RESOLVED:- that planning application 23/38535/FUL be refused as the proposed development would result in an over intensification of the site by virtue of its inclusion with the adjacent established assisted living development, resulting in detrimental impacts to the amenity and wellbeing of neighbouring residents due to anti-social behaviour. The proposal was therefore contrary to Policy N1(e) and paragraph 135 of the National Planning Policy Framework.

## PC5 Planning Appeals

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

Notification of the following appeals had been received:-

### Notified Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>23/37534/FUL Delegated Refusal</b>	Land North West of Model Farm, Chase Lane, Tittensor	To build a residential property with integral double garage
<b>23/37104/OUT Delegated Refusal</b>	Cattery, Pasturefields Farm, London Road	Outline Application for Access - New dwelling to replace a redundant building previously used for a cattery business
<b>23/37324/FUL Committee Refusal + Cost Claim</b>	Land Adjacent to 26 St Peter's Gardens, Moss Pit	Demolition of existing garages and erection of 2 no assisted living bungalows
<b>23/38368/FUL Committee Refusal</b>	Land at St John's Church, Granville Terrace, Stone	Removal of Condition 6 (windows) on application 21/35049/FUL - Variation of condition 2 (plans) of permission 19/31557/FUL

### Decided Appeals

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>WKS3/00255/EN21 Appeal Dismissed and Enforcement Notice upheld</b>	Park House Park Lane Brocton	Carport at Principal Elevation

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>WKS2/00223/EN21</b> <b>Appeal Dismissed and Enforcement Notice upheld</b>	11 Trinity Gorse Trinity Fields Stafford	Storage Container in Garden and structure surrounding. High fences.
<b>22/36548/LBC</b> <b>Delegated Refusal</b> <b>Appeal Allowed</b>	Oak Tree Views Newcastle Road Eccleshall	Now log burner and flue to existing building
<b>22/36775/HOU</b> <b>Delegated Refusal</b> <b>Appeal Dismissed</b>	5 Home Farm Court Ingestre Stafford	Erection of an outbuilding
<b>23/37153/ADV</b> <b>Delegated Refusal</b> <b>Appeal Dismissed</b>	8 Wolverhampton Road Stafford	1.92m wide wall-mounted internally illuminated LED display

CHAIR