

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in the Coltman VC Room, Town Hall, Burton upon Trent on Tuesday 10th December 2019.

Present:

Councillors G. Hall (Chairman), Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Lamb, Ms A. Legg, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Officers Present:

L. Durham (Senior Solicitor), A. Baldwin (Planning Manager), S. Rowberry (Interim Planning Manager), K. Challoner (Principal Planning Officer) and A. Harvey (Principal Planning Officer).

An apology for absence was received from Councillor S. McGarry.

58/19 **DECLARATIONS OF INTEREST**

There were no declarations of interest at the commencement of the meeting.

59/19 **MINUTES**

The Minutes of the meeting held on 12th November 2019 were approved and signed as a correct record.

60/19 **URGENT BUSINESS**

There was no urgent business submitted to the meeting pursuant to Rule 12.

61/19 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2019/00756 – Reserved Matters application relating to P/2012/01467 for the erection of 244 dwellings, including details of access, appearance, scale, landscaping and layout – Lawnswood (Branston Locks), Branston Road, Tatenhill, Burton upon Trent DE13 9SB (Ward: Branston)**

The above site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Resolved:

APPROVE RESERVED MATTERS, subject to the following conditions:

1. Compliance with the approved plans.
2. Details of disposal of foul and surface water drainage and outfall for areas in private ownership to be provided prior to commencement of development and shall be undertaken prior to occupation.

3. Details of properties to be delivered to the M4(2) Building Regulations standard.
4. Roadways and footways to be surfaced in bound material before occupation of any dwellings.
5. Cycle storage facilities provided in accordance with details to be submitted before occupation of any dwellings.
6. Construction Vehicle Management Plan including method of and regularity of clean-up of debris from the development and vehicles accessing it to be submitted prior to commencement of development.
7. Details of surfacing of areas in private ownership prior to commencement of development.
8. Parking and turning facilities to be provided before each dwelling is first occupied.
9. Garages to be retained as being available for parking at all times.
10. Any soakaways to be sited a minimum distance of 5.0 metres back from the edge of the highway.
11. All landscaping works to be undertaken in first season post completion and thereafter retained for at least 5 years and public trees to be heavy gauge with those flanking the entry to the site being a extra heavy gauge.
12. Construction with the ability of installation of electric charging points to garages.
13. A scheme of dust and construction noise mitigation to be submitted and approved prior to commencement.

Informatives

1. Standard engagement informative.
2. Notification of outline permission conditions addressed by the reserved matters submission and which remain outstanding.
3. Contact East Staffordshire Borough Council Waste Management in relation to provision of bins.
4. The developer is reminded to ensure there is safe access at all times for users of the public right of way which runs through the site.
5. The site layout will need approval under Staffordshire Act 1983 and Highways Act 1980.
6. Applicant to take note of the Police Architectural Liaison Officer's comments and seek to employ the Secured by Design Standard across the site.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor B Ashcroft		
Councillor E Barker		
Councillor R Brady		
Councillor K Builth		
Councillor R Faulkner		
Councillor V Gould		
Councillor G Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		
Councillor C Whittaker		

2. **P/2019/01199 – Retention of dwelling following subdivision of existing dwelling including alterations to the elevations and frontage of the site - The Gables, Needwood Road, Needwood, Burton upon Trent DE13 9RF (Ward: Needwood)**

The above site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Resolved:

To **PERMIT**, subject to the following conditions:

1. Compliance with the approved plans.

Informative

1. Standard engagement informative.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor B Ashcroft		
Councillor E Barker		
Councillor R Brady		
Councillor K Builth		
Councillor R Faulkner		
Councillor V Gould		

Councillor G Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		
Councillor C Whittaker		

62/19 **APPEALS RECEIVED AND DETERMINED**

The Report of Sal Khan, Head of Service regarding appeals received, withdrawn and determined was received and noted.

63/19 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 28th October 2019 and 22nd November 2019 was received and noted.

64/19 **EXCLUSION OF THE PRESS AND PUBLIC**

Resolved:

That, in accordance with Section 100(A) (4) of the Local Government Act, 1972, the Press and Public be excluded from the Meeting during discussion of the following items it is likely, in view of the nature of the business to be transacted or the nature of the proceedings that there would be disclosed exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Act indicated in brackets before each item number on the Agenda:

APPLICATIONS FOR PLANNING PERMISSIONS

ENFORCEMENT SCHEDULE

BRIEFING SESSION ON MATERIAL CONSIDERATIONS

Chairman