



Minutes of the Planning Committee held at the Civic Centre, Riverside, Stafford on Wednesday 16 November 2016

Councillor B M Cross (Chairman)

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

Councillors:

C A Baron	A J Perkins
M Bowen	D B Price
M G Dodson	G O Rowlands
A S Harp	P Roycroft
E G R Jones	R M Sutherland
W J Kemp	C V Trowbridge

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mrs E McCook	-	Development Lead
Mr S Turner	-	Solicitor
Mr J Dean	-	Democratic Services Officers

PC87 Apologies

Apologies for absence were received from Councillor S O'Connor (substitute Councillor W J Kemp).

PC88 Declarations of Member's Interests/Lobbying

Councillor G O Rowlands indicated that he would be speaking as Ward Member in respect of Application No 16/24517/OUT.

Councillor R M Sutherland indicated that he would be speaking as Ward Member in respect of Application No 16/24014/FUL.

Councillors B M Cross and A S Harp declared personal interests in respect of the Masterplan Document - North of Stafford Strategic Development Location.

PC89 Application No 16/24014/FUL - Land at Ellenhall Manor, Ellenhall Road, Ellenhall

(Recommend approval).

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

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

- Open design of kennels in question
- Location was a very rural setting
- Proximity of nearest houses
- Location of nearby footpath

It was subsequently moved by Councillor A S Harp and seconded by Councillor A J Perkins that the application be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

RESOLVED:- that planning application No 16/24014/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

Councillor G O Rowlands left the table at this point and sat at the Ward Members table.

PC90 **Application No 16/24517/OUT - Adjacent to 18 Hunters Road, Moss Pit, Stafford**

(Recommend approval).

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

Prior to her presentation, the Development Lead reported regarding proposed amendments to conditions 5 and 6, as follows:-

Condition 6 be removed. Condition 5 be amended to read "All works, including demolition, deliveries, site works and construction shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays".

Public speaking on the matter was as follows:-

Mrs E Mather raised the following points during her support for the proposal:-

- Application was in a sustainable location
- Proposal accords with Development Strategy
- Noted outcome of previous appeal
- Principal of development was accepted
- Characterised local street scene

- Noted Planning Inspectors previous ruling
- Open plan frontage was retained
- Scale was in-keeping with the area
- Views on approach would continue linear pattern
- Application was not unduly harmful
- No technical objections had been raised
- Were no breaches of SAD guidelines
- Would not give rise to harm or have other negative impacts
- Urge Committee follow recommendation of approval

Councillor G O Rowlands, Manor Ward Member, at the invitation of the Chairman addressed the meeting and raised the following issues:-

- (Read statement of behalf of residents of No 16 Hunters Ride)
- Detailed local concerns - emotions were running high
- Noted recent overruled decision (on appeal)
- Nearby works at NO 3a Hunters Ride had not been completed
- Some thought needs to be given to 'human factors'
- Suggest the application should be refused
- Questioned distance to neighbouring properties
- Quoted from paragraph 53 of the NPPF
- Inappropriate development would and had caused concern
- Opinion was subjective
- Ask Committee undertake a site visit

It was subsequently moved by Councillor W J Kemp and seconded by Councillor C A Baron that the application be deferred, pending a site visit by the Committee.

The subsequent vote was declared to be tied, and was decided by the Chairman's casting vote to have fallen.

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

- Proposal was sympathetic to No 16 Hunters Ride
- Space was large enough to accommodate the development
- Had to comply with Officer recommendation

It was proposed by Councillor C V Trowbridge and seconded by Councillor A S Harp that the application be approved, subject to the (amended) conditions as set out in the report.

RESOLVED:- that planning application No 16/24517/OUT be approved, subject to the (amended) conditions as set out in the report of the Head of Economic Development and Planning.

PC91 **Masterplan Document - North of Stafford Strategic Development Location**

Considered the report of the Head of Economic Development and Planning (V2 08/11/16).

Members expressed some concern regarding the gravity of the matter, to which the Development Manager responded providing reassurance and clarity in terms of the recommendation as set out in the report.

The Development Lead proposed the following updates be made to the Master Plan to address the ambiguities as identified in paragraph 4 of the report, before detailing its production, rationale for and key areas:-

- P75 - 6.14 : amended to read *“The LEA anticipates that a 1 FE primary school will need to be available for use on the occupation of the 250th dwelling on the SDL land (excluding Marston Grange development)”*.
- P75 - 6.15 : amended to read *“Secondary school capacity is forecast to disappear by 2020. The LEA anticipate that a new secondary school inclusive of some leisure facilities will need to be available for use by 2020 to address forecast existing population growth of Stafford town. Land will be made available for a 5 FE Secondary School, to meet the needs of the North and West of Stafford SDLs”*.
- P76 - 6.21 : amended to read *“will **be established** at the planning application stage. However the design of any application should not prejudice the delivery of the wider SDL based on the approach outlined above”*.
- P79 - 6.30 : No amendments required. These are already considered in the Masterplan Appendix. Changes are not considered necessary, and details will be dealt with at application stages.
- P79 - 6.33 : Point deleted to remove unacceptable timing proposals for the link.

Members discussed the report and raised a number of points, including:-

- Road infrastructure concerns
- Existing congestion within Stafford
- Local flooding issues

It was subsequently moved by Councillor R M Sutherland and seconded by Councillor D B Price that the recommendation as set out in the report be approved.

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

RESOLVED:- that in exercise of the powers delegated to the Committee the Masterplan (as amended) be agreed as satisfying the requirements within Policy Stafford 2 to be used as a material planning consideration in determining planning applications for the North of Stafford Strategic Development Location (SDL).

PC92 **Planning Appeals**

Considered the report of the Head of Economic Development and Planning (V1 07/11/16).

Notification of the following appeals had been received:-

(a) Notification of New Appeals

App No	Location	Proposal
16/23522/HOU Committee refusal against recommendation	Bankside Barton Lane Bradley	
16/23843/HOU Delegated refusal	Lime Tree Cottage	
15/23372/FUL and 15/23373/LBC Non-determination	Stallington Hall Stallington	
16/24287/PAR Delegated refusal	Woodfield Fulford Road Spot Acre	

(b) Appeal Decisions

App No	Location	Proposal
16/23626/COU Delegated refusal, appeal dismissed and costs application refused	Lock House Restaurant Trent Lane Great Haywood	Change of use from restaurant/tearoom to dwelling; including extensions and garage
15/23472/HOU and 15/23473/LBC - Committee refusal, as recommended, appeals allowed	The Old Malt House Walford Back Lane Standon	Conversion of garage and stable, replacement of lean-to structure and erection of a garden room extension

PC93 9 Balaams Lane, Moss Gate, Stone

Considered the report of the Head of Economic Development and Planning and the Head of Law and Administration (V1 07/11/16).

It was subsequently moved by Councillor A S Harp and seconded by Councillor D B Price that the recommendation as set out in report be approved.

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

RESOLVED:- that the recommendation as set out in the report be approved.

PC94 Land Adjacent to Knights BMW, Radford Bank, Stafford

Considered the report of the Head of Economic Development and Planning and the Head of Law and Administration (V1 07/11/16).

It was subsequently moved by Councillor A J Perkins and seconded by Councillor A S Harp that the recommendation as set out in report be approved.

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

RESOLVED:- that the recommendation as set out in the report be approved.

CHAIRMAN