



Chair - B McKeown

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

Councillors:

F Beatty	A R McNaughton
R A James	A Nixon
E G R Jones	A J Sandiford
P W Jones	S N Spencer
R Kenney	

Officers in attendance:-

L Taylor-Grime-	Principal Solicitor, Contentious Litigation
R Wood -	Lead Planning Officer
E Handley -	Senior Planning Officer
J Allen -	Democratic Services Officer

**PC56 Minutes**

Minutes of the Planning Committee meeting held on 20 January 2025, as previously circulated were approved as correct records.

**PC57 Apologies**

Apologies were received from Councillors B M Cross (substituted by Councillor R A James), I D Fordham (substituted by Councillor R Kenney) and M Phillips (substituted by Councillor F Beatty).

**PC58 Declaration of member's Interests/Lobbying**

Councillor F Beatty informed the Committee that she would be speaking as a Ward Member for application 24/38835/FUL - Land adjacent to Nebraska, Moss Lane, Moss Gate.

Councillor P W Jones was not in attendance at the 4 September 2024 meeting where application 24/38835/FUL - Land adjacent to Nebraska, Moss Lane, Moss Gate was discussed. He would therefore not take part in the debate for the same application at this meeting.

**PC59 Application 24/39571/FUL - Stafford Probation Centre, Dorrington Drive, Stafford**

(Recommend: approval subject to conditions).

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

The Lead Planning Officer updated Members on changes since the agenda had been published:

- The new 5 Year Housing Supply information had been published and Stafford Borough Council no longer has 5 Year Housing Supply. Therefore references to settlement boundaries are incorrect.
- Application 22/35617/FUL has now been determined and the current use of the site is lawful.
- Conditions 10 and 11 can be disregarded.
- Reasons 10 and 11 can be disregarded.

Public speaking on the proposal was as follows:

C Ralphs spoke in support of the application.

Councillor A Nixon proposed that the application be refused due to highways safety concerns due to the proximity of the proposed access to the junction.

This was seconded by Councillor S Spencer.

On being put to the vote the proposal to refuse application 24/39571/FUL was carried.

RESOLVED:- that planning application 24/39571/FUL be refused due to highways safety concerns and the proximity of the proposed access to the junction.

*Councillors F Beatty and P W Jones left the table for the following application.*

**PC60 Application 24/338835/FUL - Land adjacent to Nebraska, Moss Lane, Moss Gate**

This application was previously considered by the Committee on 4 September 2024 and was deferred, pending further information from the applicant.

(Recommend: approval subject to conditions).

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

Public speaking on the proposal was as follows:

Ms Heather spoke in support of the application.

At the invitation of the Chairman, Councillor F Beatty, Milwich Ward Member, addressed the Committee.

Councillor R Kenney proposed that the application be approved subject to the conditions in the report.

This was seconded by Councillor R A James.

On being put to the vote the proposal to approve application 24/38835/FUL, subject to conditions, was carried.

RESOLVED:- that planning application 24/38835/FUL be approved subject to the conditions listed within the report.

*Councillors F Beatty and P W Jones rejoined the committee.*

## **PC61 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>24/39250/ADV Delegated Refusal</b>	51-52 Greengate Street Stafford	Proposed illuminated fascia sign
<b>24/39797/HOU Delegated Refusal</b>	79 Baswich Crest Baswich	Side dormer extension to the existing bungalow
<b>24/39034/PAR Delegated Refusal</b>	Barn A, Moat Farm Church Lane Gayton	Proposed barn conversion
<b>24/39037/PAR Delegated Refusal</b>	Barn B, Moat Farm Church Lane Gayton	Proposed barn conversion into 3 dwellings
<b>24/39038/PAR Delegated Refusal</b>	Barn C, Moat Farm Church Lane Gayton	Proposed barn conversion

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>24/38658/LDC Delegated Refusal</b>	Butterbank House Butterbank Lane Derrington	Lawful Development Certificate Existing - Conformation that parcel of land has been in use of residential garden for a period in excess of 10 years
<b>23/38420/FUL Delegated Refusal</b>	Ingestre Golf Club Ingestre Park Road Ingestre	Proposed maintenance building and yard for the golf course. Proposal overflow car park, including an entrance gate and wing walls to the existing driveway. Proposed photovoltaic array

#### **Decided Appeals**

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>23/38368/FUL Appeal Allowed Costs Dismissed</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
<b>23/38243/FUL Appeal Dismissed</b>	Oulton Abbey Kibblestone Road Oulton	Retention of existing modular portable building for use as project team office and meeting space for a temporary period
<b>24/38673/HOU Appeal Allowed</b>	44 Mount Avenue Stone	Two storey rear extension with a single storey rear and side extension, including internal alterations and dropped kerb/amended access
<b>24/39502/HOU Appeal Allowed</b>	363 Sandon Road Meir Heath Stoke on Trent	Demolition of existing single storey rear garden building, erection of single storey kitchen dining room extension to rear

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>23/38287/FUL Appeal Dismissed</b>	100 Newcastle Road Stone	Removal of condition 3 (power tools or machinery), 5 (plant and machinery), 6 (opening hours) and 7 (car wash and valeting) on 13/18949/FUL
<b>23/38029/FUL Appeal Dismissed</b>	Land between Ash Flats and A449 Moss Pit Moss Pit	The erection of 16 new bespoke 2 and 3 bedroomed bungalows (four affordable) of four detailed designs, landscaping scheme, open space provision, new habitat provision, principles of drainage and the creation of a new access from Ash Flats Lane
<b>24/39135/LDCPP Appeal Withdrawn</b>	66 Mount Road Stone	Single storey side extension, hip to gable conversion with new dormer to rear

CHAIR