

Chair - Councillor B McKeown

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

Councillors:

B M Cross	A R McNaughton
A D Hobbs	A Nixon
J Hood	M Phillips
E G R Jones	A J Sandiford
P W Jones	S N Spencer

Also present:- Councillor A P Edgeller

Officers in attendance:-

L Taylor-Grime	-	Principal Solicitor
E Handley	-	Senior Planning Officer
S Wright	-	Development Lead
S Owen	-	Senior Planning Officer
J Holmes	-	Development Manager
J Allen	-	Democratic Services Officer

PC62 Apologies

Apologies were received from Councillor I D Fordham (substituted by Councillor J Hood).

PC63 Declaration of Member's Interests / Lobbying

Councillor A R McNaughton declared a personal interest in planning application 24/38969/FUL.

PC64 Application 22/36919/OUT - Land off Sandon Road and MOD 4 Site, Beaconside, Stafford

(Recommend: That the Planning Committee delegate authority to the Head of Economic Development and Planning to approve the application subject to the highway authority confirming the area of land and financial sum required as a contribution towards a new roundabout (Sandon Road/Beaconside junction), in accordance with the conditions set out in the Agenda, and to the applicant entering into a S106 agreement with regard to:

- Travel plan and associated monitoring fees
- Contribution towards 'public transport purposes'

- Dedication of land to provide a roundabout and associated footways at the junction of Beaconside and Sandon Road
- Affordable housing provision
- Contribution towards education services
- Contribution towards mitigation measures in relation to impacts upon the Cannock Chase SAC
- Provision of on-site open space
- Contribution to sports facilities
- Biodiversity net gain).

A site visit took place at 9.45am on Tuesday 18 March 2025. The site was viewed from Tollgate Industrial Estate and MOD gates off Sandon Road.

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

It was noted that an additional representation had been received after the publication of the agenda.

Public speaking on the proposal was as follows:

I Roscoe spoke in objection to the application.

L Tilston and M Sidebottom spoke in support of the application.

Members noted that representatives of Staffordshire County Council Highways Department had been invited to the committee but were not in attendance.

Councillor M Phillips proposed that the application be deferred pending further information from Highways relating to a further transport assessment for a peak flow of more than 70 vehicles for 120 residential units.

Councillor S N Spencer amended the proposal to include a further BNG assessment.

The amended proposal was seconded by Councillor A D Hobbs.

On being put to the vote the proposal to defer application 22/36919/OUT was carried.

RESOLVED:- That the application be deferred pending further information from Highways relating to a further transport assessment for more than 70 vehicles and for more than 120 units and to complete a further BNG assessment for compliance with the NPPF.

Members requested that representatives from Highways be in attendance when the application is re-considered.

PC65 Application 24/38969/FUL - GE Grid Solutions, Ranshaw Drive, Stafford

(Recommend: approval subject to conditions).

A site visit took place at 10.14am on Tuesday 18 March 2025. The site was viewed from The Hough Retail Park, Hornbeam Way, Ranshaw Drive and KFC.

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

It was noted that since the agenda was published, a site noise assessment has been provided.

Condition 3 requires a submission and approval of a Temporary Traffic Management Scheme and was added to the draft decision notice following comments from the Highway Authority. The Highway Authority also requested a £20,000 contribution towards a permanent Traffic Regulation Order, however this has not been secured as the TRO would require the support of a County Member and cannot be guaranteed.

Public speaking on the proposal was as follows:

N Beardsmore spoke in support of the application.

Councillor B Cross proposed that the application be approved, subject to the conditions within the report and the amendment to Condition 8.

Condition 8 to read:

“Prior to the installation of any mechanical ventilation, full specification details of the proposed ventilation equipment, including anticipated noise, shall be submitted to the Local Planning Authority and approved in writing, and thereafter implemented in full accordance with those approved details.”

Councillor S N Spencer amended the proposal to approve the application with the inclusion of a Condition to provide trees within the landscaping plan. Condition 14 to read:

Prior to first use of the approved development, a soft landscaping plan which includes additional tree planting along Ranshaw Drive, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the soft landscaping plan shall be fully implemented within the first planting season following its approval. Any trees or plants that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.

The amended proposal to approve the application was seconded by Councillor M Phillips.

On being put to the vote the proposal to approve application 24/38969/FUL, subject to the conditions in the report, amended Condition 8 and the inclusion addition condition (14) for tree planting was carried.

RESOLVED:- That planning application 24/38969/FUL be approved subject to the conditions in the report, amended Condition 8 and the inclusion of additional condition (Condition 14).

CHAIR